

McCullough Commons
AVAILABLE SPACE FOR LEASE

RETAIL, RESTAURANT, MEDICAL AND OFFICE SPACE AVAILABLE


 Traffic Count:
±141,000 VPD I-85

DOWNTOWN
CHARLOTTE
9 MILES FROM PROPERTY

[CLICK HERE TO VIEW DRONE VIDEO](#)



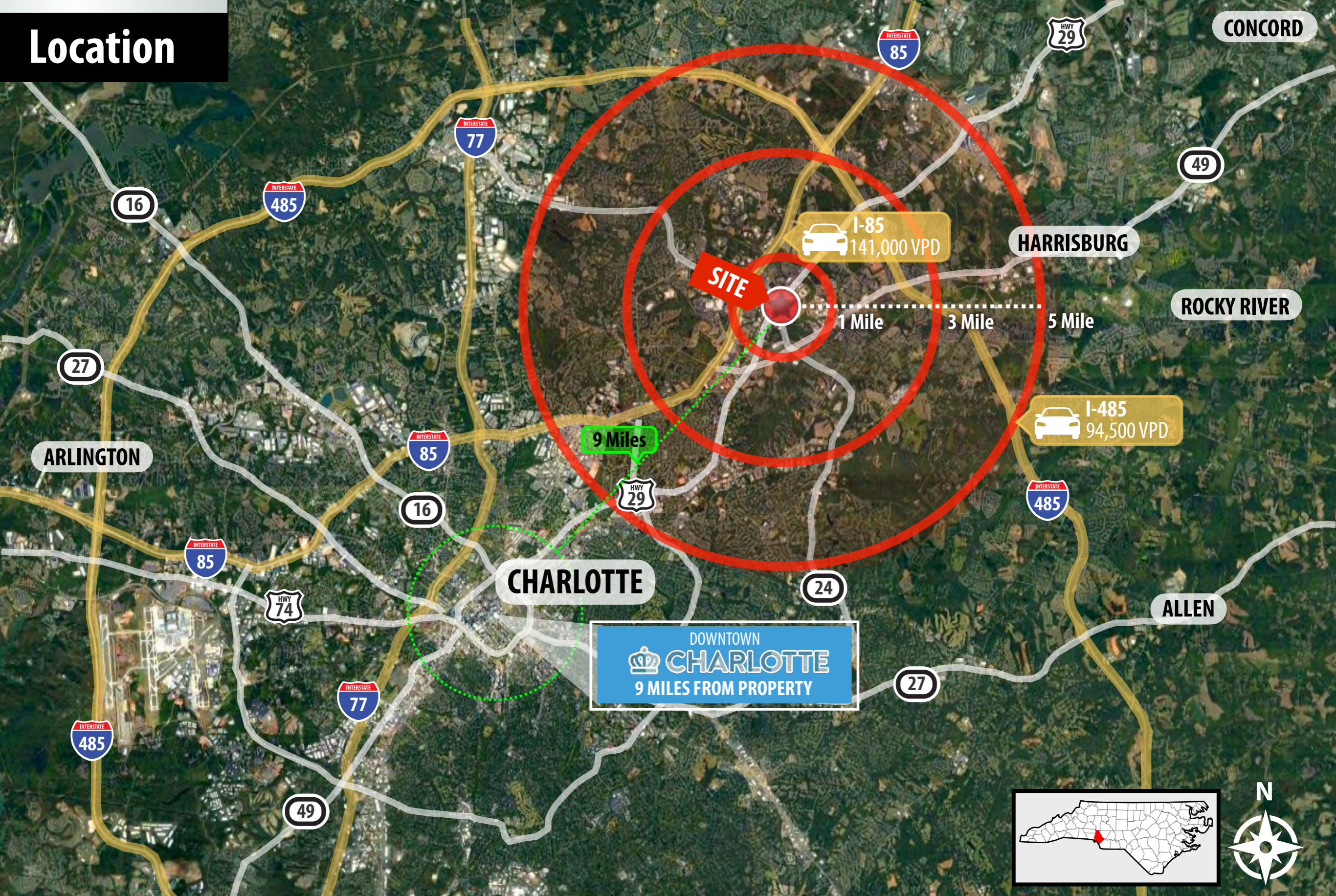
+/-658 - 5,923 SF OF RETAIL, RESTAURANT, MEDICAL AND OFFICE SPACE AVAILABLE


