



8943 S TRYON ST | CHARLOTTE, NC

THE VILLAGE AT WHITEHALL

1,500 SF AVAILABLE FOR LEASE



AVAILABLE SPACE

1,500 SF

TRAFFIC COUNTS

38,000 ADT on S Tryon St

PROPERTY HIGHLIGHTS

- Less than two miles from the property are the corporate offices and regional headquarters of several major corporations including Microsoft (1,000+ employees), Spectrum (2,109 employees), CPI Security (840 employees), Xerox (900 employees), and more
- The Steele Creek/Southwest Charlotte area is one of the most desirable commercial and residential submarkets in the state and nation. In 2017, area code 28273 was named Top 30 'Hottest Zip Codes' in the U.S. by employment node in the state of North Carolina

LEASE RATE

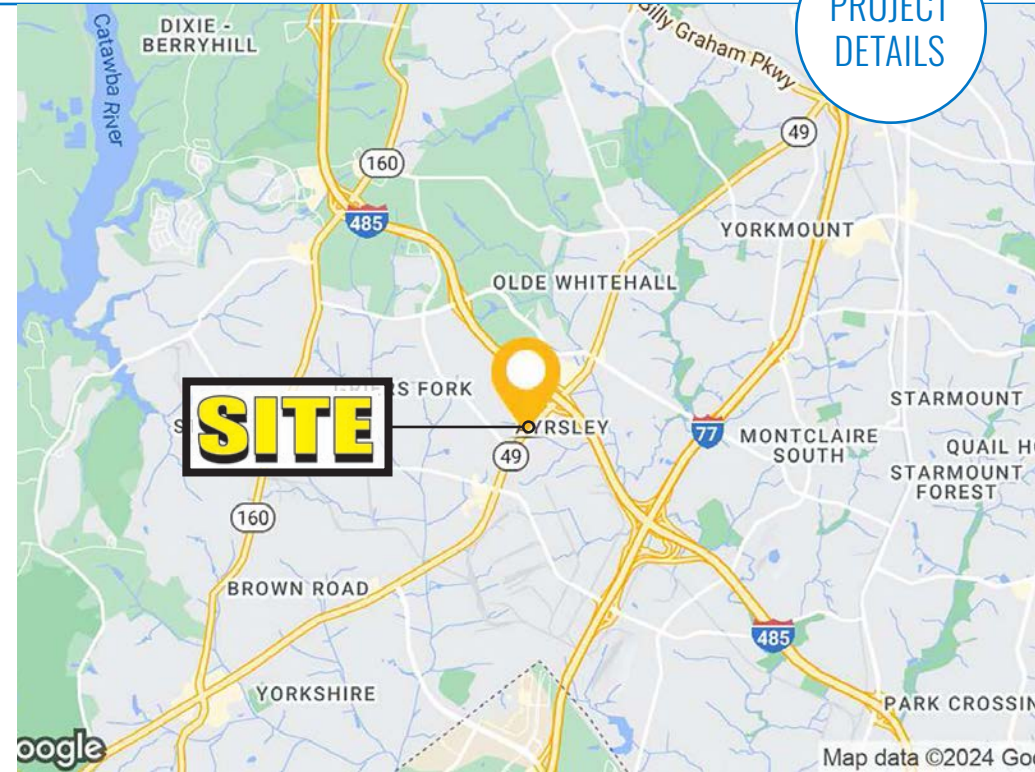
Call to discuss

COUNTY

Mecklenburg

ZONING

I-1



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL HOUSEHOLDS

3,361

22,530

57,808



TOTAL POPULATION

6,982

56,177

142,568



AVERAGE HH INCOME

\$83,253

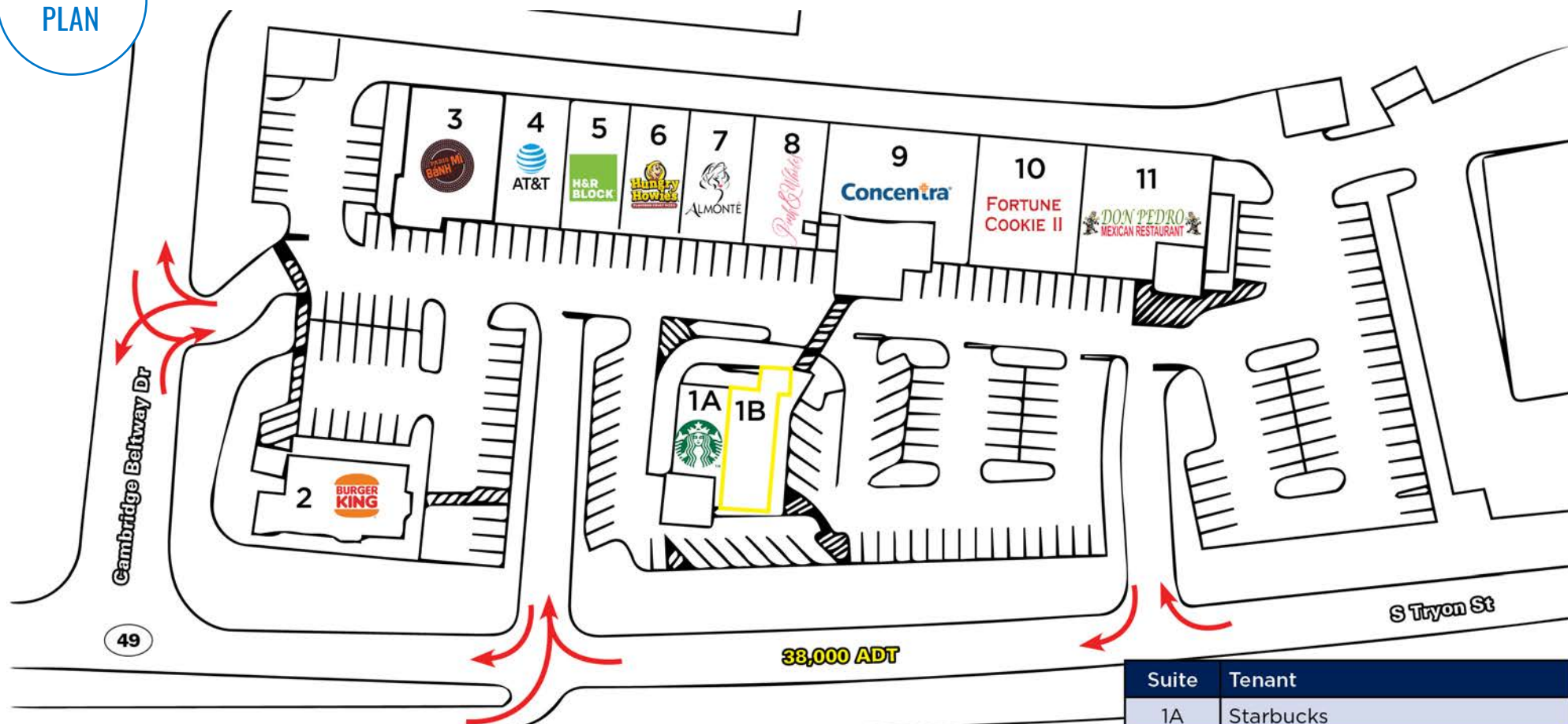
\$98,100

\$105,067



SITE PLAN

THE VILLAGE AT WHITEHALL • 1,500 SF AVAILABLE FOR LEASE • RETAIL



Suite	Tenant
1A	Starbucks
1B	Available - 1,500 SF
2	Burger King
3	Paris Banh Mi
4	AT&T
5	H&R Block
6	Hungry Howie's
7	Almonte Salon & Spa
8	Pink & Whites Nail and Spa
