



Westfield Shopping Center

3401-3411 Brookshire Blvd | Charlotte, NC, 28216



Available for Lease

+/- 1,500 - 4,500 SF Retail & Office

Property Overview

Westfield Shopping Center

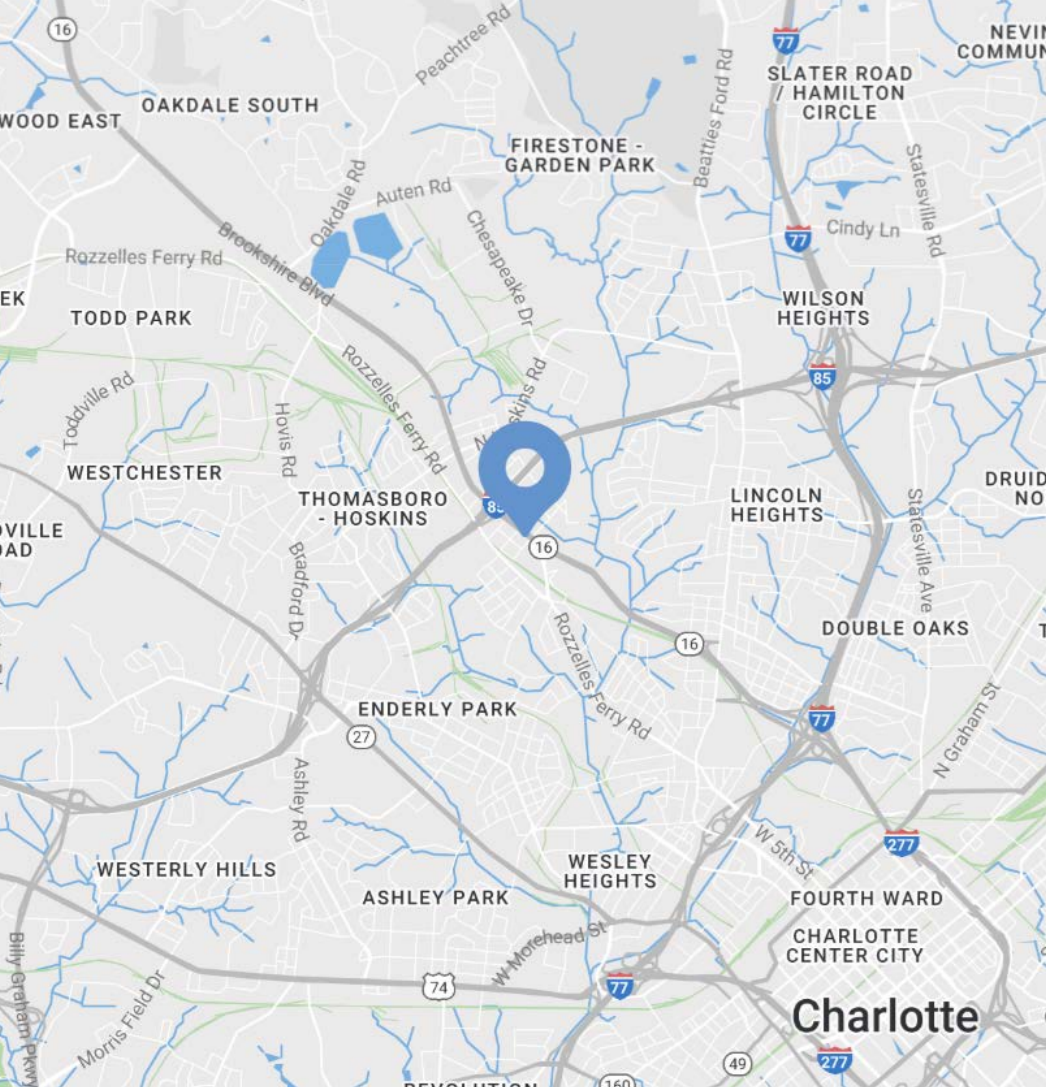
Available for Lease

Westfield Shopping Center offers office/retail suites ranging from +/-1,500 to +/-4,500 SF in a high-visibility location along Brookshire Blvd. The center provides excellent street frontage, ample parking, and signage opportunities.

Located 0.3-mi from I-85 and 4-mi from Uptown Charlotte, this site benefits from strong daytime traffic, connectivity, and proximity to rapidly growing neighborhoods in West Charlotte. Nearby national retailers, easy access to major highways, and a direct connection to the city center make this a strategic choice for tenants seeking both convenience and exposure.