Metropolitan Capital
ADVISORS

FOR LEASE

McCullough Commons
Shopping Center
430 E. McCullough Drive, Charlotte, NC 28262

Location



Surrounding Retail



FOR LEASE

Site Access

 Highway 29
25,000 VPD

 UNIVERSITY OF NORTH CAROLINA
CHARLOTTE

 30,146
STUDENTS

 19 to 1
FACULTY AND STAFF

HWY 29

24

RT/RO

PHASE I

 S.R. 24
49,500 VPD



FULL ACCESS

HWY 29

PHASE II

24

[CLICK HERE TO VIEW DRONE VIDEO](#) 

Site Overview - Phase I

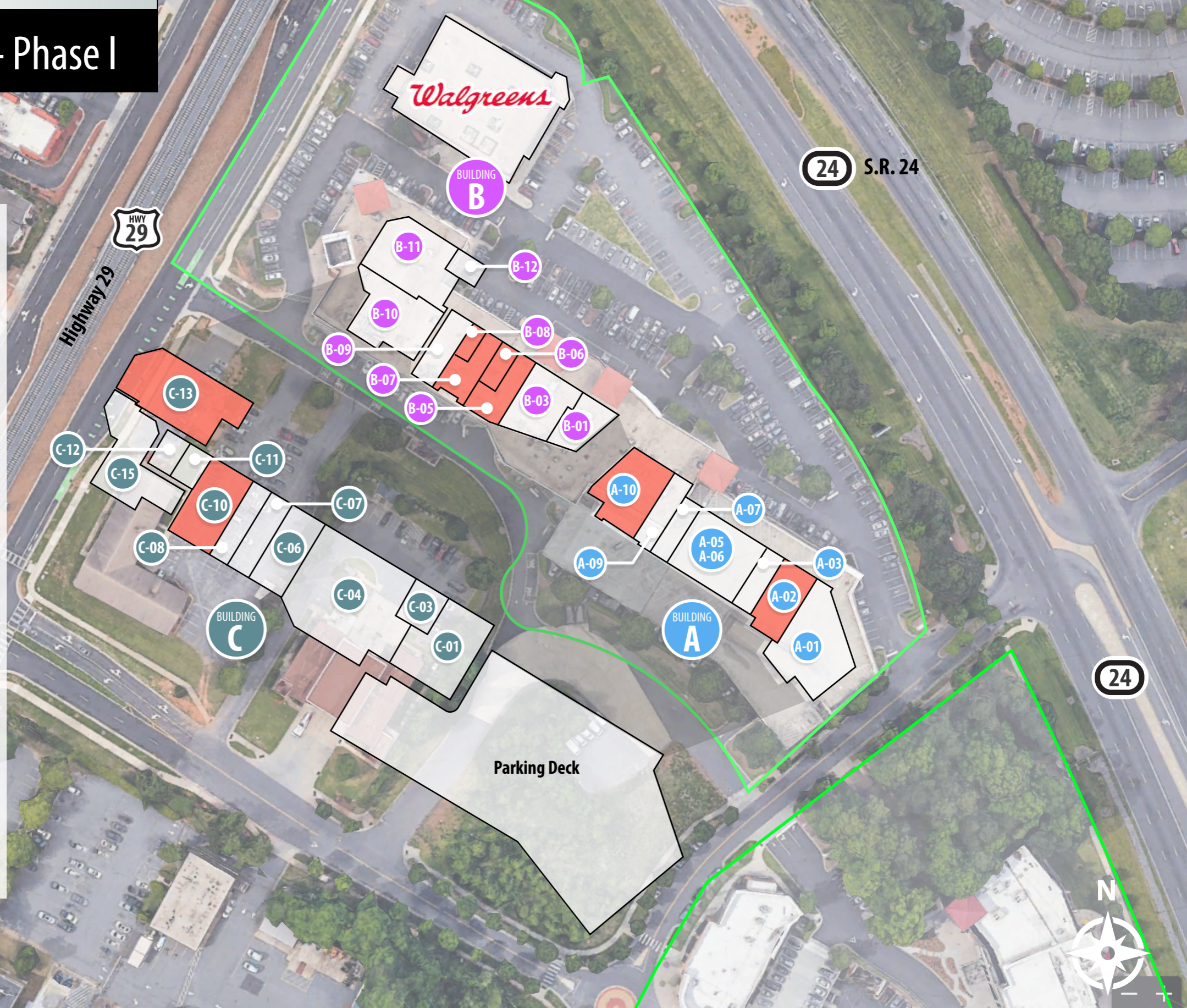
PHASE I

FIRST FLOOR

A-1	FedEx	6,668
A-2	AVAILABLE	3,198
A-3	Dentistry at University	2,957
A-5/6	AT&T Wireless	4,434
A-7	Bahm Mi	1,565
A-9	Avalon Nails	1,853
A-10	AVAILABLE	4,917
B-1	Qdoba Mexican Grill	2,502
B-3	PNC Bank	3,928
B-5	AVAILABLE	2,395
B-6	AVAILABLE	1,025
B-7	AVAILABLE	1,605
B-8	AVAILABLE	658
B-9	Thai House	2,840
B-10	IHOP	5,661
B-11	Iora Health	6,421
B-12	Idolize	1,024

