

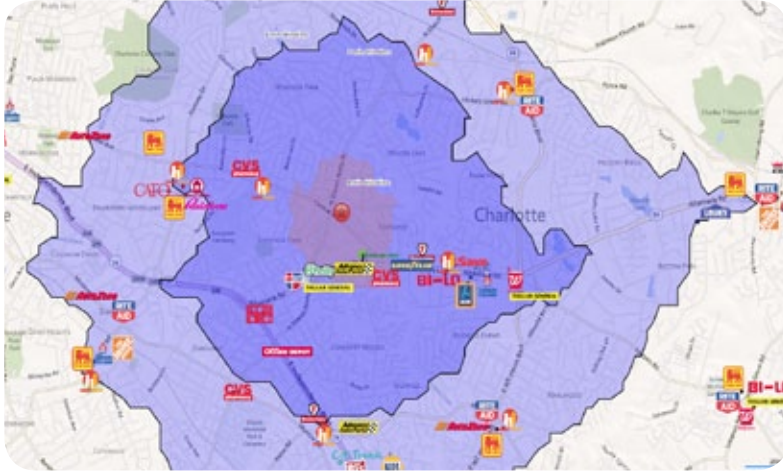
# Harris Teeter Retail Building

## 5249 Central Avenue

### Charlotte, NC 28281

# FOR SALE OR FOR LEASE

## PROPERTY HIGHLIGHTS



## PROPERTY INFORMATION

**Excellent Visibility and Access:** The free standing retail property has clean sight lines from the street and is prominently located on Central Drive and Sharon Amity Road.

**High Traffic Intersection:** Approximately 35,000 vehicles pass the property each day.

**Adjacent Development:** The property is located adjacent to the former Eastland Mall site which the City of Charlotte purchased in September of 2012 for the purpose of redeveloping into a movie production studio.

**Neighborhood Tenant Mix:** Good collection of local, regional, and national tenants nearby. Located near the Charlotte Country Club, and the Charles T. Meyers Golf Course.

**Steady Growth:** Over 28% population growth since 2000 with 10% growth projected over the next five years.

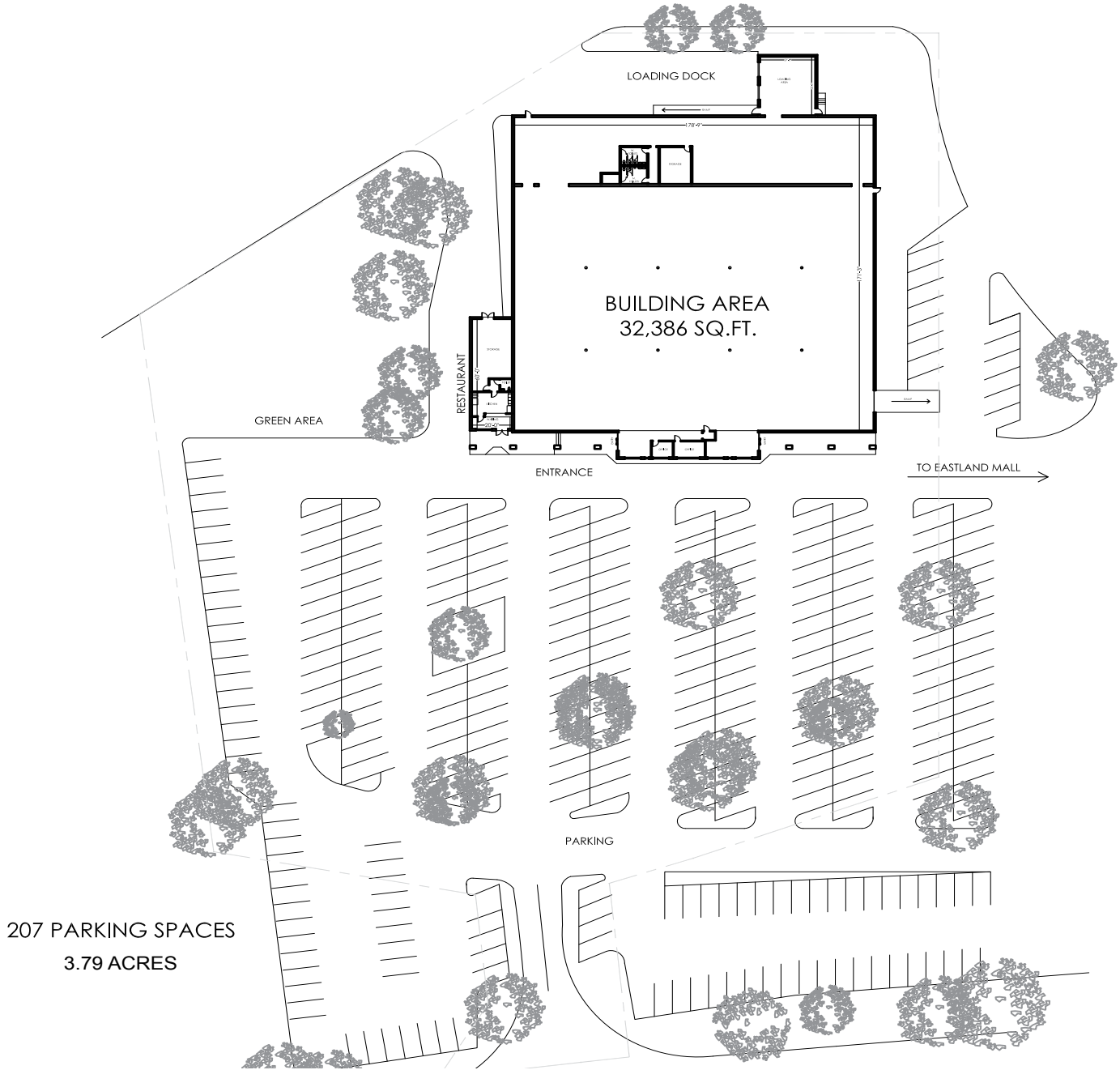
<b>Property Type:</b>	Free standing retail
<b>Year Built/Renovated:</b>	1976/2007
<b>Land Size:</b>	3.74 Acres
<b>Building Size:</b>	32,386 SF
<b>Structure Type:</b>	Masonry
<b>Stories:</b>	1
<b>Loading docks:</b>	2 Bays
<b>Zoning:</b>	B-1SCD (Shopping Center District)
<b>Traffic Counts:</b>	35,000 / 26,000
<b>Local Retailers:</b>	CVS Pharmacy Wells Fargo CATO Rainbow Advanced Auto Parts Office Depot Walgreens Dollar General Rooms to Go Sherman Williams Good Year Dollar Tree

2010 Est.	3 Mi.	5 Mi.	10 Mi.
Total Pop.	118,529	239,175	678,529
Households	47,671	97,452	273,589
Avg. HH Inc.	\$49,914	\$61,943	\$72,859
Hispanic	22.77%	17.77%	12.77%
African Am.	44.30%	39.43%	33.50%
Asian	3.20%	2.96%	3.58%
White	26.78%	37.12%	47.64%

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214.420.9400 · Info@BoxerRetail.com

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207 PARKING SPACES  
3.79 ACRES

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