

Mike Sullivan

The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available

Retail
For Lease

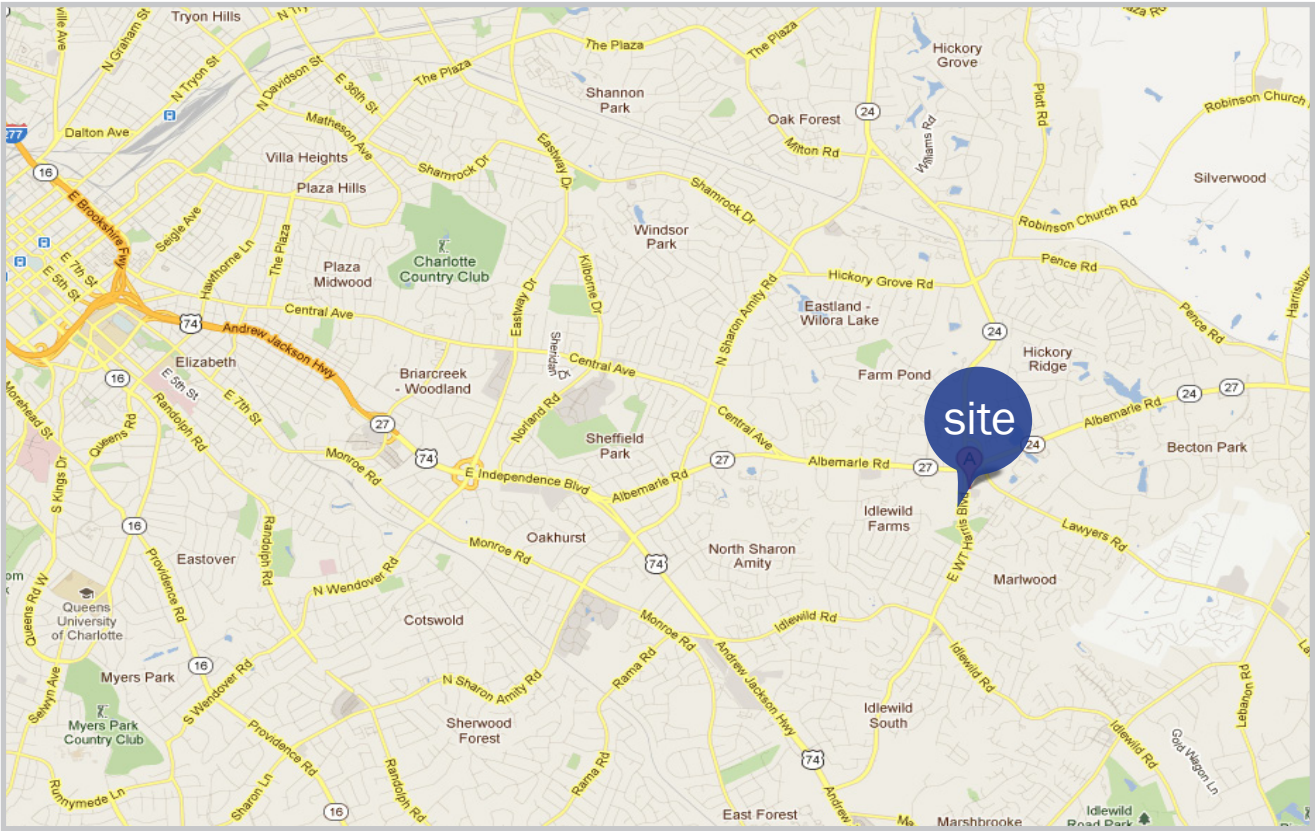


Royal Plaza

8829 East W.T. Harris Blvd. | Charlotte, NC 28227

LOCATION

The property is located along East W.T. Harris Blvd, one of Charlotte’s most heavily traveled thoroughfares with traffic counts of +/-37,000 cars daily.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,506	93,199	206,099
Total Daytime Population	8,620	73,103	188,737
Avg HH Income	\$43,316	\$49,839	\$59,877

SITE ATTRIBUTES

- Dollar General Anchors Development
- Gross Leasable Area: 46,219 SF
- Year Built: 1987





LEASING DETAILS

Suites Available:

Suite 105: 1,190 Square Feet
 Suite 106/107: 2,410 Square Feet
 Suite 108/109: 2,195 Square Feet
 Suite 110/111: 3,723 Square Feet
 Suite 116: 1,270 Square Feet
 Suite 118: 1,300 Square Feet
 Suite 124: 2,708 Square Feet
 Suite 125: 1,400 Square Feet

Zoning:

B-1 SCD

Lease Rates:

