



WORTHINGTON SHOPPES

RETAIL SPACE FOR LEASE
1520-1530 OVERLAND PARK LANE, CHARLOTTE NC 28262

THE SPACE

Location	1520-1530 Overland Park Lane Charlotte, NC 28262
County	Mecklenburg
APN	047-131-55
Square Feet	4,183 +/-SF
Rent Per SF (Annual)	\$25.00
Lease Type	NNN
Floor	1

Notes 2nd Generation Restaurant Space.
NNN is \$4.25/SF.



HIGHLIGHTS

- Prime End Cap Location: 2nd generation restaurant space available at a prominent end cap position.
- High-Traffic Development: Situated in a Class A mixed-use residential and retail development in Charlotte's burgeoning University submarket, directly adjacent to 617 residential units.
- Strategic Business Hub: Centrally positioned within University Research Park, one of the nation's largest business parks, featuring 2,200 acres and 10 million square feet of office space.
- Excellent Transportation Access: Conveniently located with easy access to major thoroughfares: less than 1 mile from Interstate 85, just over 5 miles from Interstate 77, and under 4 miles from Interstate 485.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,857	95,344	216,353



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,647	\$89,257	\$91,468



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,239	36,704	82,278

PROPERTY FEATURES

BUILDING SF	15,637
LAND ACRES	17.09
YEAR BUILT	2006
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	7
NUMBER OF PARKING SPACES	287

TENANT INFORMATION

MAJOR TENANT/S

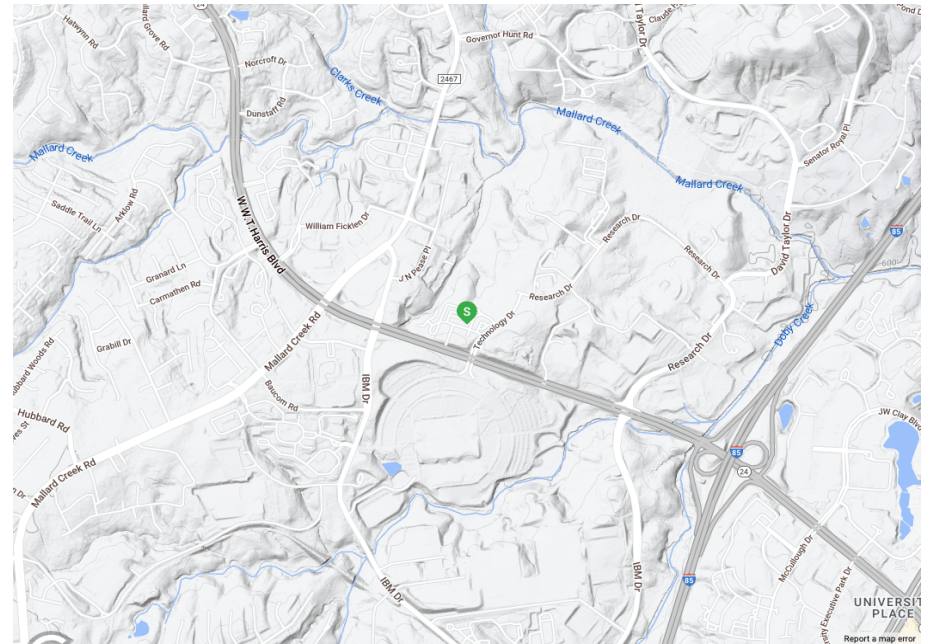
- Salsarita's Fresh Cantina
 - Tony's Pizza
 - Indulgence Spa & Salon
 - Performance Staffing
 - Lee Nail's
 - Bennett's Barbershop
 - Automated Shades Plus
 - Nue
-



