



WOODLAWN CROSSING SHOPPING CENTER

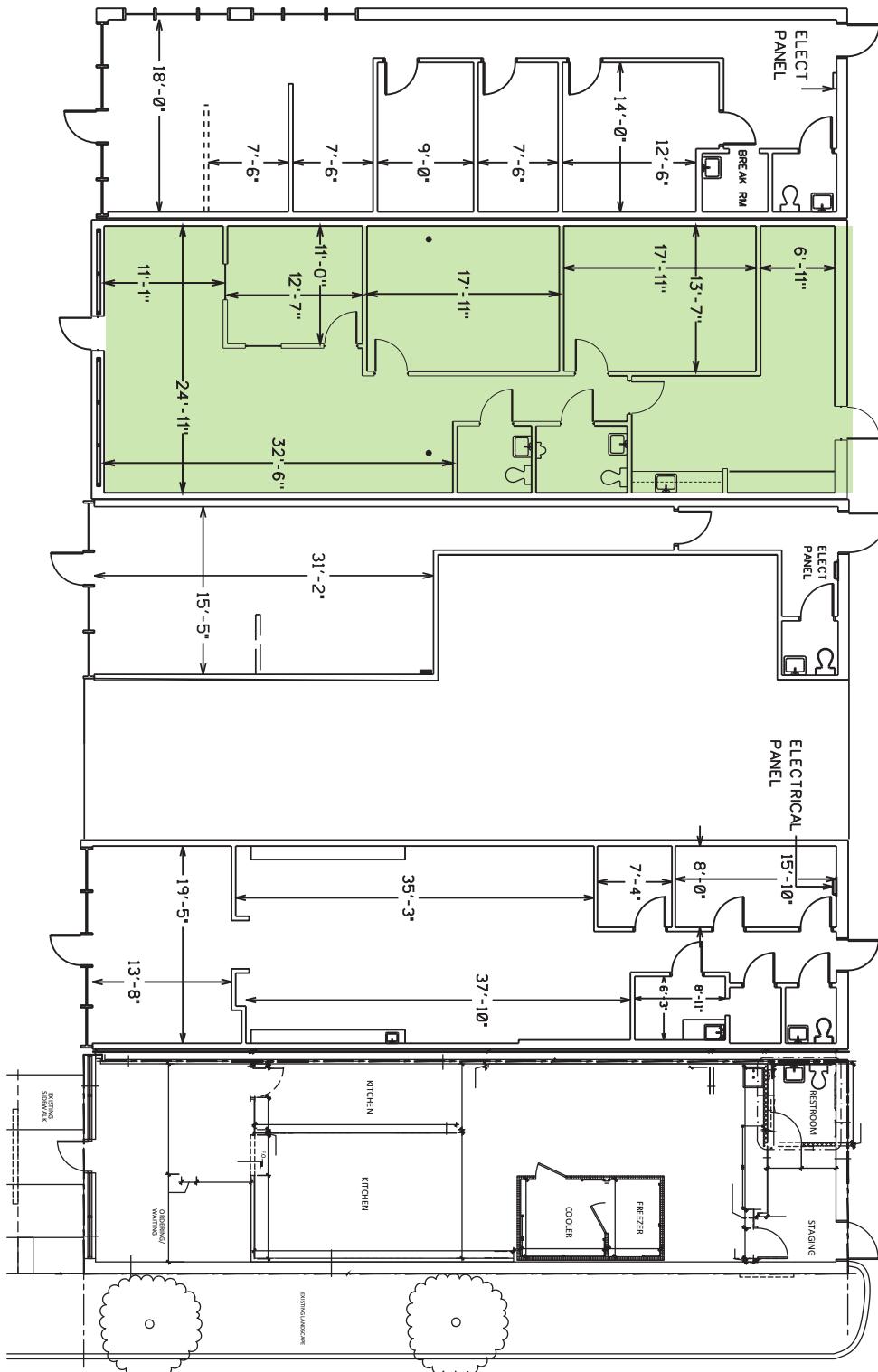
301 & 303 EAST WOODLAWN RD. CHARLOTTE, NC



