



ASCENT
REAL ESTATE PARTNERS

SOUTH BLVD | VPD: 26,563

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6239

CHARLOTTE, NC 28217

6239 SOUTH BLVD

19,100 SF AVAILABLE FOR LEASE

JOHN JONES | 704.408.8166 | JJONES@GSRC.NET



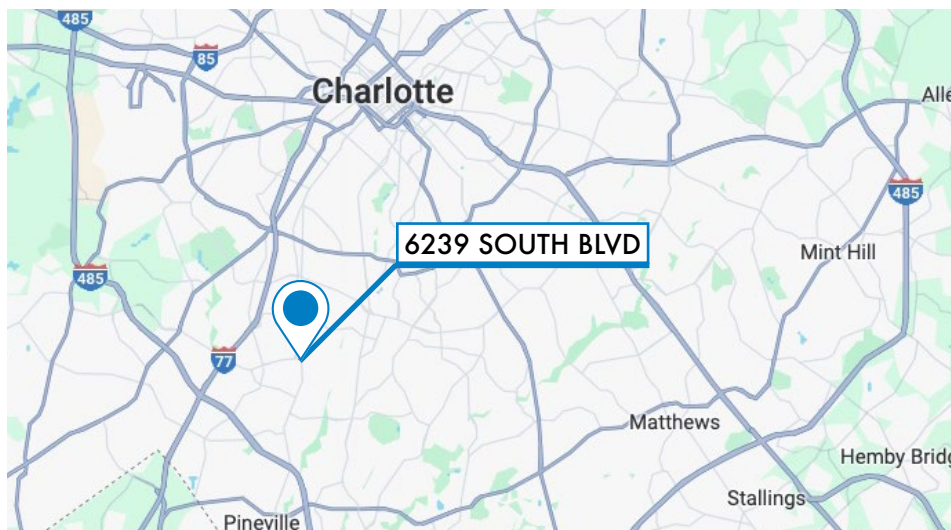
19,100 SF FOR LEASE

6239 SOUTH BLVD

CHARLOTTE, NC

PROPERTY INFORMATION

- 19,100 SF ± retail space available for lease in the established Starmount Shopping Center.
- Prime corner location at South Blvd & Archadale Dr. with excellent visibility.
- High-traffic center with convenient access to South Blvd., Old Pineville Rd., Arrowood Rd., I-77, and the Arrowood LYNX Blue Line Station.
- Pole Sign Available.
- Lease Rate: \$14.00 PSF plus \$3.50/ PSF CAM, taxes, and insurance for \$3.50
- Total Rent: \$27,854/month



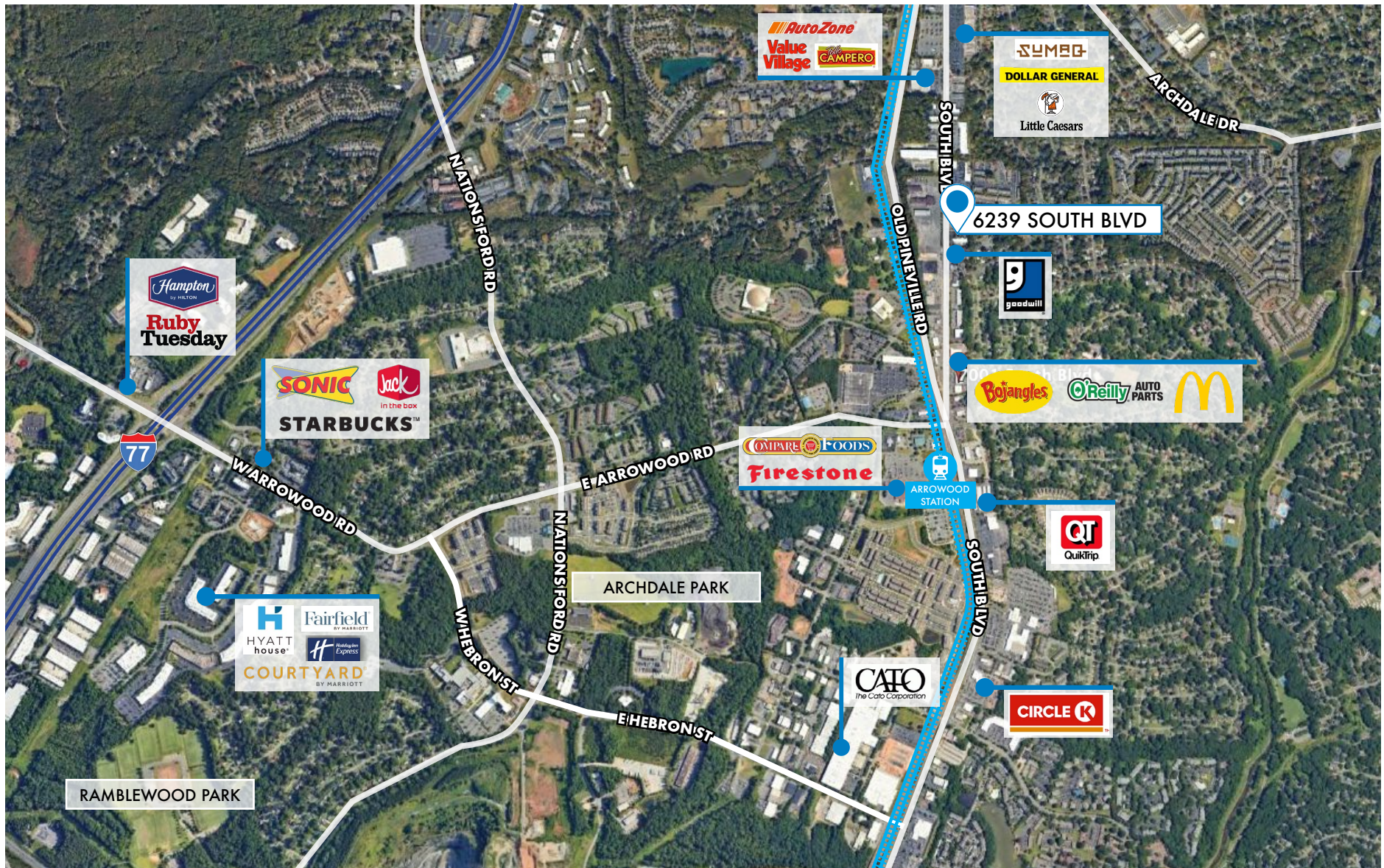
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AREA OVERVIEW