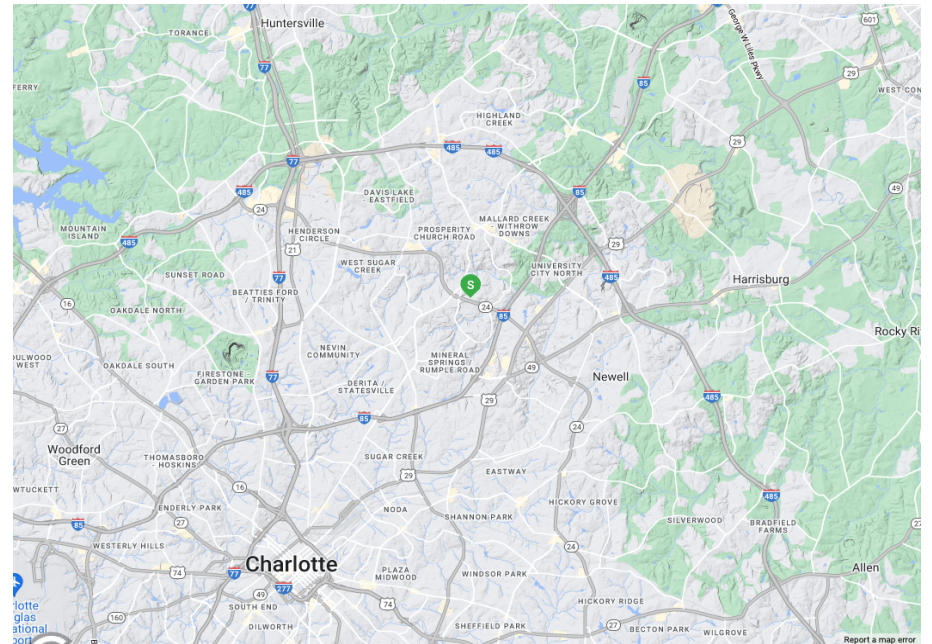
About Charlotte, NC

- Charlotte is known as a major financial hub, with Bank of America and Wells Fargo having significant operations there. It is often referred to as the second-largest banking center in the U.S. after New York City.
- As of recent estimates, Charlotte is the largest city in North Carolina and one of the fastest-growing cities in the country, with a population exceeding 900,000.
- The city has a thriving arts and culture scene, including the Bechtler Museum of Modern Art, the Mint Museum, and the NASCAR Hall of Fame, reflecting its rich cultural and sporting heritage.
- Charlotte is home to several major sports teams, including the Carolina Panthers (NFL) and the Charlotte Hornets (NBA). The city also hosts a variety of college sports and has a strong soccer presence with Charlotte FC (MLS).
- The city is home to several universities and research institutions, including the University of North Carolina at Charlotte (UNCC) and the Carolinas Medical Center, which is known for its research and medical care.
- The city has a well-developed transportation infrastructure, including the Charlotte Douglas International Airport, which is one of the busiest airports in the U.S., and a growing light rail system known as the Lynx Blue Line.

Locator Map



Regional Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,541	48,543	105,214
2010 Population	6,058	70,367	159,700
2023 Population	6,857	95,344	216,353
2028 Population	6,923	102,404	234,848
2023-2028: Population: Growth Rate	0.95%	7.20%	8.25%
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	109	3,608	6,877
\$15,000-\$24,999	137	1,784	4,033
\$25,000-\$34,999	183	2,840	6,624
\$35,000-\$49,999	383	5,302	11,688
\$50,000-\$74,999	643	7,586	16,067
\$75,000-\$99,999	606	4,961	11,608
\$100,000-\$149,999	622	5,256	12,926
\$150,000-\$199,999	392	2,787	6,680
\$200,000 or greater	164	2,579	5,774
Median HH Income	\$80,202	\$63,454	\$66,550
Average HH Income	\$97,647	\$89,257	\$91,468

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,775	19,749	41,306
2010 Total Households	2,881	27,594	60,171
2023 Total Households	3,239	36,704	82,278
2028 Total Households	3,378	40,095	90,494
2023 Average Household Size	2.12	2.42	2.53
2000 Owner Occupied Housing	613	8,841	23,017
2000 Renter Occupied Housing	1,042	9,206	15,491
2023 Owner Occupied Housing	568	13,051	37,623
2023 Renter Occupied Housing	2,671	23,653	44,655
2023 Vacant Housing	227	3,847	7,411
2023 Total Housing	3,466	40,551	89,689
2028 Owner Occupied Housing	604	13,896	39,897
2028 Renter Occupied Housing	2,774	26,199	50,596
2028 Vacant Housing	277	3,870	7,506
2028 Total Housing	3,655	43,965	98,000
2023-2028: Households: Growth Rate	4.20%	8.90%	9.60%

