



4044 CONNECTION POINT BLVD, CHARLOTTE, NC

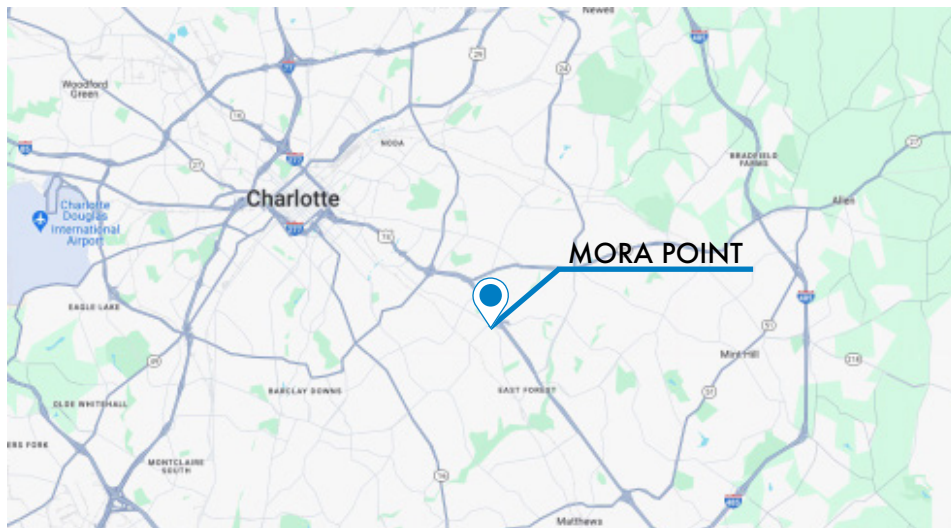
MoRA POINT

RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY INFORMATION

- 1,108 SF second generation retail space available for lease
- Excellent visibility and full movement access to Monroe Rd, Idlewild Rd, and Independence Blvd (HWY-74)
- Located conveniently just 10 minutes away from Uptown Charlotte, 15 minutes away from SouthPark and 10 minutes to the town of Matthews
- Strong, long-term anchors including Aldi, Starbucks, and Five Guys
- Lease rate: \$38.00 NNN + \$12.00 TICAM

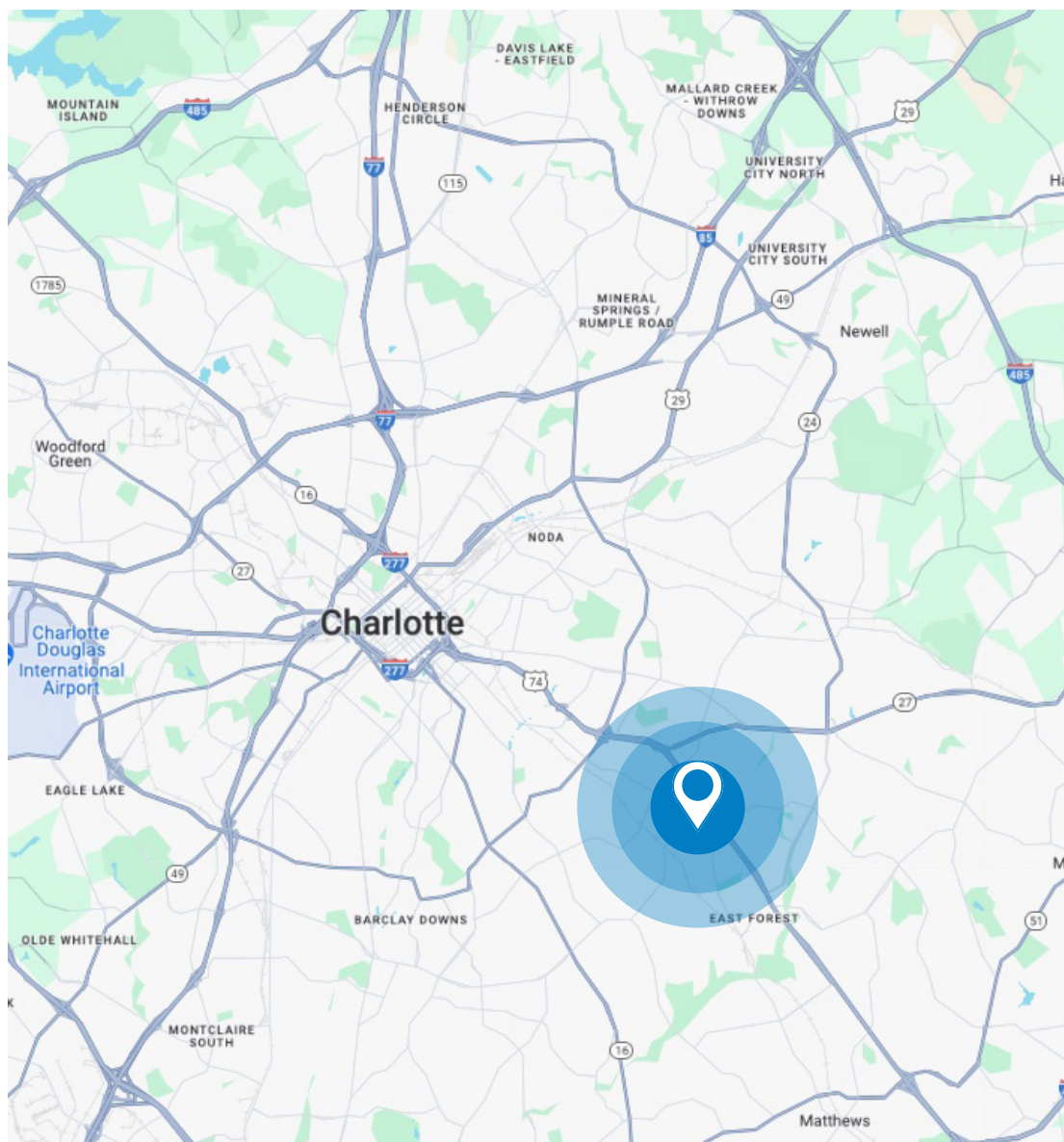


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DEMOGRAPHICS

MoRA POINT
1,108 SF AVAILABLE FOR LEASE



AMENITIES LIST / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,918	114,548	261,892
Projected Population (2028)	11,993	115,351	264,802
Median Age	35.3	35.8	36.8
Household Income	\$63,797	\$75,877	\$96,080
Median Home Value	\$190,419	\$245,294	\$301,252
Employees	4,215	36,359	134,797



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