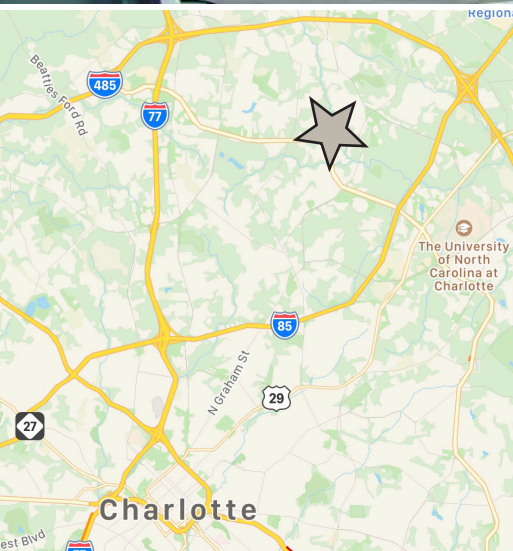


TERRACES AT CHESHIRE PLACE

3509 DAVID COX ROAD, CHARLOTTE, NORTH CAROLINA



FOR LEASE: +/-1,200-3,240 SF RETAIL SPACE



PROPERTY HIGHLIGHTS

- Premium retail and end cap space available
- Close proximity to Charlotte's second largest employment center with 75,000 employees and 160,000 residents
- North Charlotte's primary retail corridor, nearby retailers include: Goodwill, Food Lion, Tuesday Morning, US Post Office, Zaxby's, KFC, Taco Bell, Wendy's, Pizza Hut, and more
- Accessible to both I-77 (3 miles west) and I-85 (2.5 miles east)
- Please call for pricing

TRAFFIC COUNTS

Traffic counts: 46,000 VPD on W. WT Harris Blvd and 7,000 VPD on David Cox Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,140	71,428	183,165
AVG HH INCOME	\$89,123	\$81,598	\$76,490
MEDIAN HH INCOME	\$67,679	\$64,760	\$58,206
DAYTIME EMPLOYEES	11,649	37,440	78,417
BUSINESSES	282	2,711	6,554

FOR LEASE
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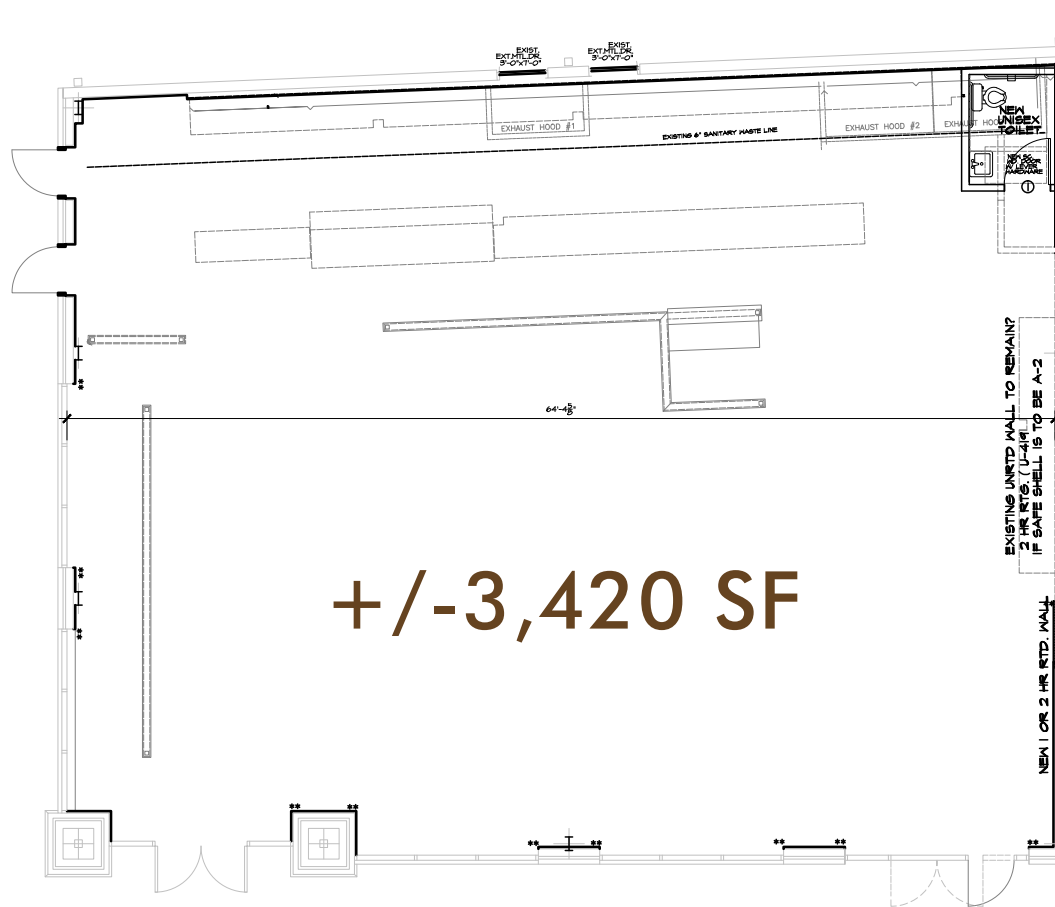
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BROKER CONTACT: MINDY HINSON | 803.323.8832 | MINDY@M3REALESTATE.NET
WWW.M3REALESTATE.NET

FOR LEASE
+/-1,200 - 3,240 SF

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SUITE	TENANT	SF
BUILDING ONE		
A	AVAILABLE	3,240
B	BRYANT SEAFOOD	1,550
C	SALON H2O	1,200
H	NIYO GRILL	1,793
J	I NEED A CUT BARBER SHOP	903
K	V NAILS	1,693
M/O	AFTER SCHOOL CONSTRUCTION ZONE	3,144
BUILDING TWO		
A	CASH COW	3,000
B	FIESTA MAYA MEXICAN RESTAURANT	3,030

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