Source: esri

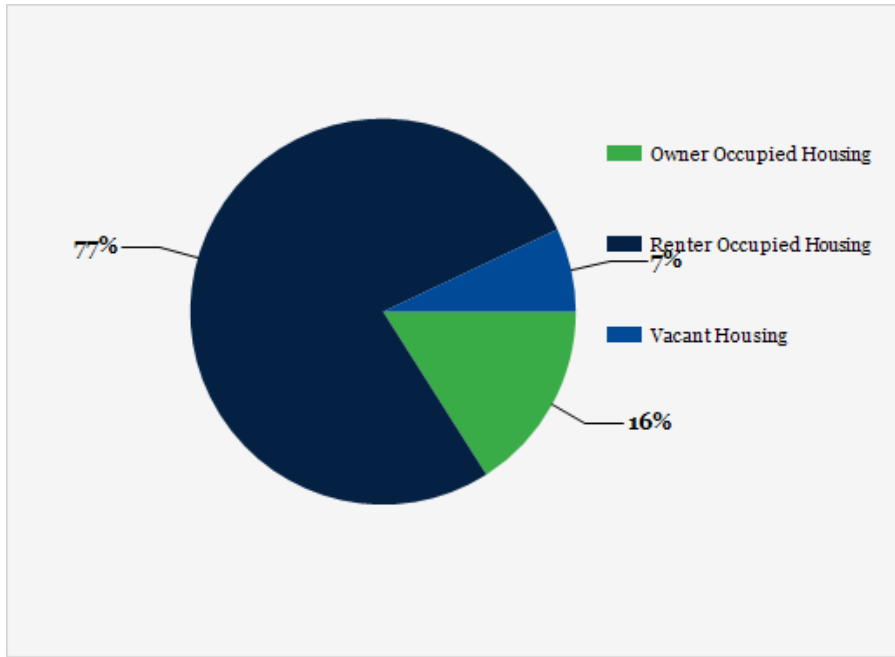
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	914	9,127	19,842
2023 Population Age 35-39	872	7,293	16,599
2023 Population Age 40-44	561	5,889	14,556
2023 Population Age 45-49	318	4,938	12,776
2023 Population Age 50-54	300	4,966	12,970
2023 Population Age 55-59	243	4,207	10,764
2023 Population Age 60-64	218	3,819	9,645
2023 Population Age 65-69	172	2,977	7,602
2023 Population Age 70-74	131	2,201	5,701
2023 Population Age 75-79	88	1,437	3,874
2023 Population Age 80-84	44	745	2,035
2023 Population Age 85+	33	592	1,560
2023 Population Age 18+	5,327	77,234	170,745
2023 Median Age	33	30	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,651	\$58,884	\$62,472
Average Household Income 25-34	\$91,388	\$79,576	\$84,271
Median Household Income 35-44	\$90,795	\$78,327	\$81,735
Average Household Income 35-44	\$106,458	\$102,989	\$105,650
Median Household Income 45-54	\$93,577	\$81,782	\$83,893
Average Household Income 45-54	\$110,988	\$109,783	\$109,740
Median Household Income 55-64	\$84,736	\$75,551	\$75,228
Average Household Income 55-64	\$110,776	\$105,616	\$101,624
Median Household Income 65-74	\$61,351	\$58,161	\$54,771
Average Household Income 65-74	\$87,048	\$83,612	\$77,902
Average Household Income 75+	\$72,059	\$68,820	\$61,008

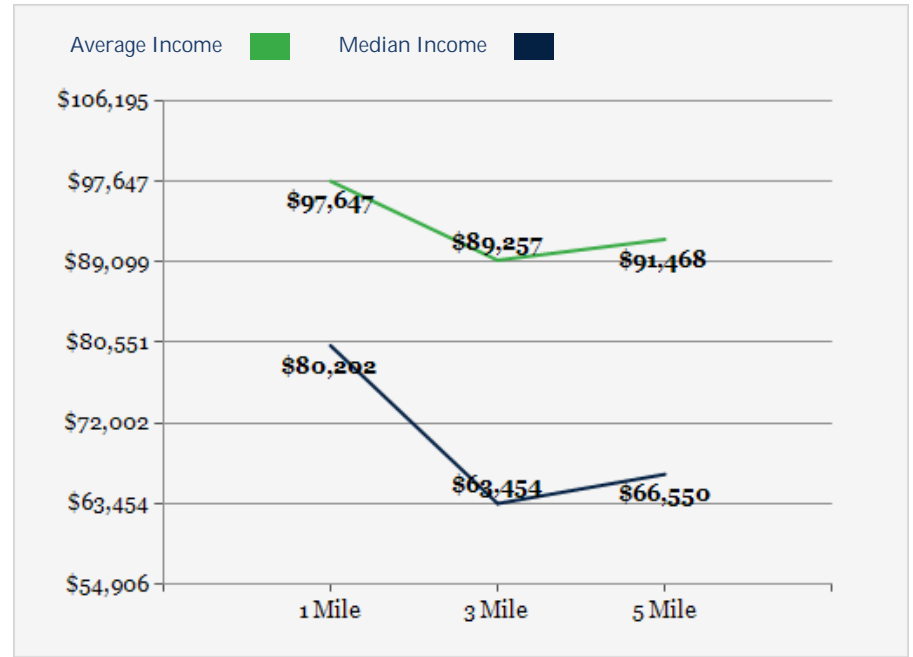
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	741	9,092	20,384
2028 Population Age 35-39	793	8,480	19,373
2028 Population Age 40-44	768	7,070	16,643
2028 Population Age 45-49	506	5,867	14,660
2028 Population Age 50-54	288	4,828	12,646
2028 Population Age 55-59	267	4,812	12,583
2028 Population Age 60-64	225	4,118	10,512
2028 Population Age 65-69	185	3,593	9,171
2028 Population Age 70-74	151	2,775	7,114
2028 Population Age 75-79	110	1,970	5,112
2028 Population Age 80-84	68	1,198	3,141
2028 Population Age 85+	42	780	2,078
2028 Population Age 18+	5,324	83,678	187,558
2028 Median Age	35	32	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,369	\$68,165	\$75,223
Average Household Income 25-34	\$104,078	\$94,185	\$101,195
Median Household Income 35-44	\$102,123	\$88,962	\$94,616
Average Household Income 35-44	\$120,434	\$117,382	\$122,219
Median Household Income 45-54	\$104,457	\$96,653	\$99,868
Average Household Income 45-54	\$125,348	\$125,926	\$127,798
Median Household Income 55-64	\$96,481	\$90,744	\$91,093
Average Household Income 55-64	\$128,709	\$125,920	\$123,475
Median Household Income 65-74	\$79,130	\$69,007	\$67,358
Average Household Income 65-74	\$109,832	\$100,579	\$96,660
Average Household Income 75+	\$87,696	\$85,301	\$77,134

