



FOR LEASE

TOWN CENTER PLAZA
1001 E WT HARRIS BLVD, CHARLOTTE NC 28213

THE SPACE

Location	1001 E WT Harris Blvd Charlotte, NC 28213
County	Mecklenburg
Square Feet	1,878 +/- SF
Rent Per SF (Annual)	\$25.00
Lease Type	NNN (\$5.75)
Floor	1

Notes **Suite H - Current use eye care center. Available 2/1/2025**

HIGHLIGHTS

- Incredible retail opportunity! Town Center Plaza is situated along a heavily trafficked retail corridor in northeast Charlotte, NC. The University area is a community of thriving businesses and neighborhoods. This center has a very strong, long-standing tenant mix that attracts a wide variety of customers with traffic counts reaching up to 53,800 cars per day.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,905	77,769	195,012

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$55,442	\$62,490	\$69,042

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,528	28,941	73,386

PROPERTY FEATURES

CURRENT OCCUPANCY	94.00%
TOTAL TENANTS	18
BUILDING SF	40,098
GLA (SF)	40,024
LAND ACRES	4.6
YEAR BUILT	1990
ZONING TYPE	B1SCD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	288
PARKING RATIO	7.19
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

TENANT INFORMATION

LEASE TYPE	NNN
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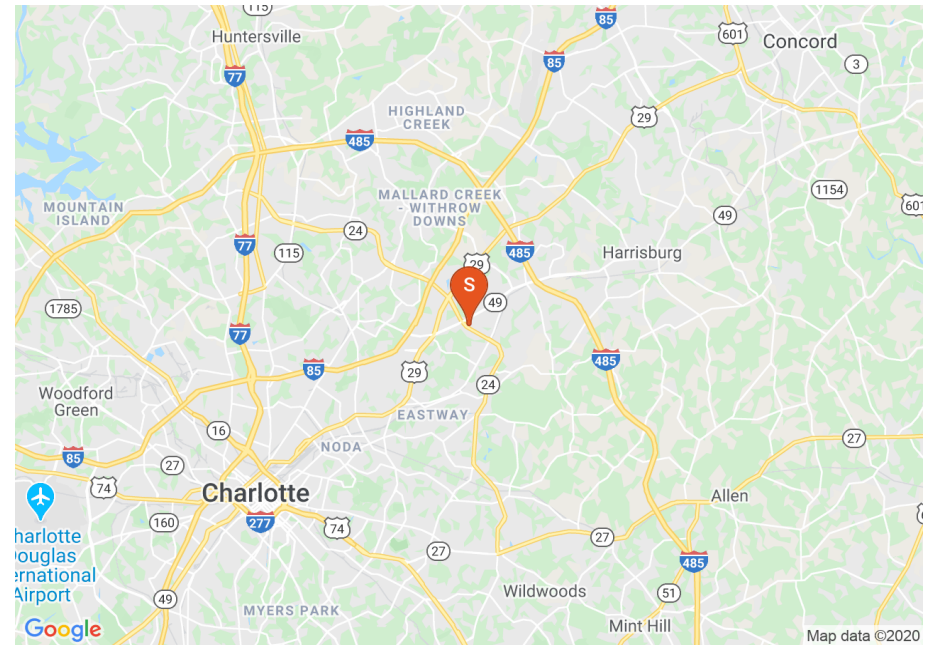
Location Overview

