

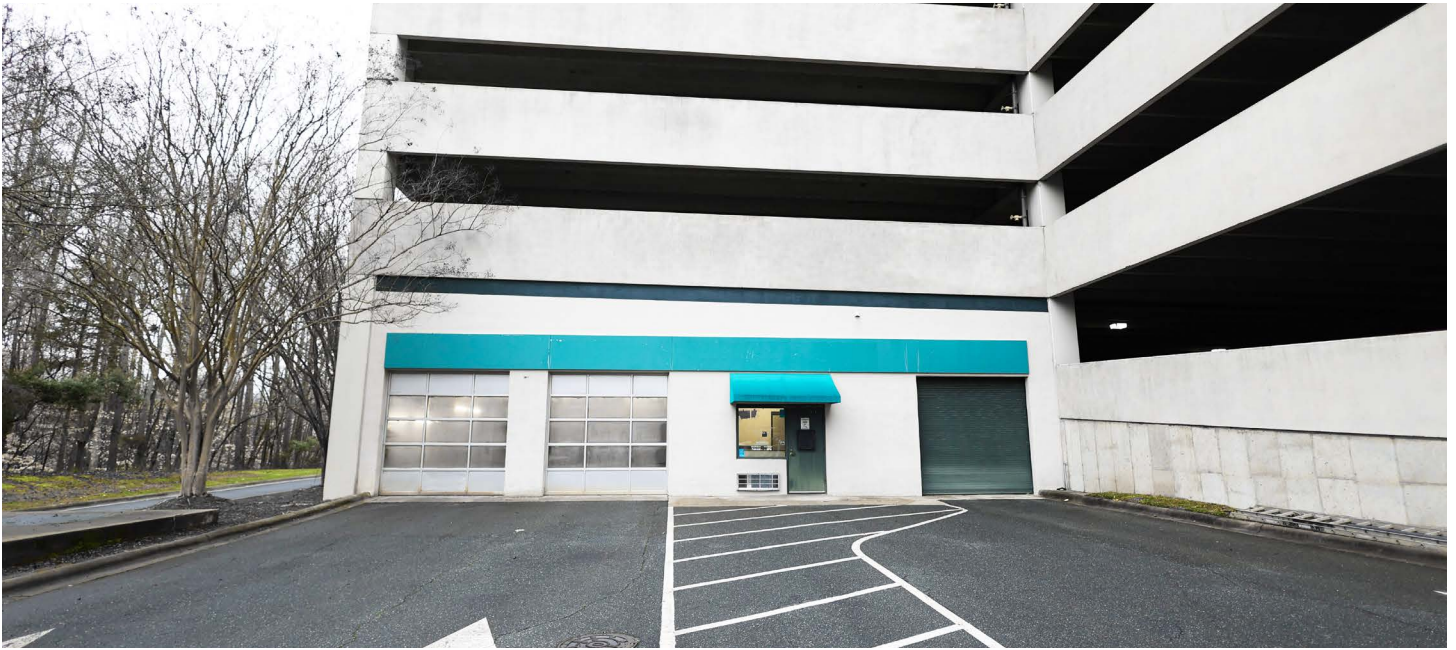
# WELLS FARGO CUSTOMER INFORMATION CENTER

AUTOMOTIVE CAR CARE CENTER & CAR WASH OPPORTUNITY

1525 WEST W.T. HARRIS BOULEVARD, CHARLOTTE, NC







## DESCRIPTION

- Approximately 5,800 SF available for immediate occupancy
- Opportunity located in the Wells Fargo Customer Information Center - Charlotte's second-largest employer
- Wells Fargo to spend upwards of \$500 million on improvements in the Greater Charlotte area over the next 5 years - renovations to include a new parking deck and upgraded workspaces for their employees in the Wells Fargo Customer Information Center
- Accessible and convenient with dedicated access, includes built out office/reception area in addition to dual bays and car wash
- Wells Fargo onsite associate daily office attendance is 8K

### 1 MILE RADIUS

	<b>7,506</b> ESTIMATED POPULATION 2023
	<b>29.6</b> AVERAGE AGE
	<b>4,717</b> TOTAL EMPLOYEES
	<b>\$256,950</b> MEDIAN HOME VALUE 2023
	<b>\$88,372</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>93,430</b> ESTIMATED POPULATION 2023
	<b>30.4</b> AVERAGE AGE
	<b>28,189</b> TOTAL EMPLOYEES
	<b>\$272,319</b> MEDIAN HOME VALUE 2023
	<b>\$85,007</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>205,271</b> ESTIMATED POPULATION 2023
	<b>31.9</b> AVERAGE AGE
	<b>77,569</b> TOTAL EMPLOYEES
	<b>\$272,484</b> MEDIAN HOME VALUE 2023
	<b>\$87,156</b> AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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