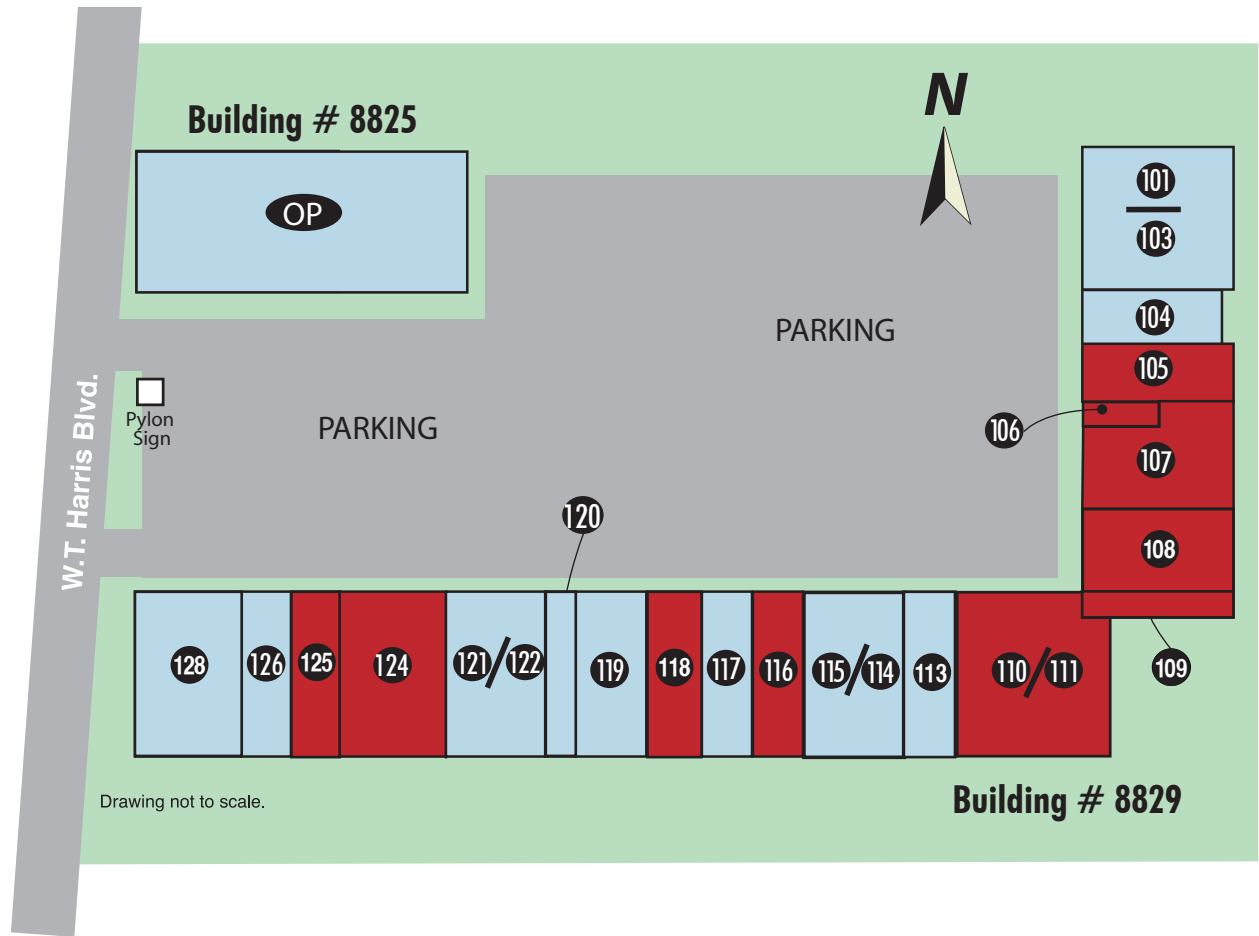
\$9.00 - \$15.75 NNN

Average Daily Traffic:

37,000 cars/day - East W.T Harris
 32,000 cars/day - Albermarle



SITE PLAN



TENANT INFORMATION

Unit #	Sq. Ft.	Tenant
OP	10,656	Dollar General
101/103	3,600	Royal Pakistan Grocery
104	1,200	Studio East
105	1,190	Available
106/107	2,410	Available
108/109	2,195	Available
110/111	3,728	Available
113	1,259	New Antioch Community Services
114/115	2,566	New Antioch Community Services
116	1,270	Available
117	1,307	La Porsha's Hair Studio
118	1,300	Available
119	2,080	Community Laundromat
120	558	Herbal Life
121/122	2,600	Carolina Video
124	2,708	Available
125	1,400	Available
126	1,400	Novedades Yadira
128	2,792	Novedades Tadira

For more information please contact:
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