

CAROLINA PAVILION

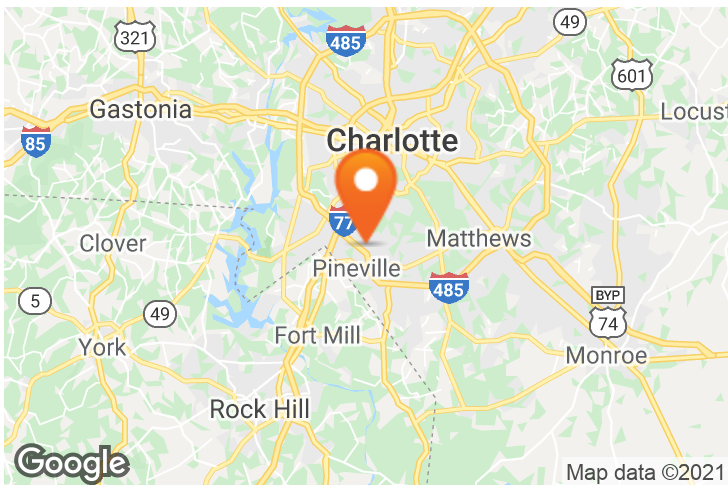
9541 South Boulevard, Charlotte, NC 28273

EXECUTIVE SUMMARY



LOCATION OVERVIEW

871,028 SF dominant regional power center with easy access to I-485



PROPERTY HIGHLIGHTS

- 1,600 SF - 6,656 SF AVAILABLE with frontage on South Boulevard. Drive thru permitted
- Situated directly across from the southern terminal of the LYNX Blue Line Light Rail Station
- Co-tenancy includes Target, Nordstrom Rack, Floor & Decor, buybuy Baby, AMC Theaters, Bed Bath & Beyond, PetSmart, Cost Plus World Market, Old Navy, DSW, JOANN, Ross Dress for Less, Value City Furniture, & Frontgate Outlet Store
- Traffic Counts: Interstate 485 - 154,000 AADT; South Blvd - 30,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Population Density	63,891	186,860	358,877
2019 Daytime Population	49,716	185,001	285,359
2019 Average HH Income	\$87,207	\$108,239	\$115,766

EXCLUSIVE AGENT(S)

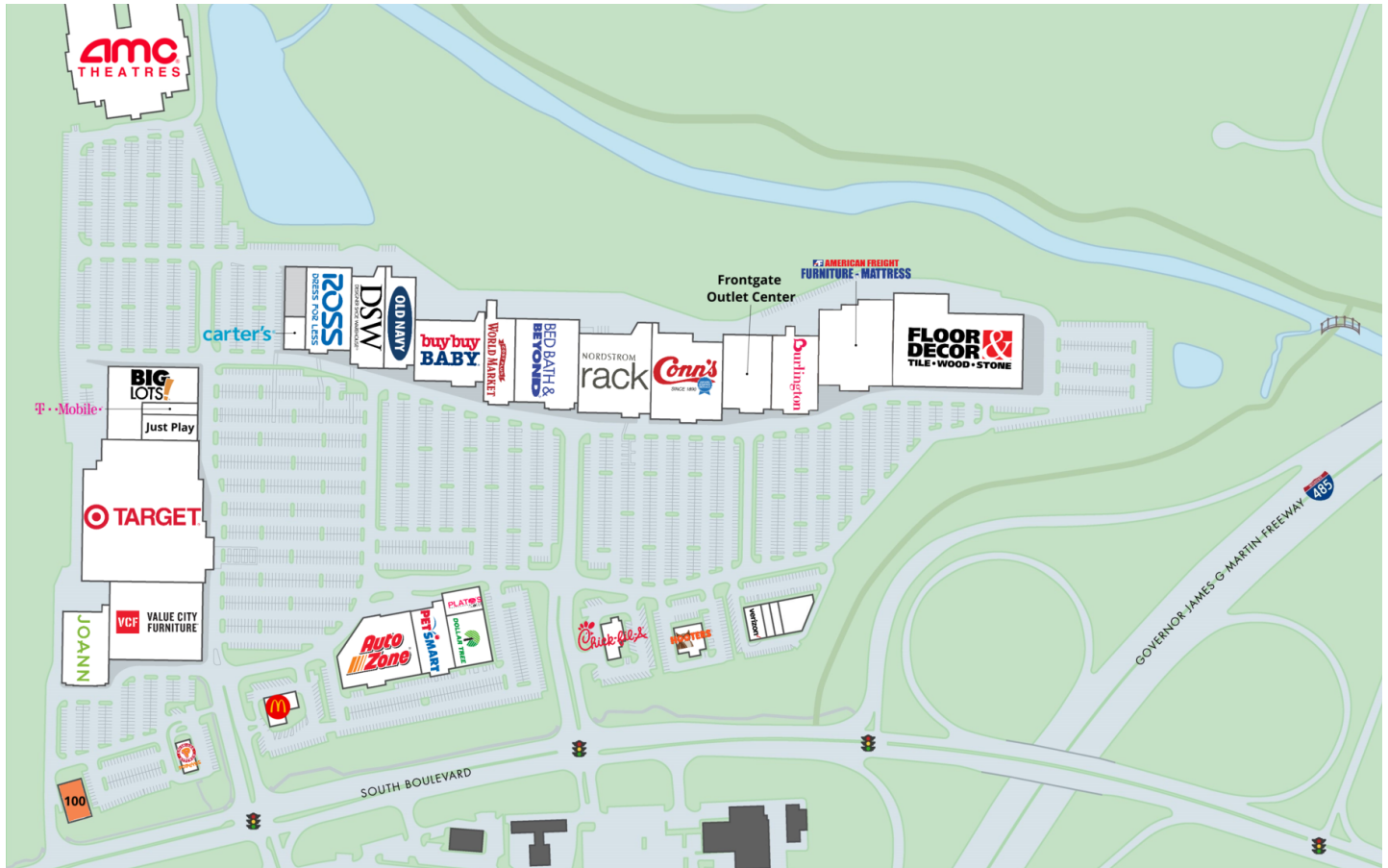
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
U-104	Target	117,330 SF	112	DSW	19,329 SF
U-200	McDonald's	4,421 SF	113	Old Navy	21,183 SF
U-201	Chick-fil-A	3,259 SF	114	buybuy Baby	31,278 SF
U-202	Hooters	4,771 SF	115	Cost Plus World Market	19,183 SF
U-203	Verizon Wireless	4,110 SF	116	Bed Bath & Beyond	37,000 SF
100	Available	6,656 SF	117	Nordstrom Rack	42,587 SF
101	Popeye's	2,921 SF	118	Conn's	42,375 SF
102	Jo-Ann	23,500 SF	119	Frontgate Outlet Center	26,043 SF
103	Value City Furniture	53,000 SF	120	Burlington	25,089 SF
105	Just Play	10,000 SF	121	American Freight	42,296 SF
106	T-Mobile	3,000 SF	122	Floor & Decor	74,000 SF
107	Big Lots	33,685 SF	124	Plato's Closet	6,457 SF
108	AMC Theatres	83,172 SF	125	Dollar Tree	13,513 SF
110	Carter's	4,087 SF	126	PetSmart	16,398 SF
111	Ross Dress for Less	31,000 SF	127	AutoZone	34,572 SF

EXCLUSIVE AGENT(S)

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