

9300 SOUTH BOULEVARD

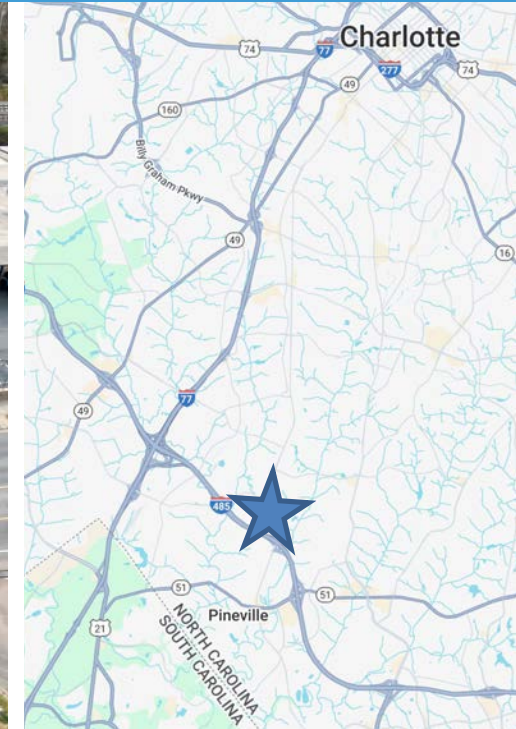
CHARLOTTE, NC 28273

FOR SALE

NS New South
Properties

NEWSOUTHPROP.COM

2ND GENERATION FREESTANDING RESTAURANT WITH DRIVE-THRU



PROPERTY HIGHLIGHTS

- ± 3,092 SF 2nd generation freestanding restaurant with existing drive-thru
- ± 1.52 AC
- 48 parking spaces
- Excellent visibility and high traffic count (33,453 VPD) on South Boulevard
- Close proximity to I-485, Carolina Pavilion & Carolina Place Mall
- Within 5 miles, average household income is greater than \$148,000 and the population is projected to grow by more than 8% in the Next 5 Years.
- Close proximity to the LYNX Blue Line, Charlotte's main light rail system that connects South Charlotte and Uptown.



CALL FOR PRICING

BROKER CONTACT

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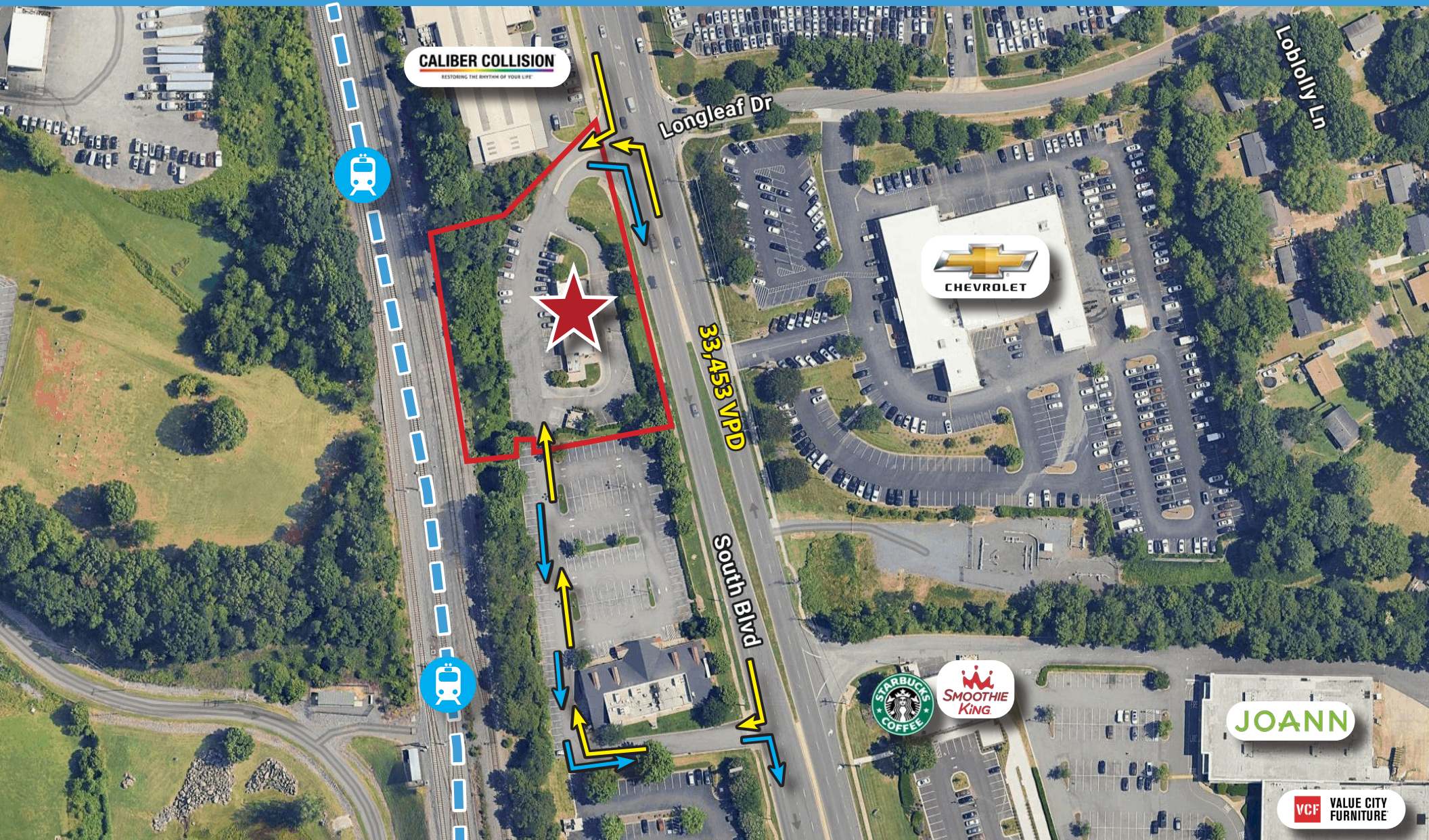
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SITE
AERIAL

