



Winslow
Apartments
220 units



SITE

South Boulevard
24,370 VPD '22

Marlowe Place
245 Units



DriveTime



Arrowood Station
Parking Lot

FOR SUBLEASE

Excess Automotive Dealership

7301 South Blvd | Charlotte, NC 28273



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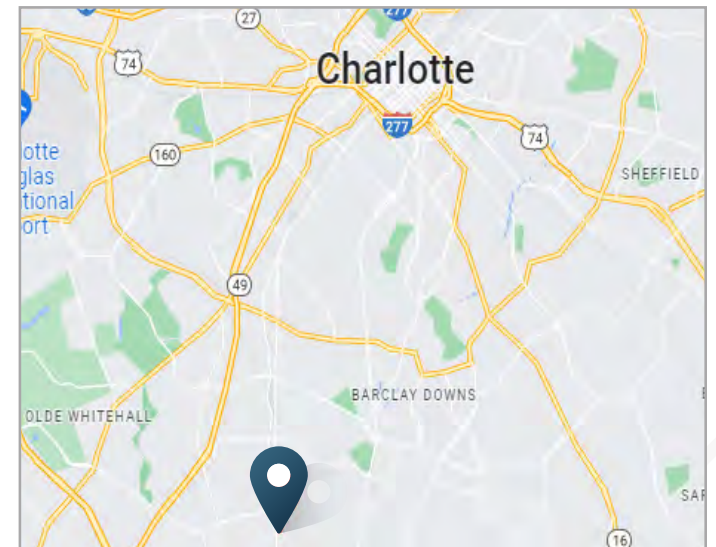
15,500 SF
AVAILABLE

1.26 AC
LOT SIZE

Contact Broker
ASKING RENT

ABOUT THE PROPERTY

- 15,500 SF building on 1.26 Acre paved lot
- 0.77 acres available for parking
- Convenient access and excellent visibility from South Boulevard
- National neighboring retail tenants
- Located in strong automotive corridor
- Lease Expiration: 10/31/2025 - (2) 5 year options



Excess Automotive Dealership

7301 South Blvd | Charlotte, NC 28273



DEMOGRAPHIC HIGHLIGHTS (2022)

