



SIMPSON
— COMMERCIAL REAL ESTATE —

CAMFIELD CORNERS

42,000 SF AVAILABLE FOR LEASE

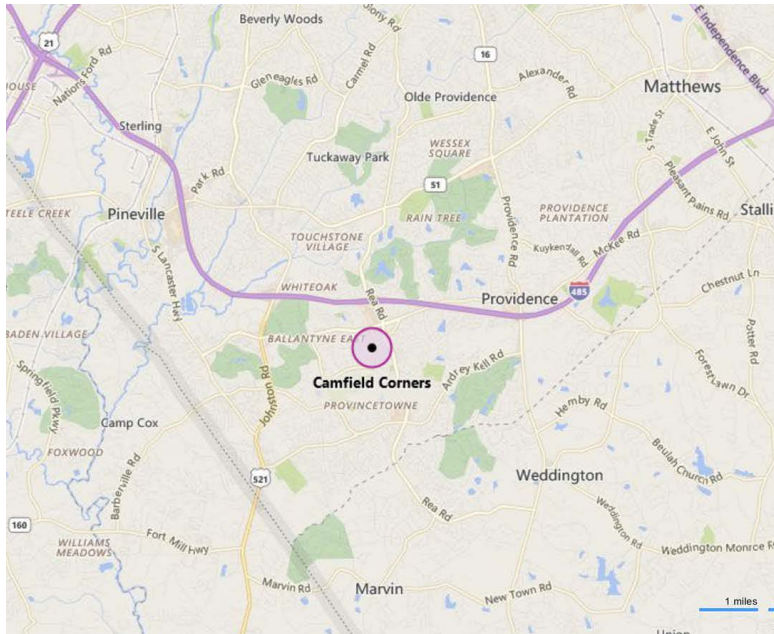
8620 Camfield Street
Charlotte, NC 28277

HIGHLIGHTS

- 42,000 SF former Bi-Lo space
- Less than 1 mile to I-485 provides easy access to every major sub-market in the Charlotte area
- Centrally located in a monumental growth area of South Charlotte
- Convenient access to the extensive Ballantyne Corporate office park
- Rent Rate: \$11.00/SF
- NCDOT Traffic Counts:
 - Elm Ln - 14,000 VPD
 - Ballantyne Commons Pkwy - 26,000 VPD
 - Rea Rd - 35,000 VPD



DEMOGRAPHICS (2017):	1 Mile	3 Mile	5 Mile
Population:	11,871	83,257	169,130
Average HH Income:	\$106,318	\$132,808	\$126,801
Total Households:	5,016	32,683	65,542
Median Age:	40.9	38.4	38.7



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3 MILE RADIUS DEMOGRAPHICS

KEY FACTS

83,257

Population

38.4

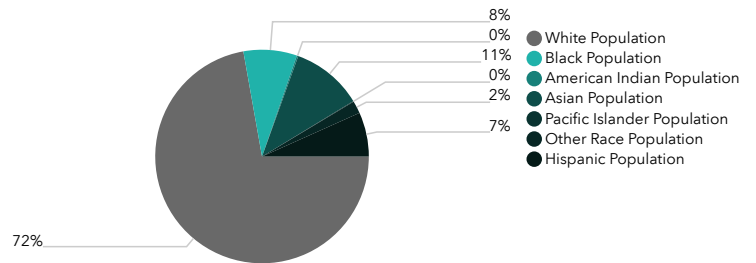
Median Age



32,683

Households

2017 Race and Ethnicity



HOUSEHOLD INCOME



132,808

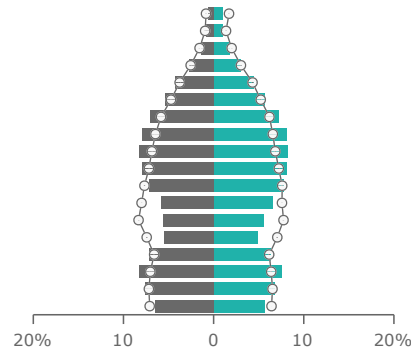
2017 Average Household Income
(Esri)



102,387

2017 Median Household Income
(Esri)

Age Pyramid



BUSINESS



2,876

Total Businesses



36,386

Total Employees

EDUCATION



No High School Diploma



9%

High School Graduate



22%

Some College



67%

Bachelor's/Grad/Prof Degree

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