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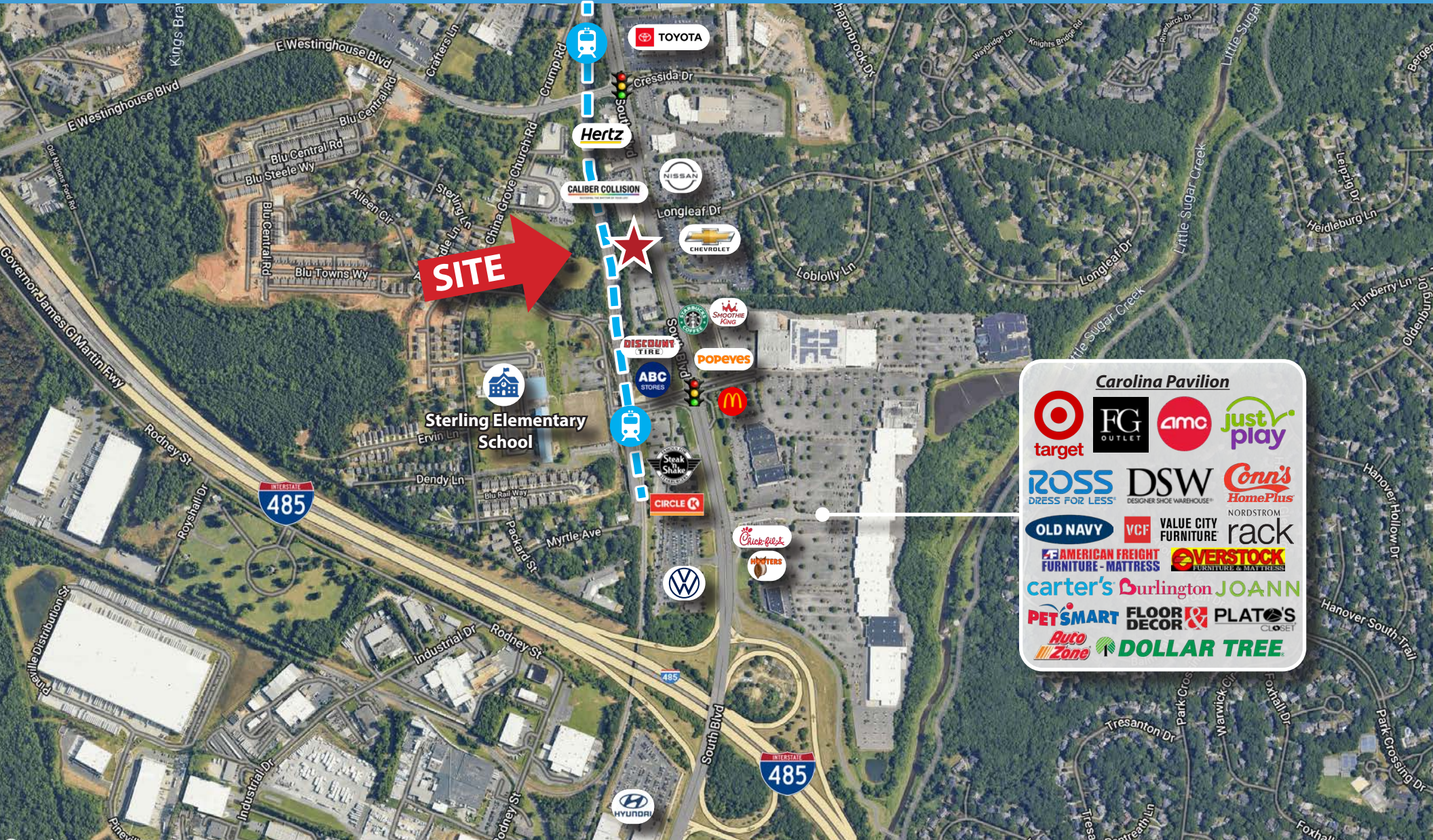
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CORRIDOR
AERIAL