SECOND FLOOR

C-1	Rock Box	4,704
C-3/4	Monster Mini Golf	11,348
C-6	Zafron Kabab	2,932
C-7	Staffmark	1,843
C-8	Universal Hair Salon	1,467
C-10	AVAILABLE	3,531
C-11	Army Recruitment Center	1,050
C-12	Army Recruitment Center	1,070
C-13	AVAILABLE	5,923
C-15	Army Recruitment Center	4,132



Site Overview - Phase II

PHASE II

FIRST FLOOR

(A) PHASE II (Building A) - 440 E. McCullough Drive

A-100	Harold's Chicken & Ice	11,183
A-108	AVAILABLE	2,183
A-111	AVAILABLE	1,956
A-116	Tea Fusion Cafe	2,500
A-120	Chex Grill	2,600
A-121	Chex Grill	958
A-123	Papi's Puerto Rican Cuisine	2,700
A-126	Irie Nation	1,800
A-128	AVAILABLE	2,597
A-130	Kanna CBD	1,932

SECOND FLOOR

A-206	Pho Real Vietnamese	2,704
A-208	RoBell	934
A-210	Student Coffee Bar	3,872
A-215	Different By Design	1,607
A-220	AVAILABLE	1,448
A-222	AVAILABLE	1,586
A-224	AVAILABLE	1,986
A-230	Crackin Crawfish	5,750

(B) PHASE III (Building B) - 410 McCullough Drive

B-100	UNI Salons	4,117
B-120	AVAILABLE	1,445
B-130	AVAILABLE	3,507

(C) PHASE II (Building C) - 350 E. McCullough Drive

C-100	Jimmy John's	1,579
C-110	King Fish Poke	1,855
C-120	King Kebob Grill	2,348

(D) PHASE II (Building D) - 430 E. McCullough Drive

D-100	Ashley HomeStore	45,457
-------	------------------	--------



[CLICK HERE TO VIEW DRONE VIDEO](#)

Overview

HIGHLIGHTS

- **Strategically situated at the junction of I-85 (with 141,000 daily vehicles) and Highway 29 (with 25,000 daily vehicles), offering high traffic visibility.**
- Positioned within the McCullough Commons shopping center, this location is just across the street from UNC Charlotte, home to **30,146 students**.
- The **average household income within a 1-mile radius is \$45,142, while within a 5-mile radius, it increases to \$60,145.**
- **This is a densely populated area with strong demographics,** experiencing approximately 24% growth within a 5-mile radius over the past 8 years.
- Located next to The Spoke Apartments, a newly constructed 4-star complex boasting 134 units, and across the street from Verde Apartments, another 4-star complex featuring 278 units. **The subject property is flanked by over 2,947 homes, housing a thriving community of 9,111 residents.**
- **Positioned 11 miles from Downtown Charlotte,** directly across from the University of North Carolina at Charlotte, 5 miles from Charlotte Motor Speedway, and just 15 miles away from Charlotte Douglas International Airport.
- **Charlotte, North Carolina, stands as the state's largest city and ranks as the second largest banking center in the United States.** Renowned as a major U.S. financial hub, it holds the distinction of having the third highest banking assets, trailing only New York and San Francisco.
- **Charlotte, the 17th largest city in the United States with a population of 772,672, serves as the largest city in the region.** It has evolved into a pivotal financial, distribution, and transportation hub for the entire urban area. Furthermore, Charlotte has established itself as a prominent wholesale center, boasting the highest per capita sales in the United States.





McCullough Commons

- Prominent multi-tenant retail community positioned at the intersection of East W.T. Harris Blvd and Highway 29, experiencing traffic volumes of 25,000 vehicles per day.
- Conveniently located directly across the street from Carolina's Medical Center, featuring 130 beds, and within a half-mile radius of the UNC Charlotte campus, home to a student population of 30,146 and counting.
- Adjacent to the upcoming McCullough Drive Extension (currently in the design phase).
- Easy accessibility to the McCullough Station, part of the new LYNX Blue Line Extension.
- High-visibility exit off I-85 with substantial traffic flow of 141,000 vehicles per day.
- Situated in a densely populated and rapidly growing area, making it a prime location.