Property Details

Address	3401-3411 Brookshire Blvd Charlotte, NC, 28216		
GLA	+/- 23,955 SF		
Availability	Unit A	+/- 4,500 SF	
	Unit B	+/- 2,450 SF	
	Unit C	+/- 1,500 SF	
Acreage	+/- 2.374 AC		
Parcel	06512204		
Use	Retail & Office		
Zoning	ML-1		
Parking Ratio	5/1,000 SF		
Traffic Counts	Brookshire Blvd 60,500 VPD		
Tenants	The Kut Club Barber Lounge, LATDA Asian Food Market, Lambert's Cafe, Kingdom City Church		
Lease Rate	Call for Leasing Details		



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	8,087	80,925	216,417
Avg. Household Income	\$56,113	\$97,510	\$108,889
Median Household Income	\$38,438	\$62,683	\$70,998
Households	3,166	35,788	97,530
Daytime Employees	2,329	71,602	196,582



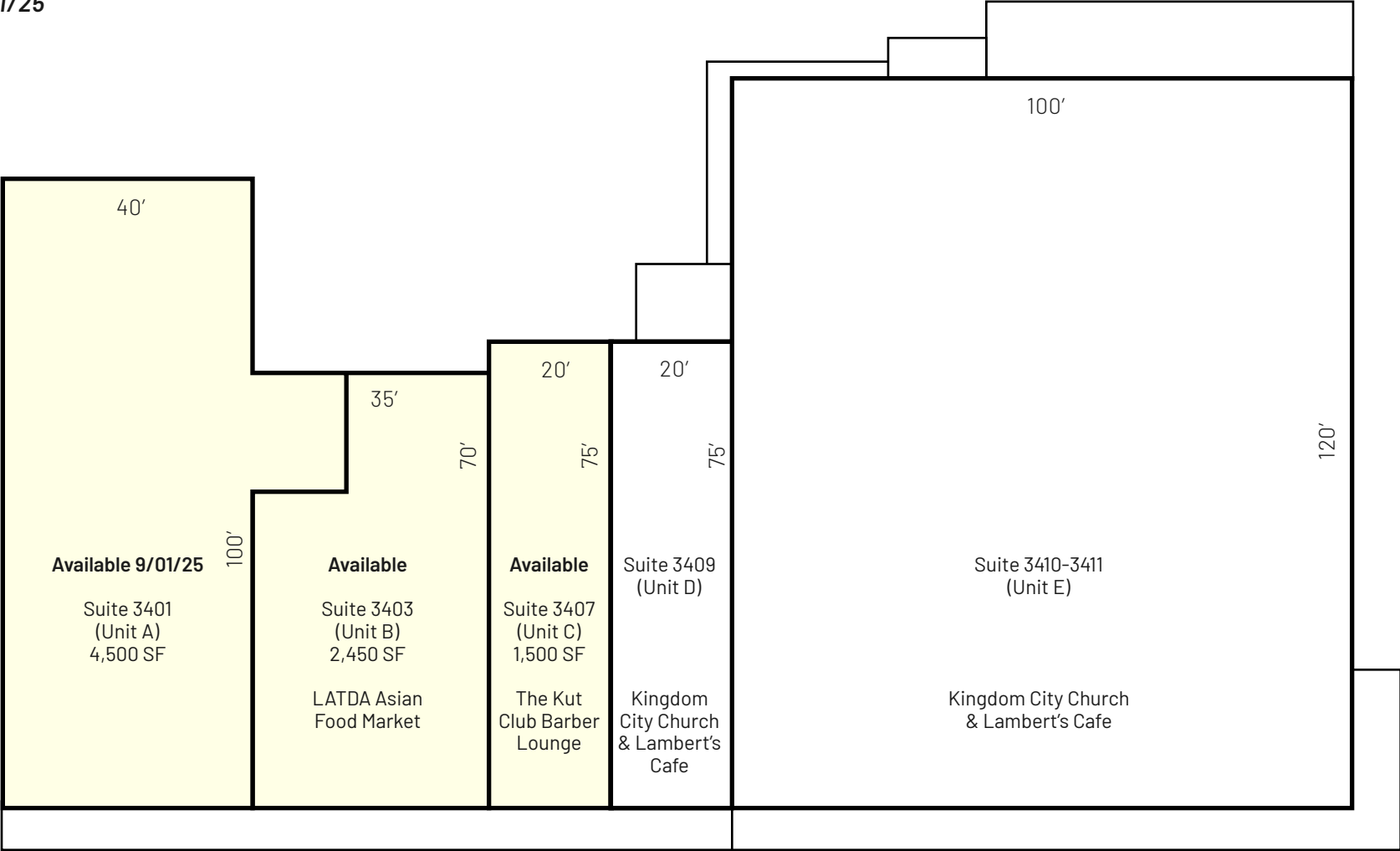
Available

Suite 3401
Unit A
+/- 4,500 SF

Suite 3403
Unit B
+/- 2,450 SF

Suite 3407
Unit C
+/- 1,500 SF

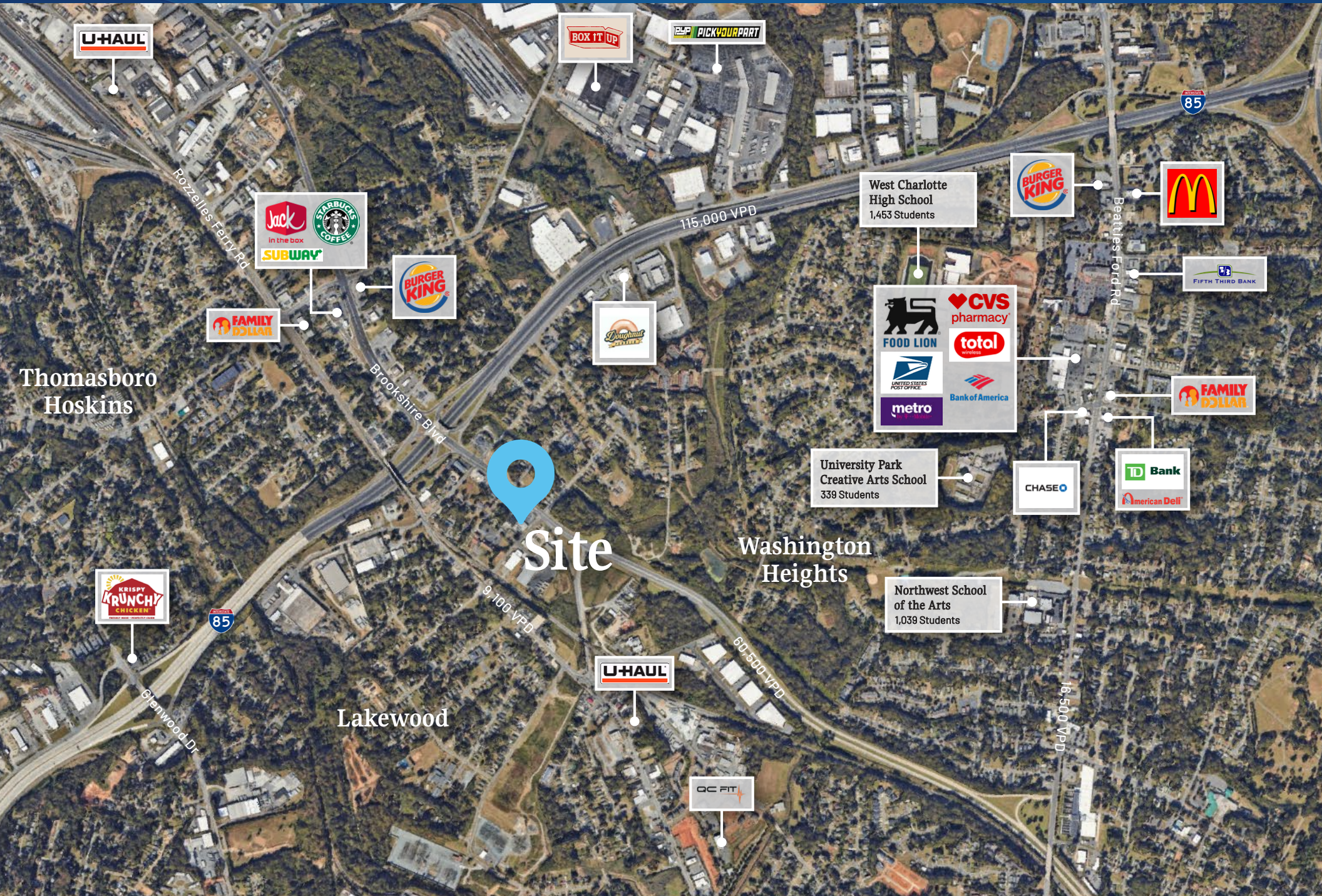
***Available 9/01/25**



Property Photos



Market Overview



Uptown

Lakewood

Rozzelles Ferry Rd

Idaho Dr

Centre St

Site

Contact for Details

Taylor Barnes

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Website

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Phone

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Address

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.