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2ND GENERATION FREESTANDING RESTAURANT WITH DRIVE-THRU



Carolina Pavilion

target	FG OUTLET	amc	just play
ROSS DRESS FOR LESS	DSW DESIGNER SHOE WAREHOUSE	Conn's HomePlus	NORDSTROM
OLD NAVY	VCF	VALUE CITY FURNITURE	rack
AMERICAN FREIGHT FURNITURE - MATTRESS	EVERSTOCK FURNITURE & MATTRESS		
carter's	Durlington	JOANN	
PET SMART	FLOOR DECOR	PLATO'S CLOSET	
Auto Zone	DOLLAR TREE		

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RETAIL
CORRIDOR

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PHOTOS

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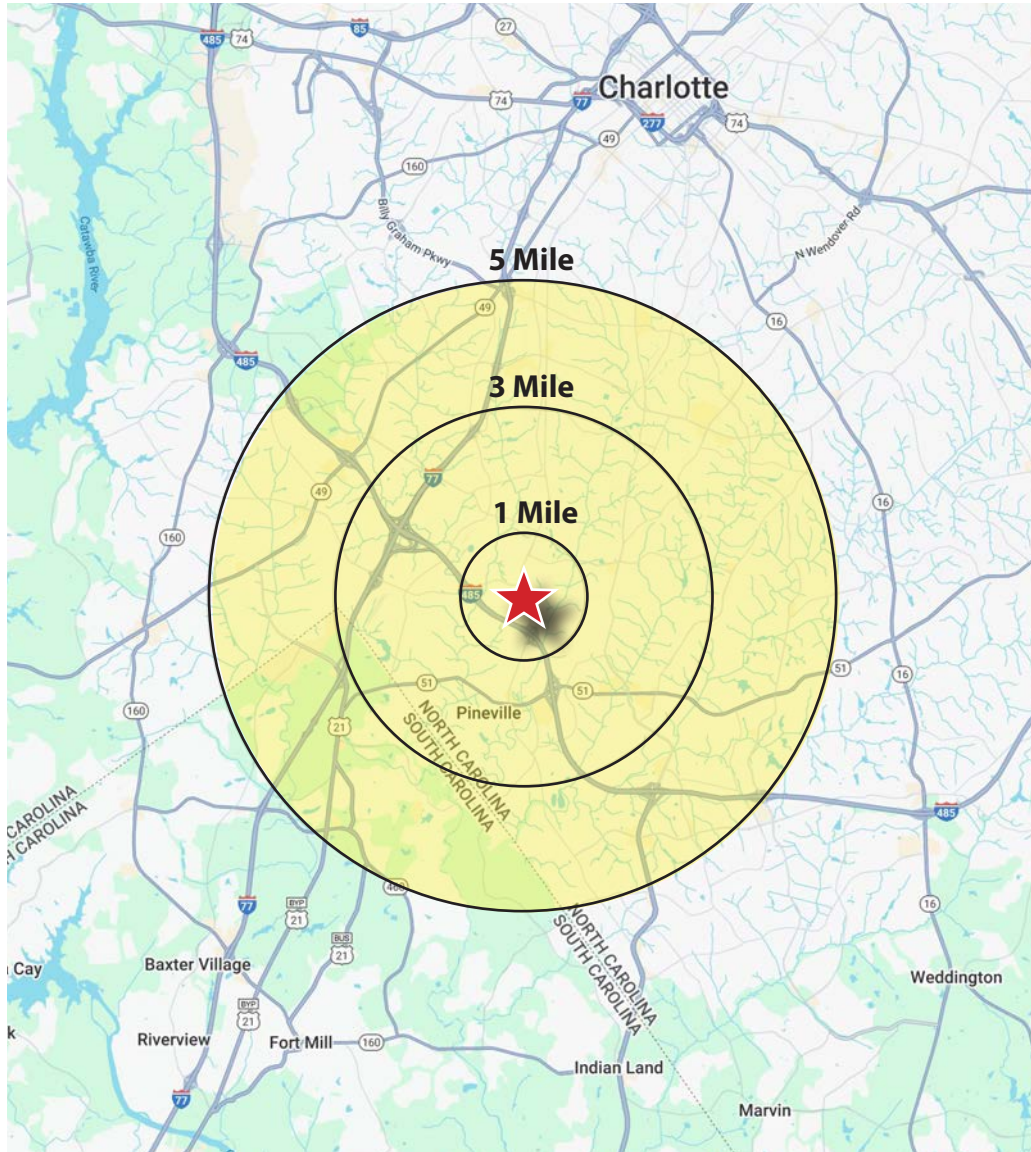
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DEMOGRAPHICS

2ND GENERATION FREESTANDING RESTAURANT WITH DRIVE-THRU



POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,419	71,157	199,879
2030 Projected Population	6,401	72,323	205,804
Projected Annual Growth (2025-2030)	-18 (-)	1,116 (+0.3%)	5,926 (+0.6%)
HOUSEHOLDS			
2025 Estimated Households	2,829	30,157	86,214
2030 Projected Households	2,807	30,827	89,611
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$90,787	\$128,201	\$148,862
BUSINESSES			
2025 Estimated Total Businesses	343	4,507	14,234
2025 Estimated Total Employees	4,000	46,756	169,918

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