Demographic Profile

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population	8,126	88,269	204,986	687,580
2028 Projected Population	8,439	92,899	216,227	733,525
Projected Annual Growth 2023 to 2028	313 - (0.8%)	4,630 - (1.0%)	11,241 - (1.1%)	45,945 - (1.3%)

HOUSEHOLDS

2023 Estimated Households	2,663	33,625	78,789	274,723
2028 Projected Households	2,841	35,700	83,697	295,353

HOUSEHOLD INCOME

2023 Estimated Median Household Income	\$57,226	\$65,385	\$69,803	\$83,402
----------------------------------------	----------	----------	----------	----------

BUSINESSES

2023 Estimated Total Businesses	752	3,857	8,693	35,290
2023 Estimated Total Employees	6,507	28,566	60,115	294,144



MAJOR EMPLOYERS IN CHARLOTTE, NC

Wells Fargo

Bank of America

Amazon

Deloitte

Walmart

Atrium Health

Accenture

Cognizant Tech

Duke Energy

Passport

10 Mile Radius



\$83,402

MEDIAN HH INCOME



687,580

POPULATION



274,723

HOUSHOLDS



2.7%

UNEMPLOYMENT RATE



544,659

LABOR FORCE
Applied Geographic Solutions



35,290

SURROUNDING BUSINESSES

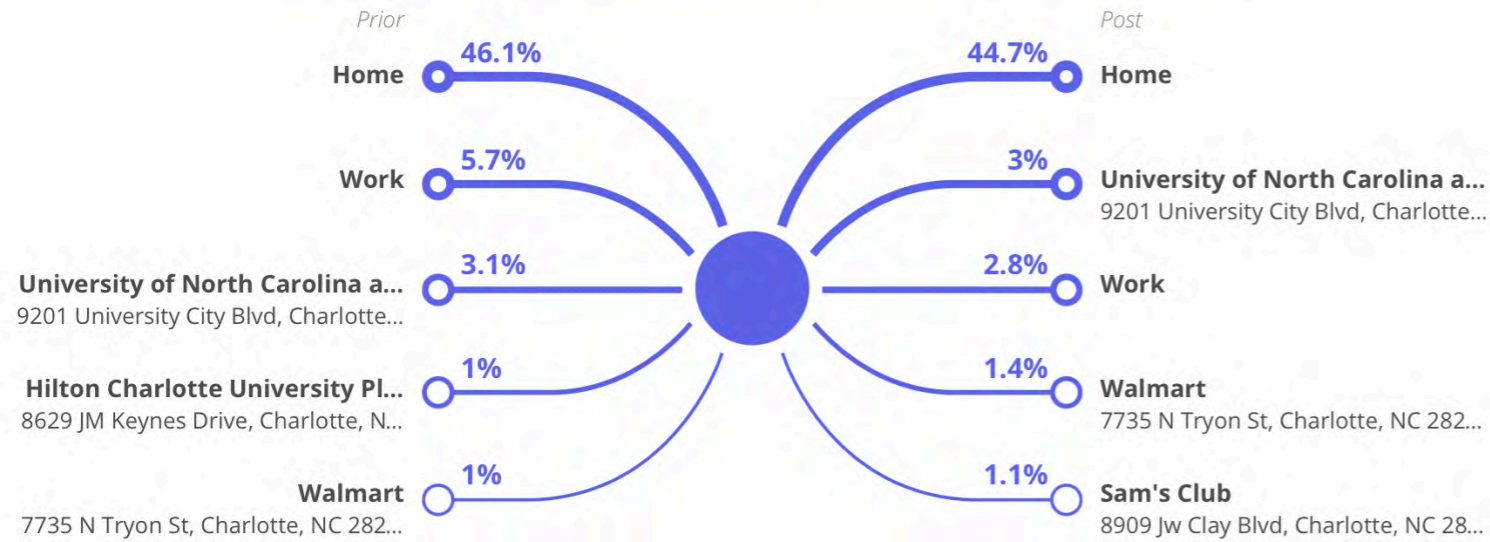
Placer.ai Property Visits



Visits	1.2 M	Visit Frequency	2.73
Visits / sq ft	1.47	Avg. Dwell Time	63 min
Visitors	427.6K	Panel Visits	29K