AVAILABLE
NOW

1,796 SF, Suite 3
Suite 400
Excellent Retail and/or Office Use

- Anchored tenants includes FedEx Office, Honey Baked Ham & GEICO
- Located in "Transit Oriented Development" zoning
- Close to South Blvd., I-77 & Billy Graham Parkway
- Excellent frontage on Woodlawn Rd. and Blue Lynx Light Rail
- One block from Woodlawn Light Rail Station & "Park & Ride"
- High traffic counts: 34,000 cars at Woodlawn and Old Pineville Rd.
- Adjacent to Four Points Sheraton, BB&T, and KFC/Pizza Hut
- Timeless brick design, quality landscaping with park like courtyard
- Part of Woodlawn Area Station Plan
- 2-minute drive to Olde Mecklenburg Brewery, Sugar Creek Brewery, Protagonist Beer, and Queen Park Social!
- Located in trendy LOSO



LEASED

**303
SUITE 3**
1,265 sq. ft.

AVAILABLE

**303
SUITE 4**
1,796 sq. ft.

LEASED

**303
SUITE 5**
765 sq. ft.

LEASED

**303
SUITE 6**

LEASED

**303
SUITE 7**
1,510 sq. ft.

LEASED

**303
SUITE 8**
1,583 sq. ft.

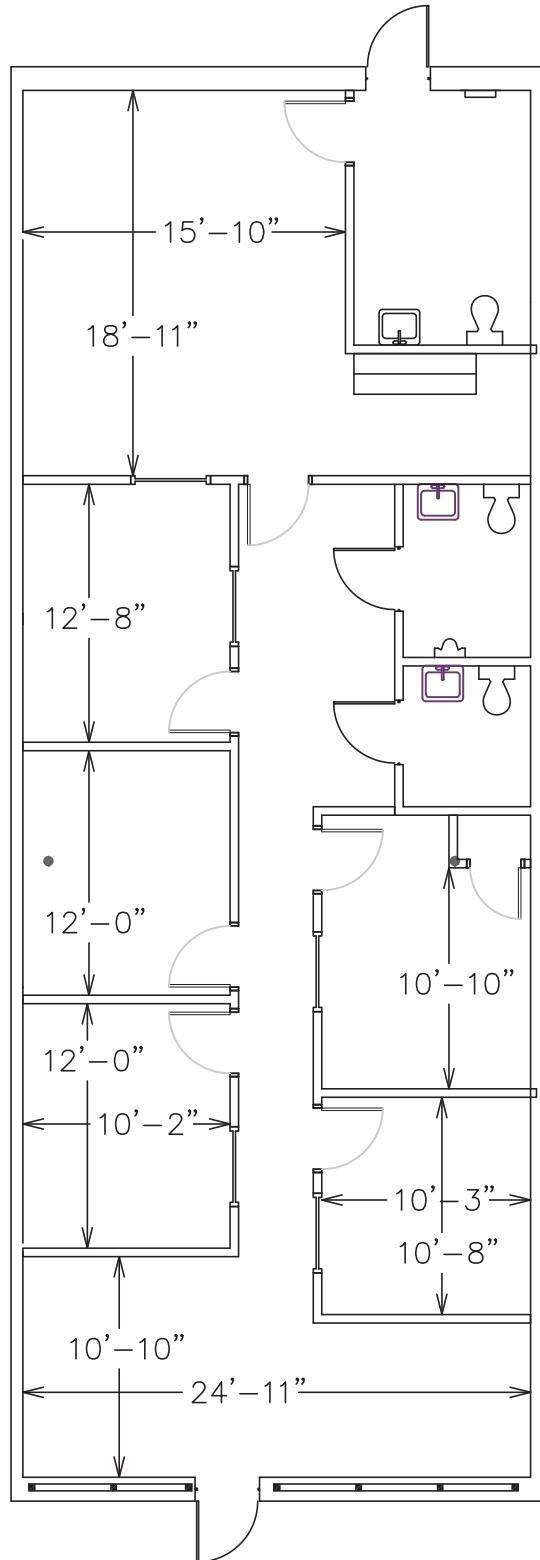
AVAILABLE



SUITE 400

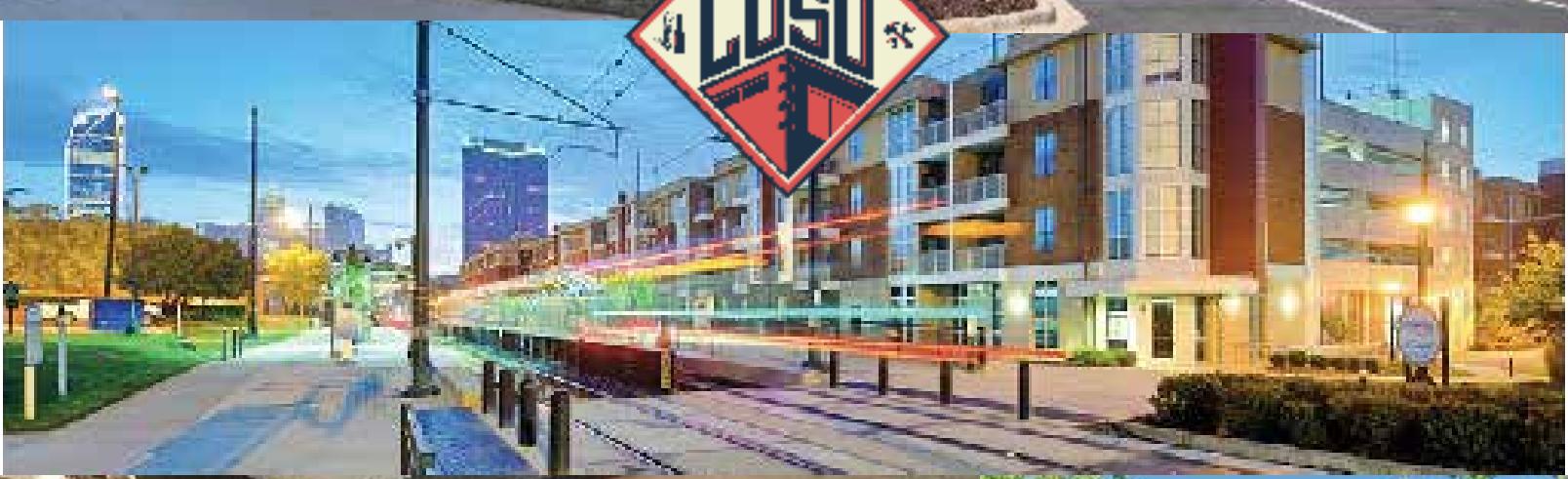
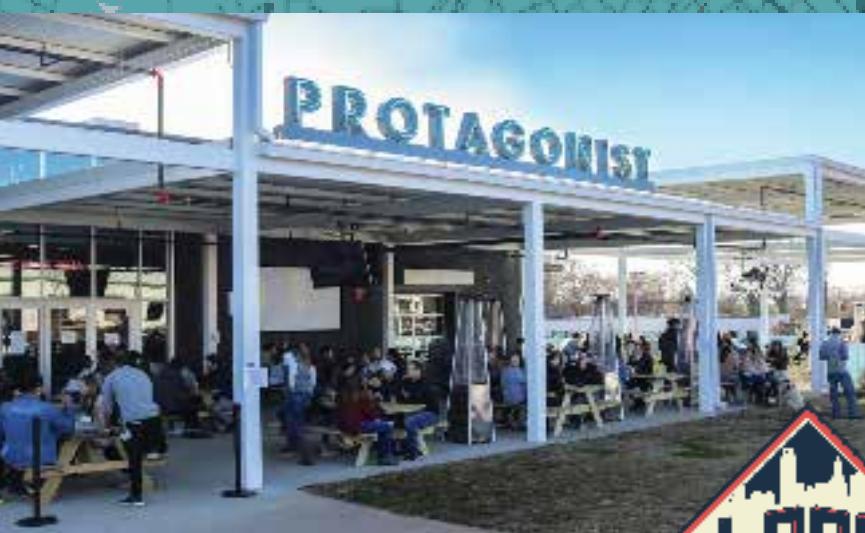
1,796 sq. ft.