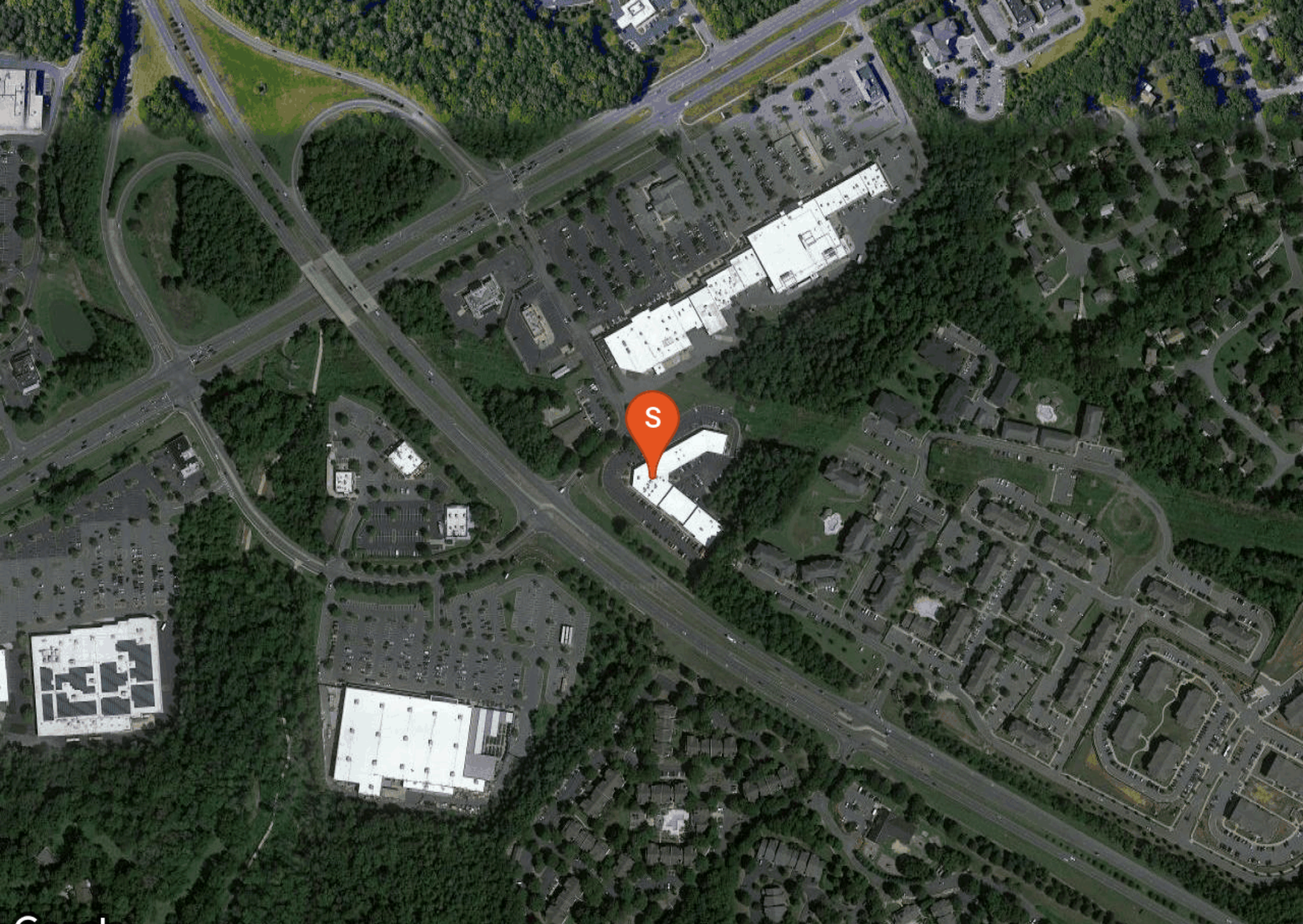
- Close proximity to I-485 and just off of I-85, a major interstate highway that runs 670 miles from Montgomery, AL to Petersburg, VA. This well established neighborhood center is located on E WT Harris Blvd. in the University area, just northeast of Uptown Charlotte. The center is surrounded by a variety of shops, restaurants, grocery stores, etc. and is only one mile from UNC Charlotte. The location and high visibility of this shopping center make it a prime location for office and/or retail.

