



ASCENT
REAL ESTATE PARTNERS

SOUTH BLVD | VPD: 26,563

1,450 SF AVAILABLE
FOR LEASE

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CHARLOTTE, NC 28217

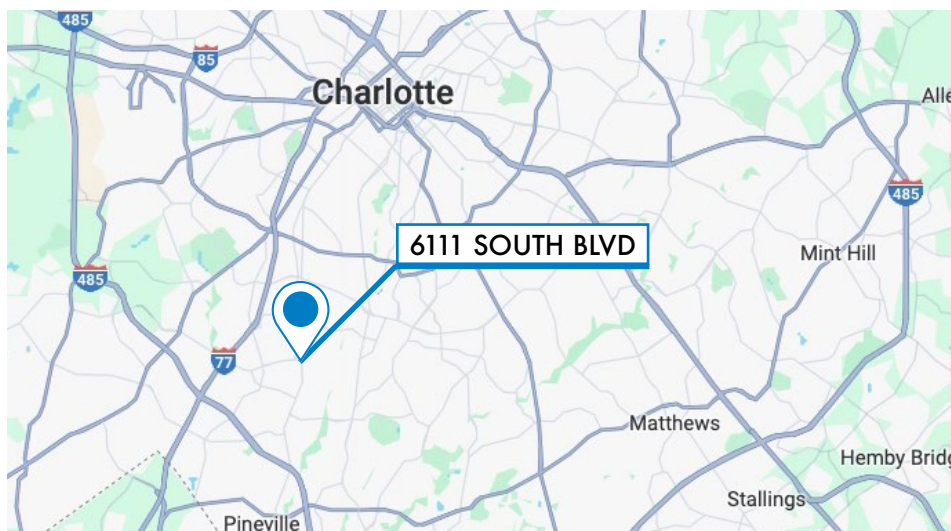
6111 SOUTH BLVD

1,450 SF AVAILABLE FOR LEASE



PROPERTY INFORMATION

- 1,450 SF ± retail space available for lease in the established Starmount Shopping Center.
- Prime corner location at South Blvd & Archadale Dr. with excellent visibility.
- High-traffic center with convenient access to South Blvd., Old Pineville Rd., Arrowood Rd., I-77, and the Arrowood LYNX Blue Line Station.
- Lease rate: \$2,900/month includes CAM, taxes, and insurance.



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AREA OVERVIEW

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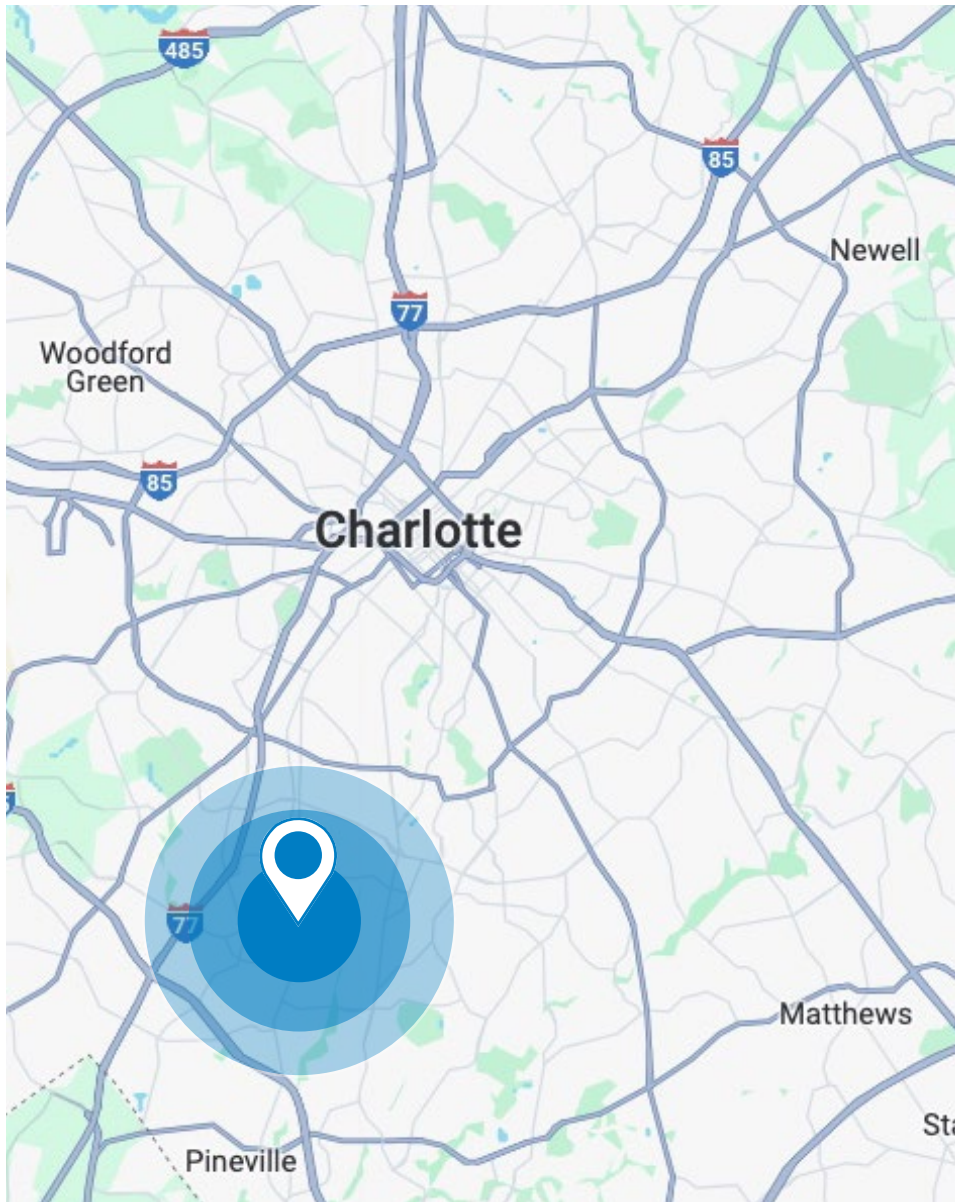