1 MILE

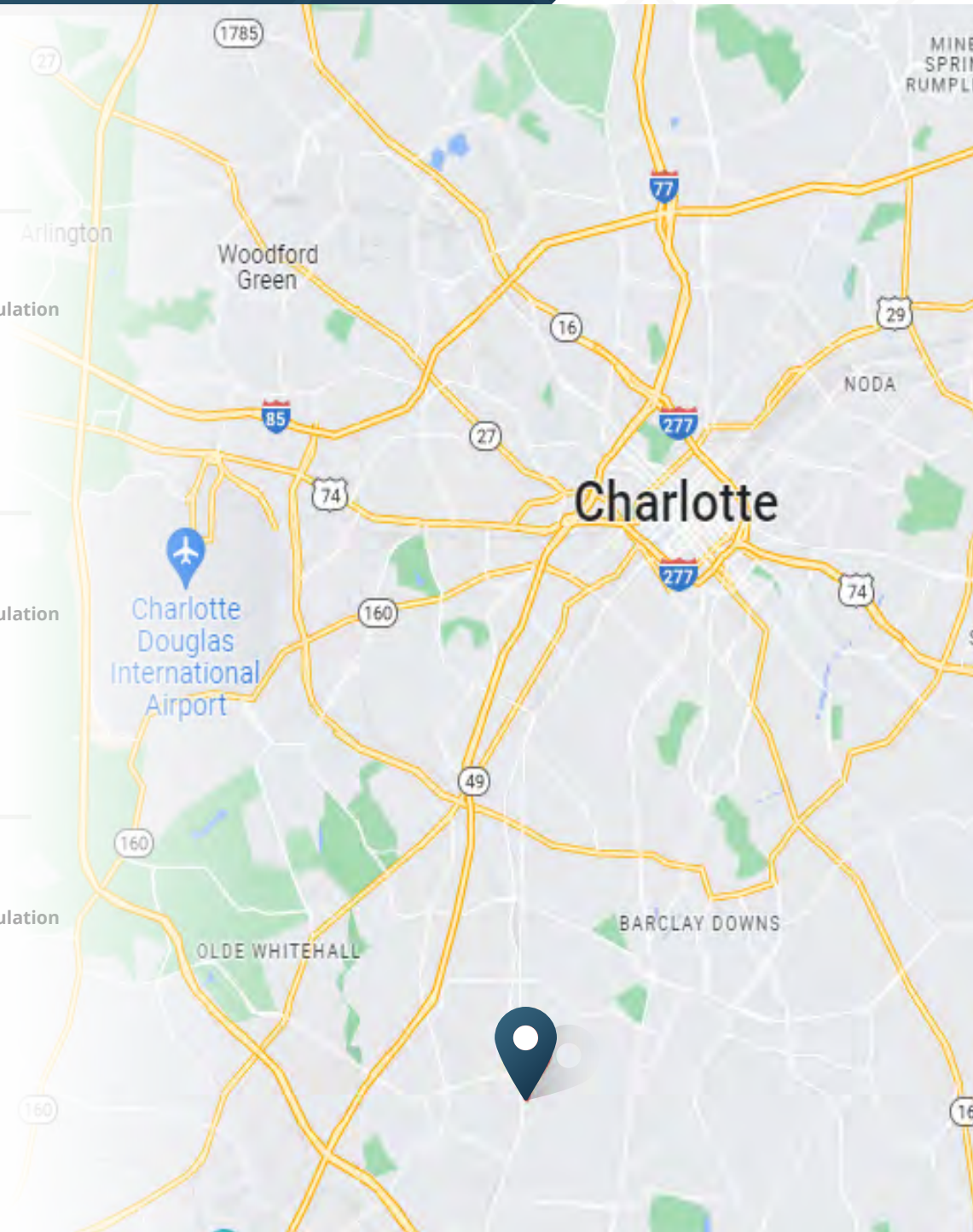
15,854	16,244	\$80,338	11,585
2022 Population	2027 Population	Avg Household Income	Daytime Population

3 MILES

85,163	87,026	\$109,267	124,186
2022 Population	2027 Population	Avg Household Income	Daytime Population

5 MILES

205,057	214,613	\$129,607	295,360
2022 Population	2027 Population	Avg Household Income	Daytime Population