VISITOR JOURNEY

230 E W.T. Harris Blvd (Nearby Activity 500 ft) / East W.T. Harris Boulevard



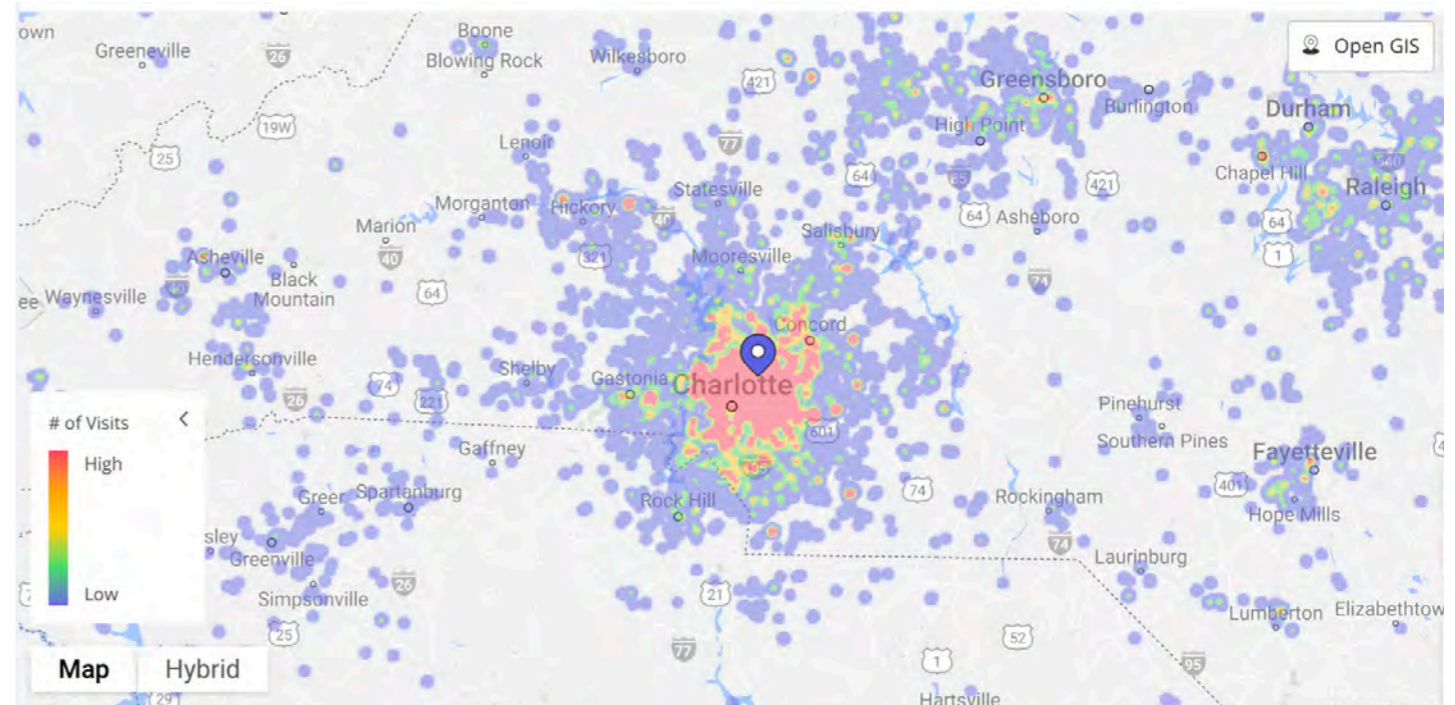
KEY TAKEAWAYS:

- **1.2M Visits** were generated by Visitors who visited at least **2.73 times**
- Trade area reaches the entire City of Charlotte and it's surrounding suburbs
- **Long Reach** - 10% of Visits are driving from 30 miles way.
- **Over 90k Visits per day. Saturday is the highest with 167K.** Signaling strong restaurant crowd.
- 5.7% Work Visitors - Strong Daytime traffic from lunch crowd.
- **3.1% People come from the University of NC**

DAILY VISITS



TRADE AREA



Aerial Photography



CLICK HERE TO VIEW DRONE VIDEO 

FOR LEASE

Aerial Photography



PREVIOUS

NEXT

FOR LEASE

McCullough Commons Shopping Center
Retail Space for Lease

430 E. McCullough Drive, Charlotte, NC 28262

Aerial Photography



← PREVIOUS NEXT →

Aerial Photography



← PREVIOUS NEXT →

FOR LEASE

Aerial Photography



← PREVIOUS NEXT →

FOR LEASE

Aerial Photography



← PREVIOUS

FOR LEASE



Metropolitan Capital
ADVISORS

CONTACT US

Will Choate

C: 704-778-1045

WChoate@MetCapAdvisor.com

Drew Hunter

C: 704-975-1150

DHunter@MetCapAdvisor.com