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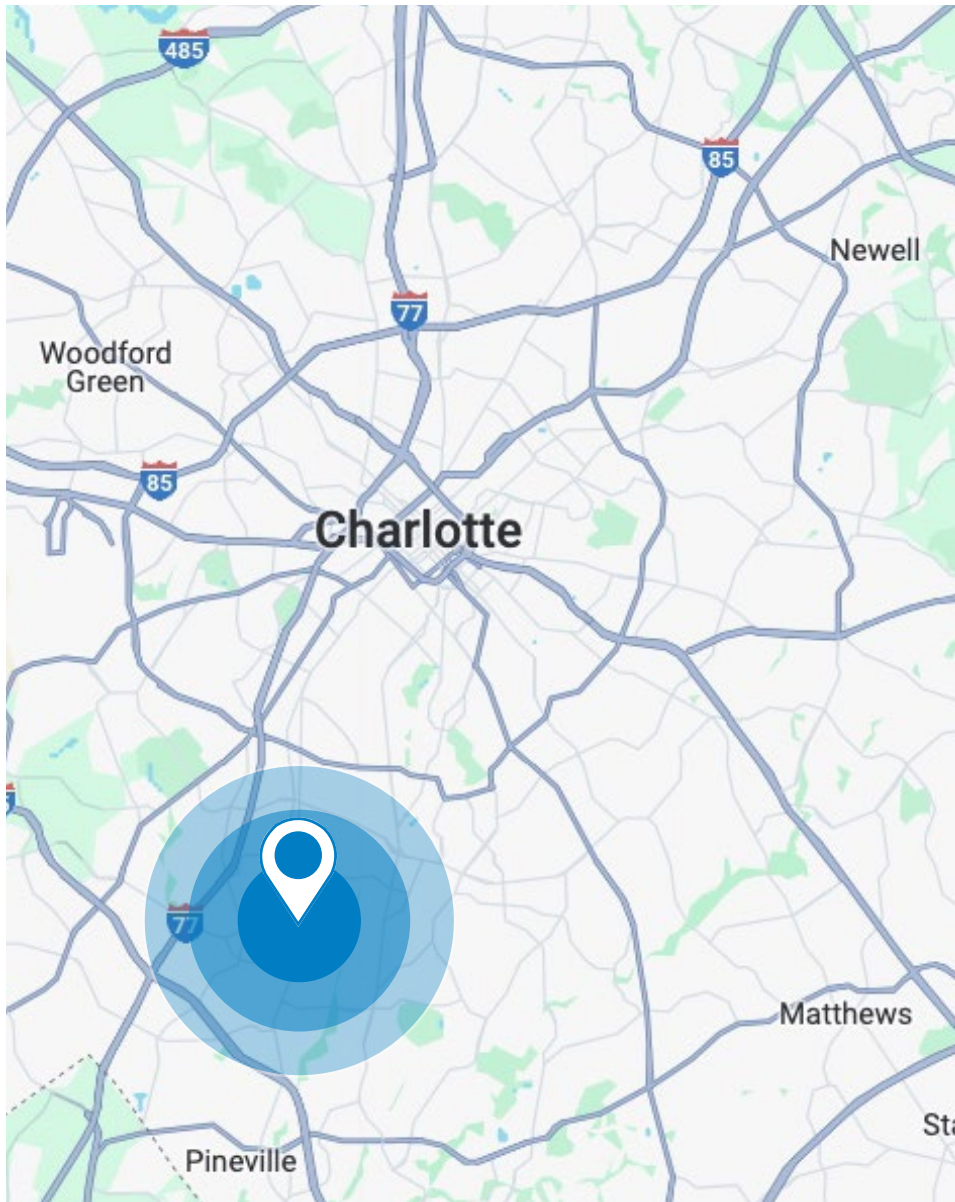
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AREA DEMOGRAPHICS