7301 South Boulevard

Charlotte, North Carolina 28273



Arrowood Rd
14,113 VPD '22

South Boulevard
24,370 VPD '22

England St
3,062 VPD '22

DriveTime

SITE

byrider

LINCOLN

Ford

USA Auto Sales

KIA

Firestone
COMPLETE AUTO CARE

THE LAUNDRY ROOM

SMART
PAWN & JEWELRY

Bojangles

McDonald's

STARBUCKS

QT

No Bull!
mattress & more

Public Storage

boostmobile

U.S. Citizenship and Immigration Services

metro
by T-Mobile

DOLLAR TREE

OXFORD FOODS

CORNERSTONE MEDICAL

elite touch
CLEANING SERVICES

L.BURKS
COMMERCIAL ROOFING

WYATT SEAL

WWT
YARBROUGH-WILLIAMS & HOYLE, INC.
Planning • Surveying • Engineering

BUILDING CONTROLS & SOLUTIONS

Charlotte Gymnastics Academy

CAROLINA BLIND CRAFTERS

Accident Attorneys Flynn Firm

air today

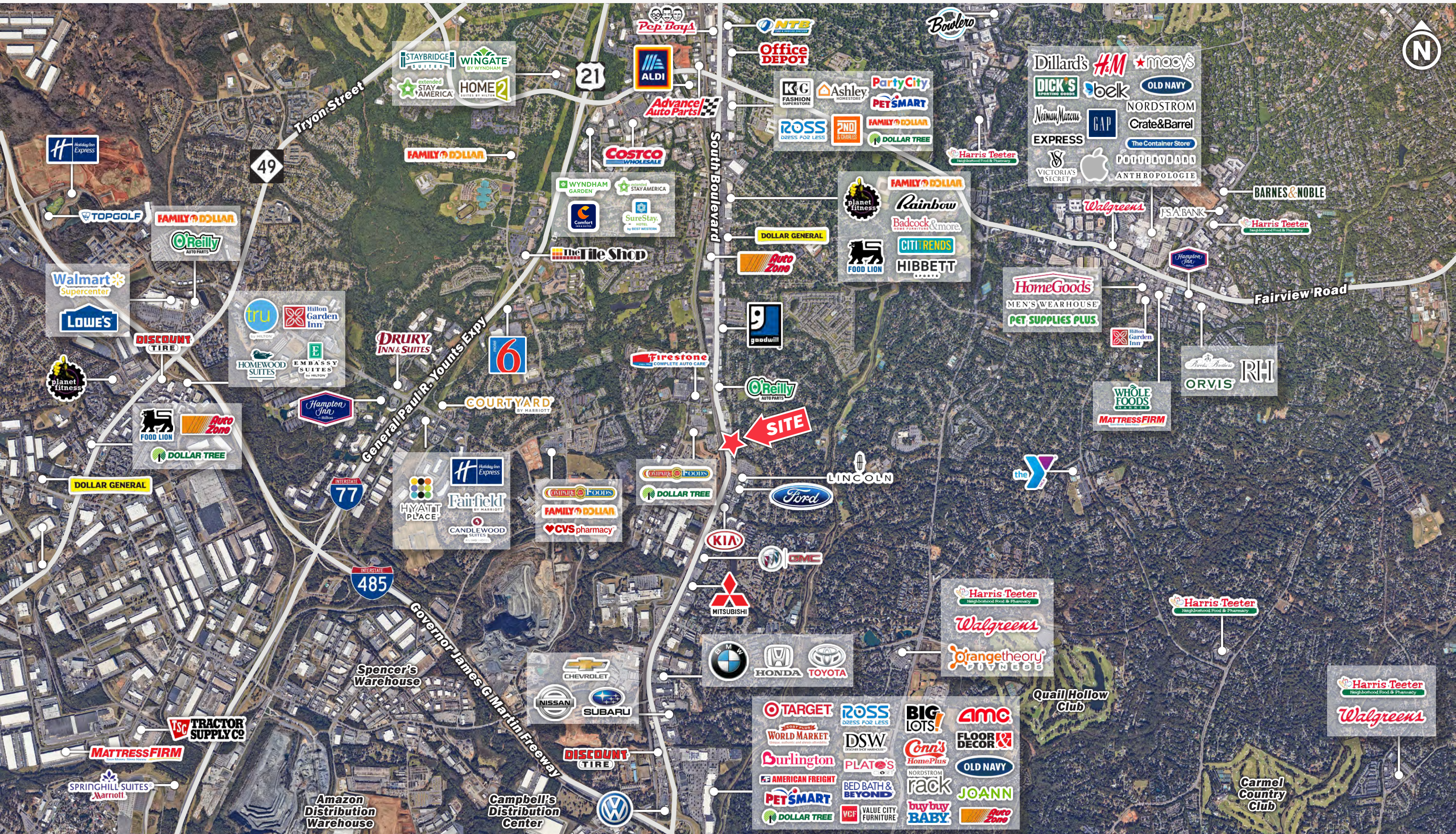
CAROLINA CUSTOM INSTALLATIONS

Pepper & Company

BAYARIA
AUTO SALES

RCI DEMOLITION

AXIOM CONTRACTORS





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