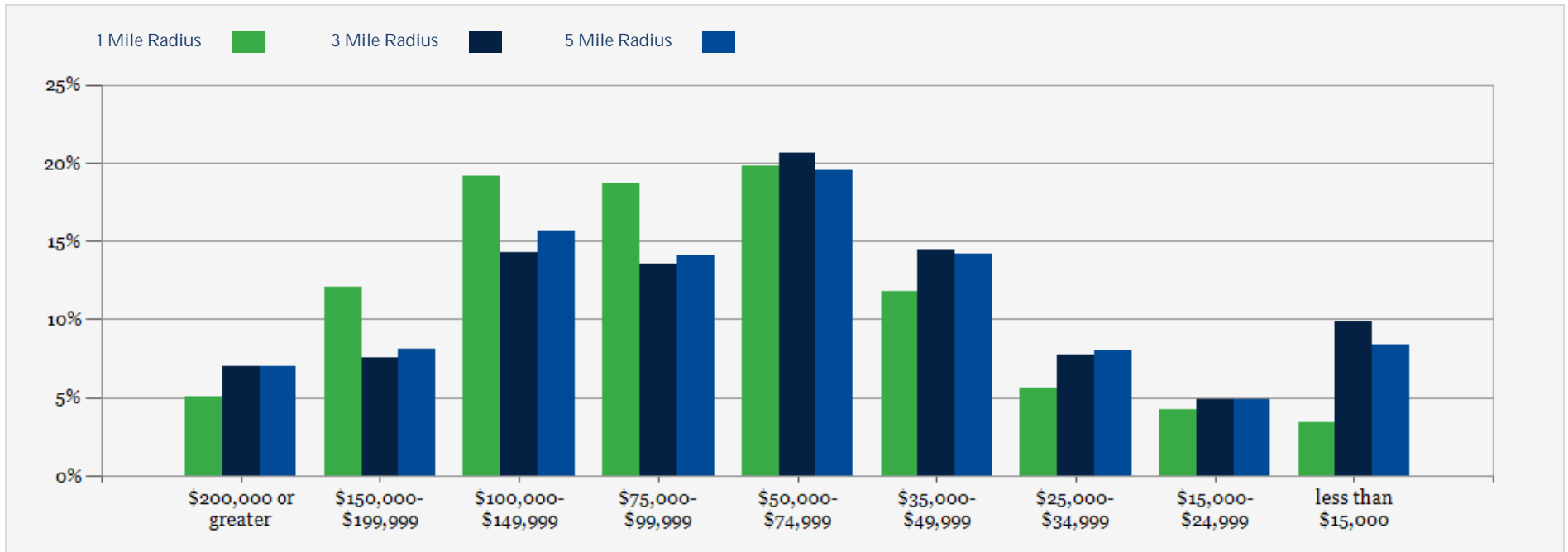
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



Worthington Shoppes

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