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AREA DEMOGRAPHICS

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AMENITIES LIST / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,833	801,467	226,404
Projected Population (2030)	15,980	110,445	246,508
Median Age	34.8	36.6	36.6
Avg Household Income	\$99,025	\$120,363	\$130,015
Median Home Value	\$431,112	\$572,721	\$663,533
Employees	4,696	70,010	201,107



TRAFFIC COUNTS

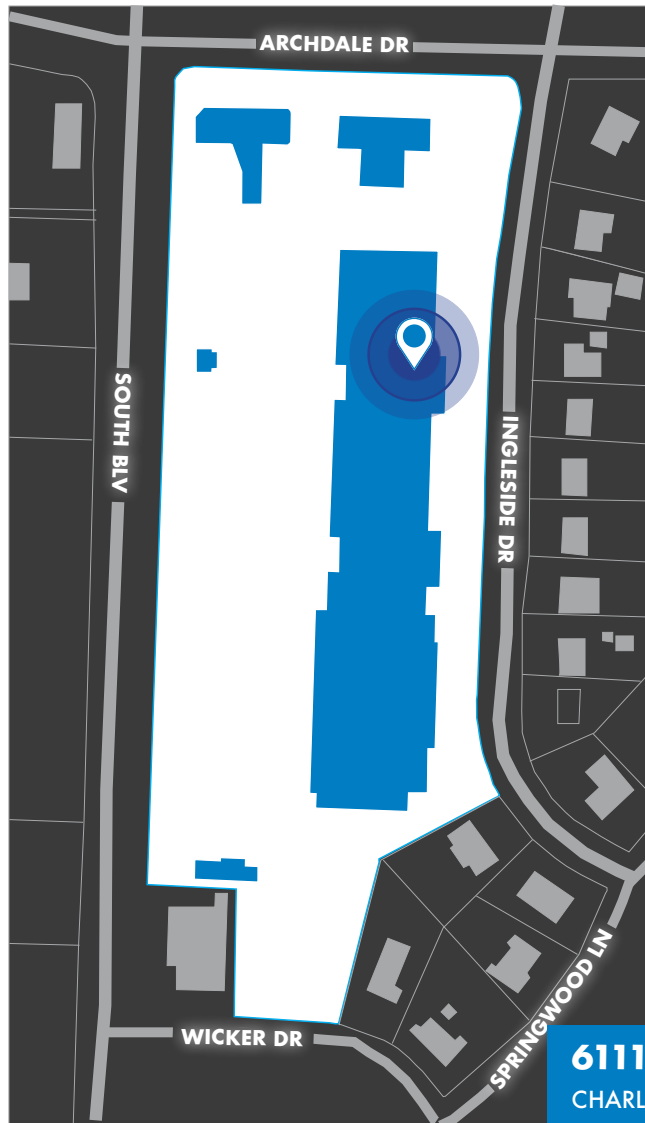
	VPD
South Blvd	26,563
Archdale Dr	12,431
Ingleside Dr	12,953

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SHOPPING CENTER TENANTS

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STARMOUNT SHOPPING CENTER

Rub-a-Dub Norge Village

AZ Health Mart Pharmacy

Fonda Mexicana El Paraiso

Marconi Salon & Barbershop

Centro Mobile

Baleada Bar & Grill

Ann's Beauty Supply

SubWay

Little Caesars

Direct to Insurance

Starmount Cleaners

Dollar General

Bestway

Esperanza Super Market

Black Friday

United States Post Office

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