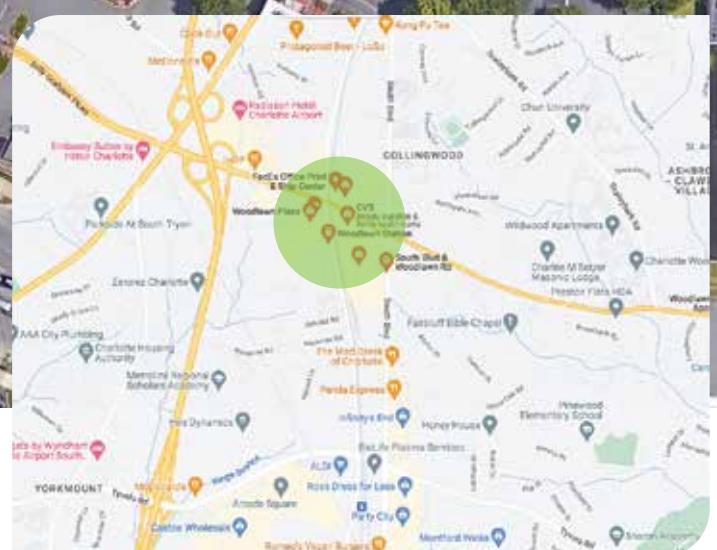
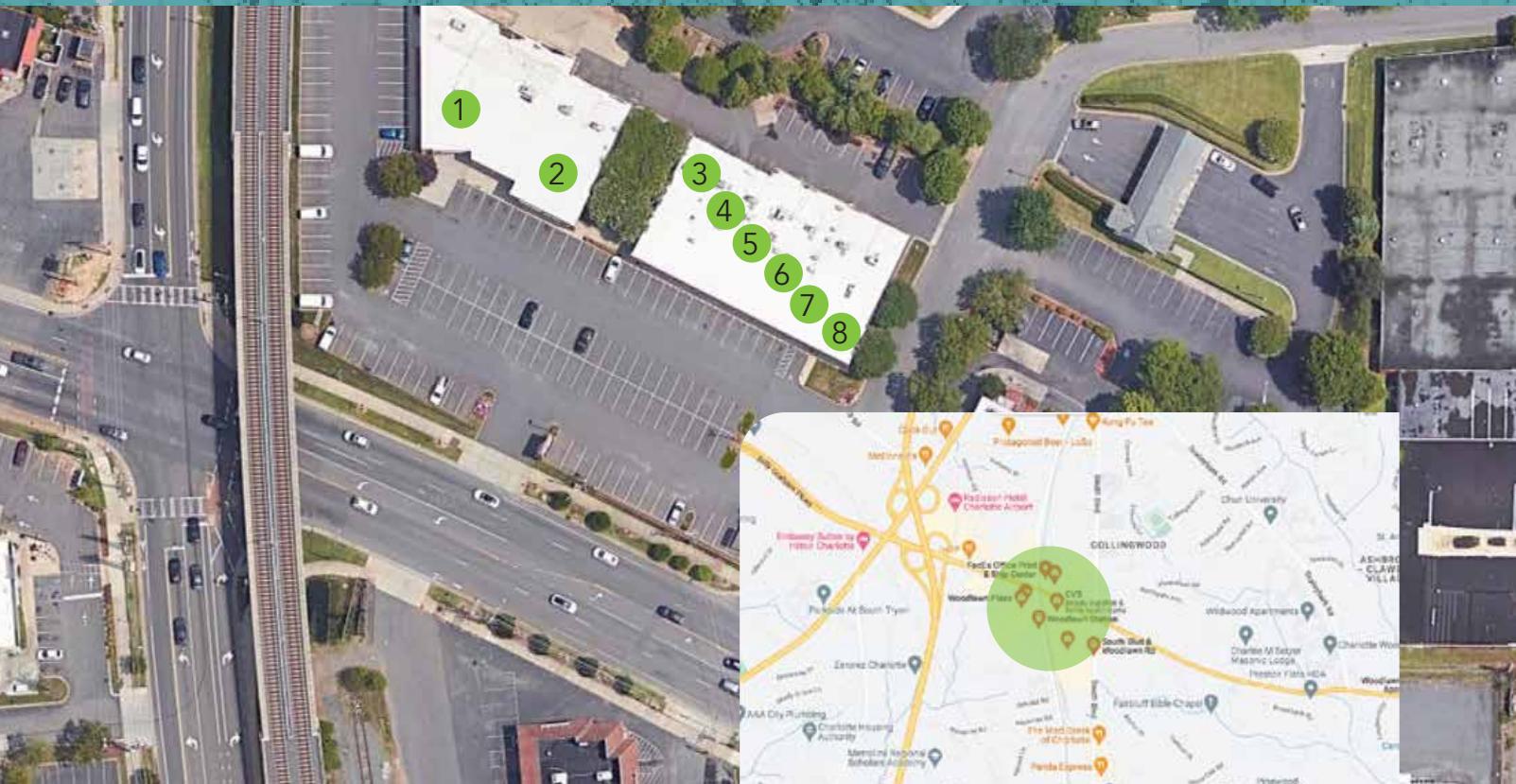
303 East Woodlawn Rd.
Suite 400, Charlotte, NC