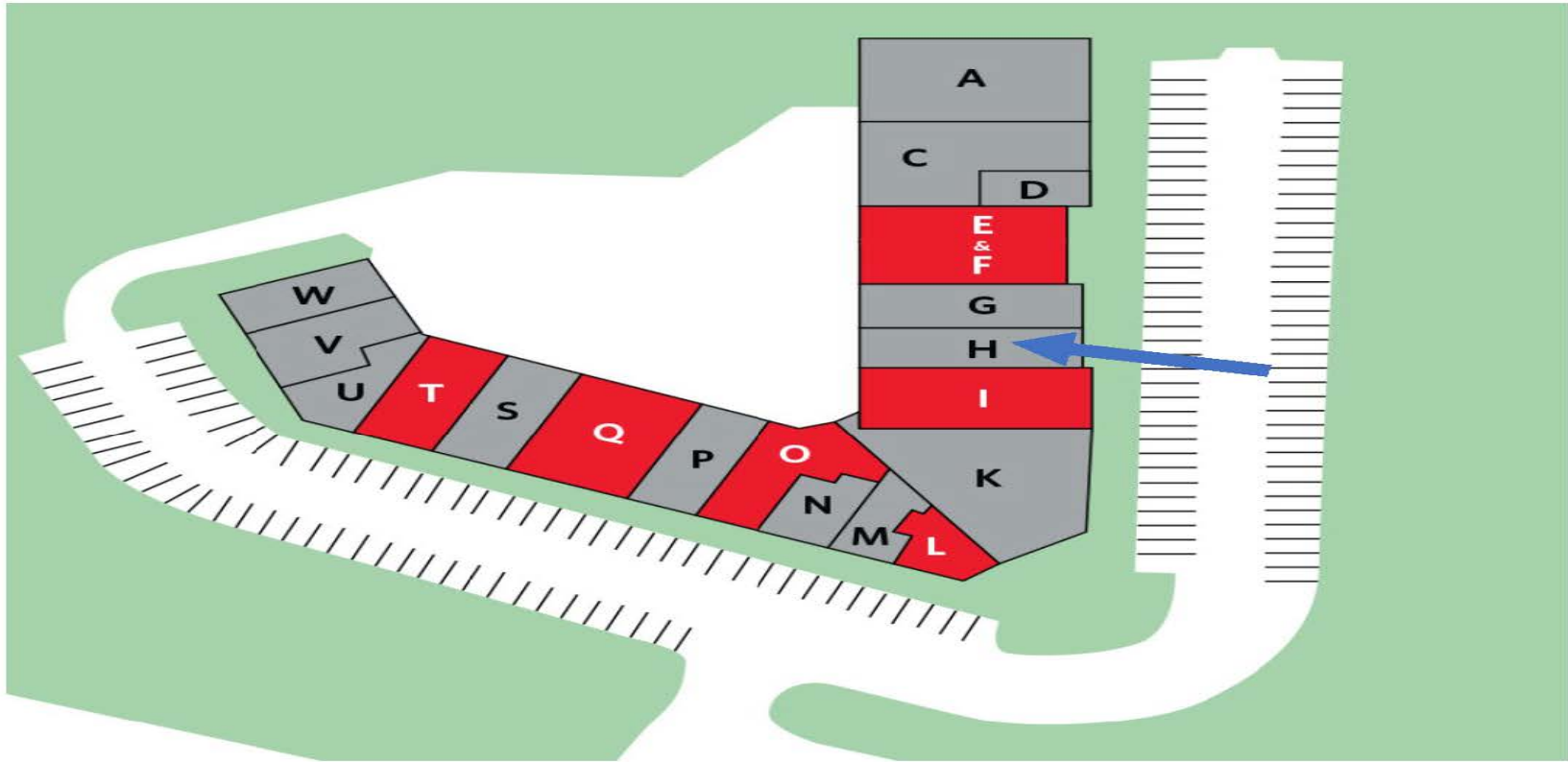
Locator Map



Regional Map



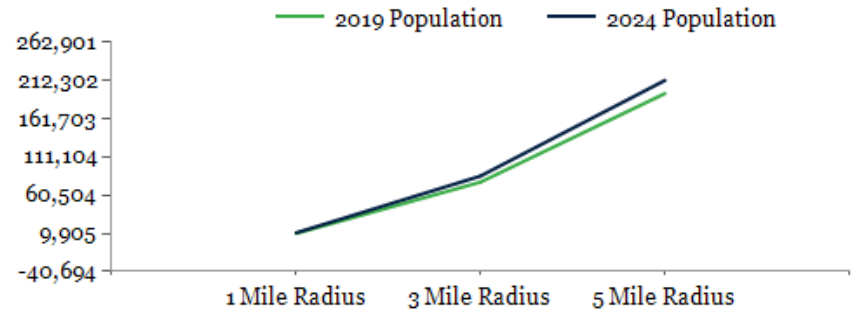




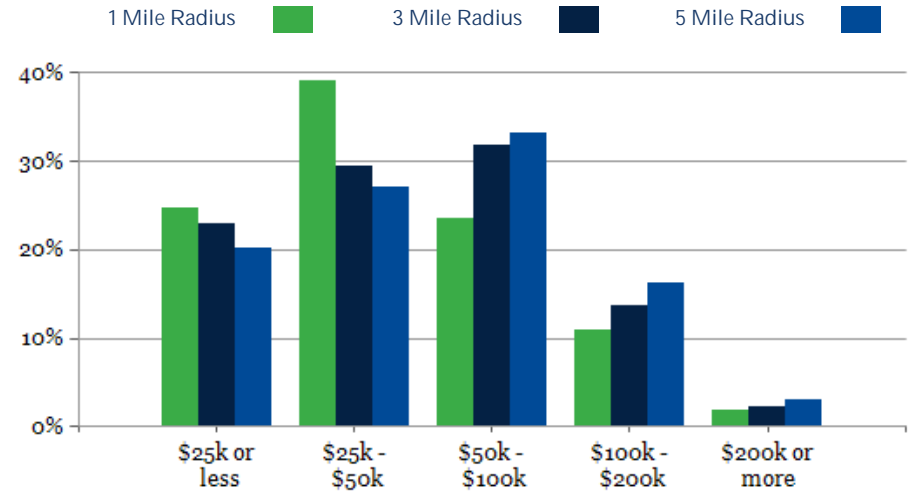
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,983	46,231	121,613
2010 Population	8,783	65,339	167,633
2019 Population	9,905	77,769	195,012
2024 Population	10,666	85,835	212,302
2019-2024: Population: Growth Rate	7.45%	9.95%	8.55%

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	413	3,315	7,439
\$15,000-\$24,999	456	3,301	7,405
\$25,000-\$34,999	727	3,871	8,220
\$35,000-\$49,999	650	4,648	11,668