9	Concentra Urgent Care
10	Fortunte Cookie II

AERIAL

CHARLOTTE PREMIUM
OUTLETS
dressbarn
Books Brothers
kate spade
J.CREW
JOS. A. BANK
OLD NAVY
UNDER ARMOUR

Walgreens

Harris Teeter

CVS
pharmacy

TOPGOLF

WHITEHALL
COMMONS
Lowe's
Walmart
Publix

SIEMENS

160

Westinghouse Blvd

SITE
VILLAGE AT WHITEHALL
Starbucks
H&R BLOCK
Concentra
AT&T

FOOD LION

Hilton
Garden Inn

23,000 ADT

36,000 ADT

485

W Arrowwood Rd

24,000 ADT

22,000 ADT

125,000 ADT

TJ-maxx
Publix
Goodwill

five
below

38,000 ADT

Walgreens

Harris Teeter

RIVERGATE SHOPPING CENTER

OfficeMax
Marshall's
PETSMART
OLD NAVY
BEST BUY
CVS pharmacy
TARGET

STEELECROFT COMMONS
HomeGoods
ULTA
Michaels
GANDER
OUTDOORS

28,000 ADT



NORTH CAROLINA

CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair. Charlotte is among the largest and fastest-growing cities in the U.S. The City of Charlotte aims to support residents' and businesses' efforts to expand and prosper. We have resources that can help you start or expand your business, submit bid proposals, look up projects happening across the city and plan for the future.



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ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE
THREE MORROCROFT CENTRE
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