



SINK KIMMEL
THE NICHOLS COMPANY
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1204 Central Avenue, Suite 201
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Available Retail For Lease
E. Independence Blvd
5216 E. Independence Blvd. | Charlotte, NC 28212

PROPERTY OVERVIEW

ABOUT

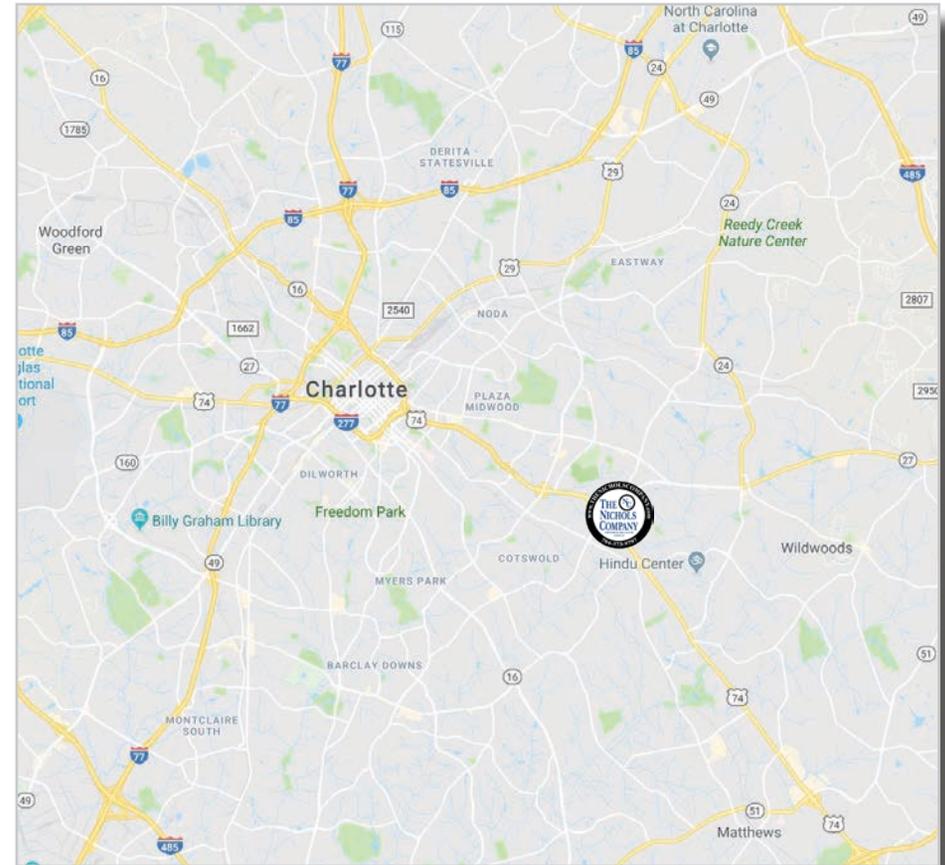
5216 E. Independence Blvd. offers +/- 9,990 SF and 0.75 Acres of free standing retail space on E. Independence Blvd. The center's proximity to a well-traveled highway and the 13.6 acre redevelopment of the corner of Monroe Rd. and Idlewild Rd. make this an ideal opportunity.

PROPERTY DETAILS

- +/- 9,990 SF Available for Lease
- 0.75 Acres
- Free Standing Building
- Parcel: 16303230
- Zoned B-2
- \$10.00/sf NNN

PROPERTY FEATURES

- 139' of frontage
- HVAC and roof replaced within past five years
- Abuts future access with 13.6 acre Monroe Rd. redevelopment, where Aldi will occupy 22,000 SF in a 60,000 SF commercial center
- Rear grade level access roll up door



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,702	121,959	272,665
Average HH Income	\$54,435	\$64,002	\$83,507
Traffic Counts: 67,900 VPD PM side of road			

LOCATION



PROPERTY PHOTOS



View from Long Ave. extension



Oakhurst on Monroe
 Planned Mixed-Use
 Development
 120 Townhomes
 Retail

Cotswold Village

ihop	WORLD MARKET	carter's	Y2
Marshalls	BINDERS	Mark's	Tommy
GameStop	PET SMART	SMASH BURGER	ULTA

Meridian Place

SPRINT



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