**WOODLAWN CROSSING
SHOPPING CENTER**

301 & 303 EAST WOODLAWN RD, CHARLOTTE, NC





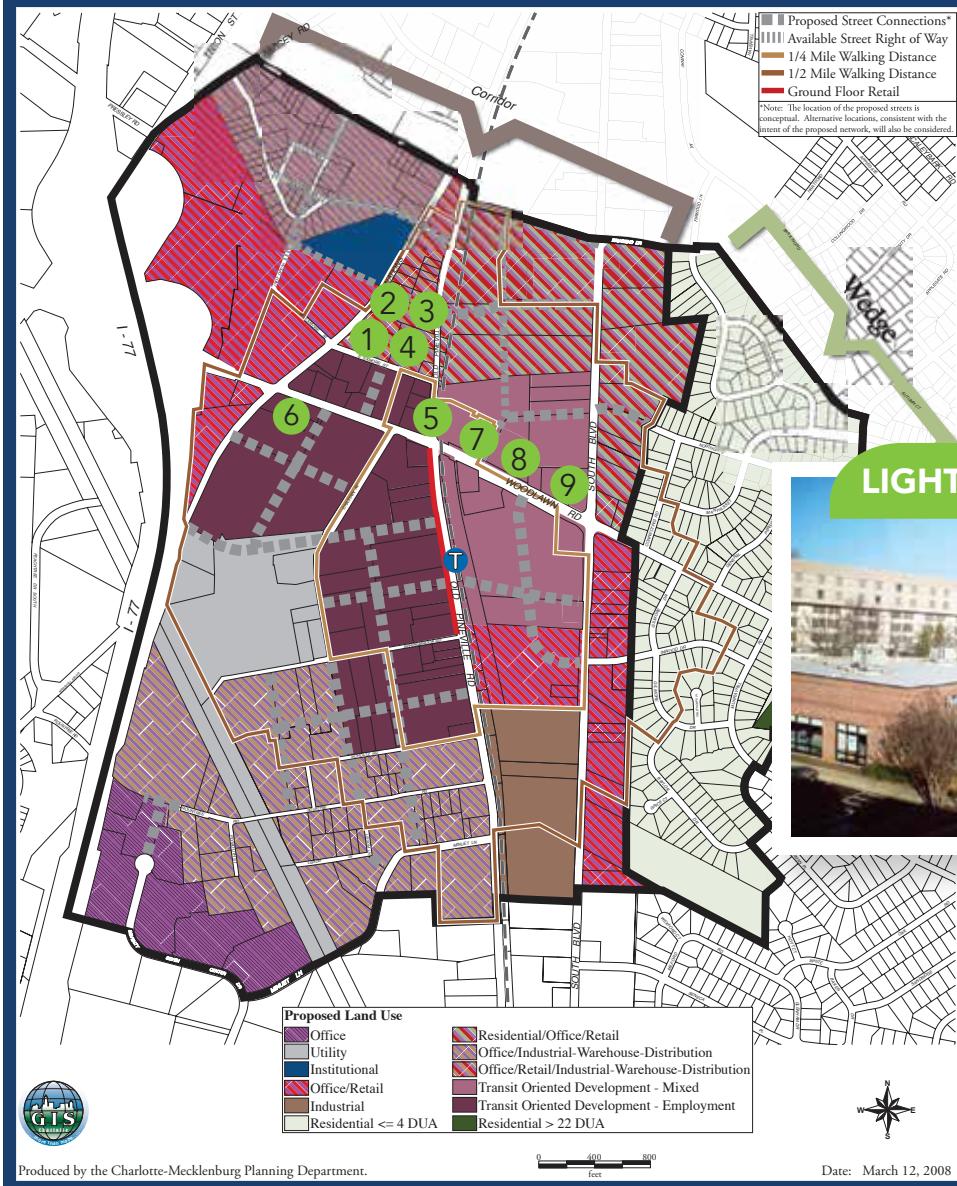
CURRENT TENANTS

- 1 FedEx Office
- 2 GEICO
- 3 LEASED
- 4 AVAILABLE
- 5 The Bradley Group
- 6 Honey Baked Ham
- 7 Interstate Batteries
- 8 Fortune Wok

ADVANTAGES

- Located in "Transit Oriented Development" zoning
- Close to South Blvd., I-77 & Billy Graham Parkway
- Excellent frontage on Woodlawn Rd. and Blue Lynx Light Rail
- One block from Woodlawn Light Rail Station and "Park & Ride"

**WOODLAWN TRANSIT STATION AREA PLAN
MAP 3: RECOMMENDED FUTURE LAND USE**



LOCATED NEARBY

- 1 Protagonist Beer
- 2 Old Mecklenburg Brewery
- 3 Queen Park Social
- 4 Sugar Creek Brewery
- 5 Woodlawn Crossing
- 6 Azteca Mexican Restaurant
- 7 KFC Chicken
- 8 Truist Bank
- 9 Fifth Third Bank