\$50,000-\$74,999	533	5,690	15,037
\$75,000-\$99,999	299	3,510	9,343
\$100,000-\$149,999	245	2,852	8,636
\$150,000-\$199,999	143	1,123	3,344
\$200,000 or greater	63	631	2,293
Median HH Income	\$37,891	\$47,193	\$52,188
Average HH Income	\$55,442	\$62,490	\$69,042

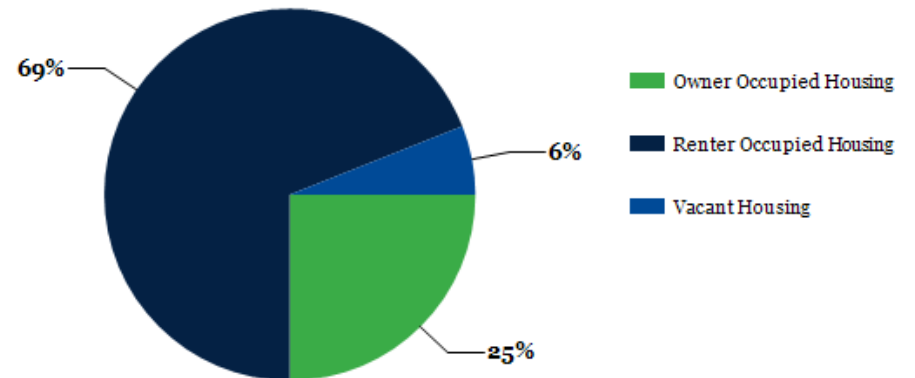
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,088	17,623	48,261
2010 Total Households	3,098	24,245	63,409
2019 Total Households	3,528	28,941	73,386
2024 Total Households	3,853	32,020	79,744
2019 Average Household Size	2.21	2.57	2.60
2019-2024: Households: Growth Rate	8.90%	10.20%	8.40%