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AMENITIES LIST / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,833	801,467	226,404
Projected Population (2030)	15,980	110,445	246,508
Median Age	34.8	36.6	36.6
Avg Household Income	\$99,025	\$120,363	\$130,015
Median Home Value	\$431,112	\$572,721	\$663,533
Employees	4,696	70,010	201,107



TRAFFIC COUNTS

	VPD
South Blvd	26,563
Archdale Dr	12,431
Ingleside Dr	12,953

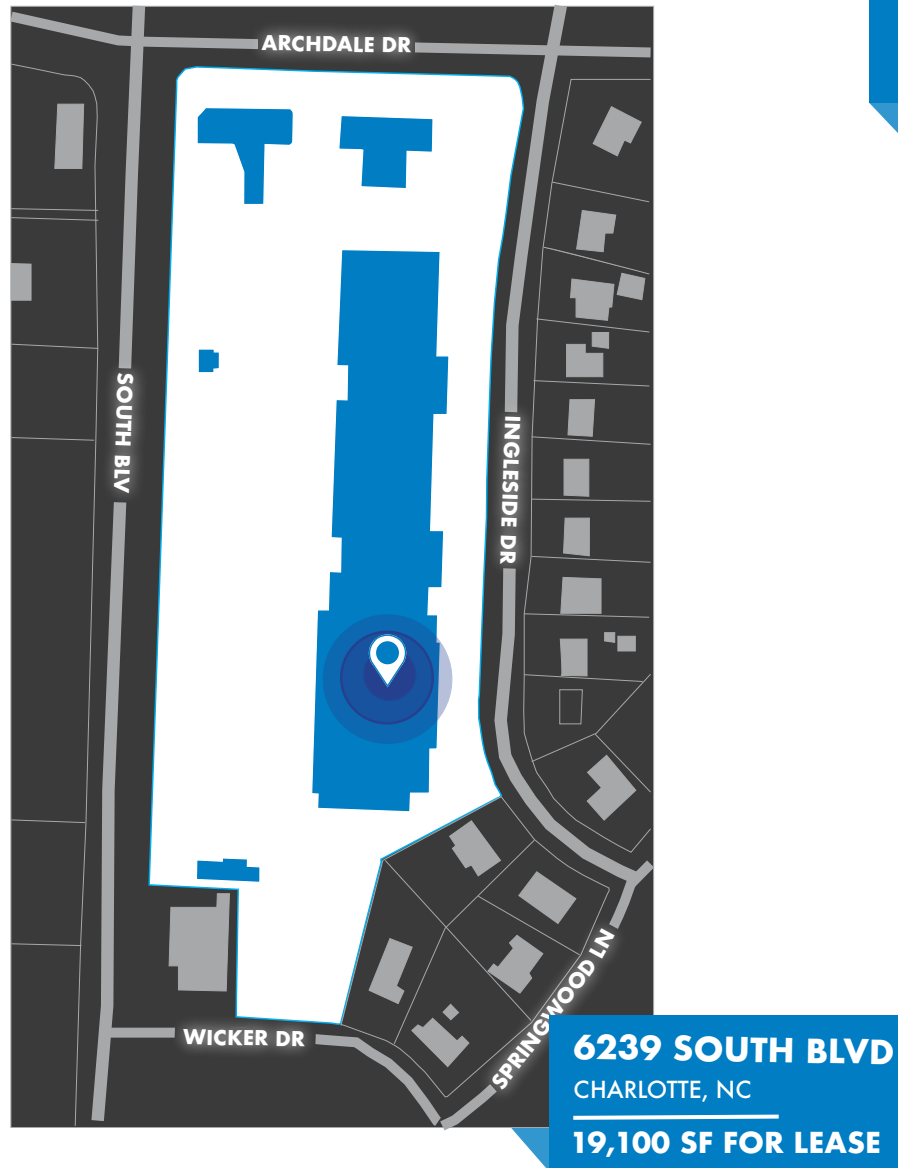
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SHOPPING CENTER TENANTS

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STARMOUNT SHOPPING CENTER

Rub-a-Dub Norge Village

AZ Health Mart Pharmacy

Fonda Mexicana El Paraiso

Marconi Salon & Barbershop

Centro Mobile

Baleada Bar & Grill

Ann's Beauty Supply

SubWay

Little Caesars

Direct to Insurance

Starmount Cleaners

Dollar General

Bestway

Esperanza Super Market

Black Friday

United States Post Office

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