2019 Household Income



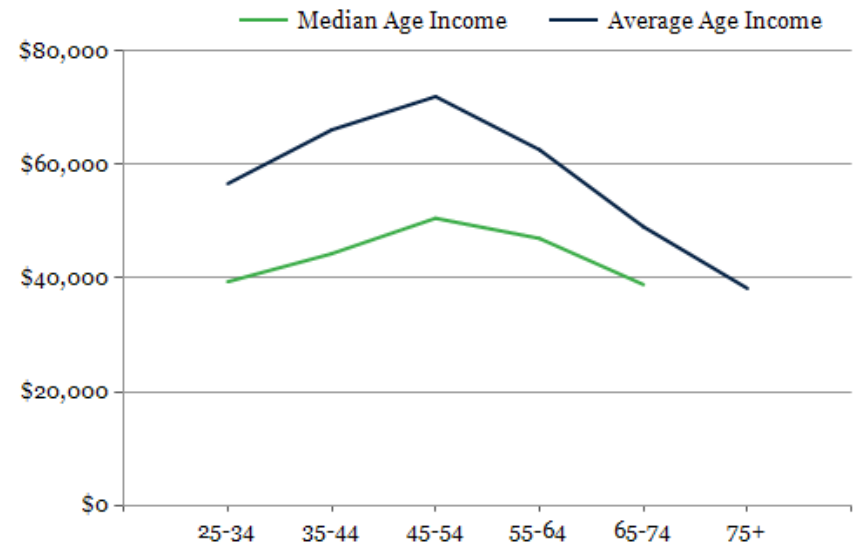
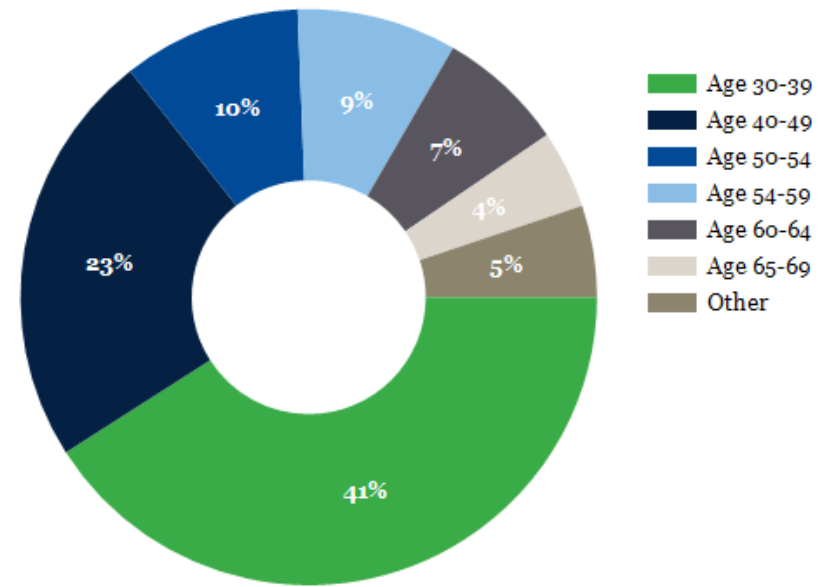
2019 Own vs. Rent - 1 Mile Radius



Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	752	6,906	16,916
2019 Population Age 35-39	482	5,500	14,695
2019 Population Age 40-44	371	4,469	12,740
2019 Population Age 45-49	335	4,156	12,309
2019 Population Age 50-54	302	3,614	10,950
2019 Population Age 55-59	270	3,280	10,050
2019 Population Age 60-64	215	2,803	8,598
2019 Population Age 65-69	132	2,163	6,773
2019 Population Age 70-74	88	1,523	4,768
2019 Population Age 75-79	67	938	2,947
2019 Population Age 80-84	29	538	1,742
2019 Population Age 85+	33	478	1,701
2019 Population Age 18+	8,447	61,435	149,991
2019 Median Age	24	29	32
2024 Median Age	24	29	33

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,372	\$49,094	\$52,128
Average Household Income 25-34	\$56,647	\$62,116	\$66,171
Median Household Income 35-44	\$44,306	\$54,765	\$60,507
Average Household Income 35-44	\$66,124	\$71,625	\$79,085
Median Household Income 45-54	\$50,559	\$57,801	\$61,849
Average Household Income 45-54	\$71,994	\$76,648	\$81,936
Median Household Income 55-64	\$46,998	\$53,236	\$55,952
Average Household Income 55-64	\$62,621	\$66,145	\$72,454
Median Household Income 65-74	\$38,871	\$41,036	\$45,216
Average Household Income 65-74	\$49,060	\$55,004	\$60,986
Average Household Income 75+	\$38,193	\$38,226	\$40,253



For Lease

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Exclusively Listed By



Kasandra Brew Blum
One Alliance Companies
Leasing Specialist
(704) 765-4620
leasing@onealliancecompanies.com



Mark Quincy
One Alliance Companies
Broker
(704) 765-4620
mark@onealliancecompanies.com

