



## WOODLAWN CROSSING SHOPPING CENTER

301 & 303 EAST WOODLAWN RD. CHARLOTTE, NC

**AVAILABLE**  
NOW



### 1,796 SF, Suite 3

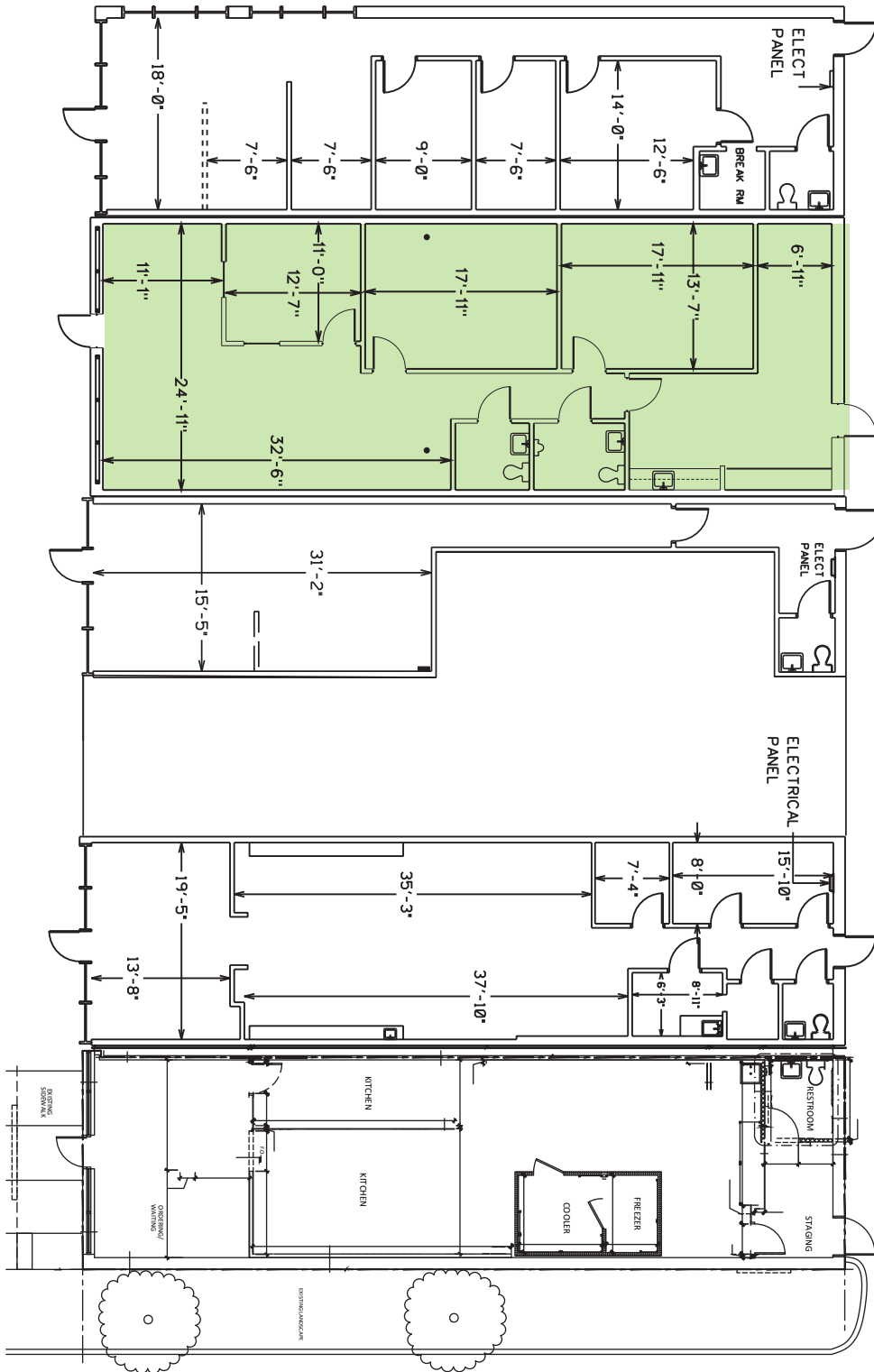
Suite 400

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

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**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.



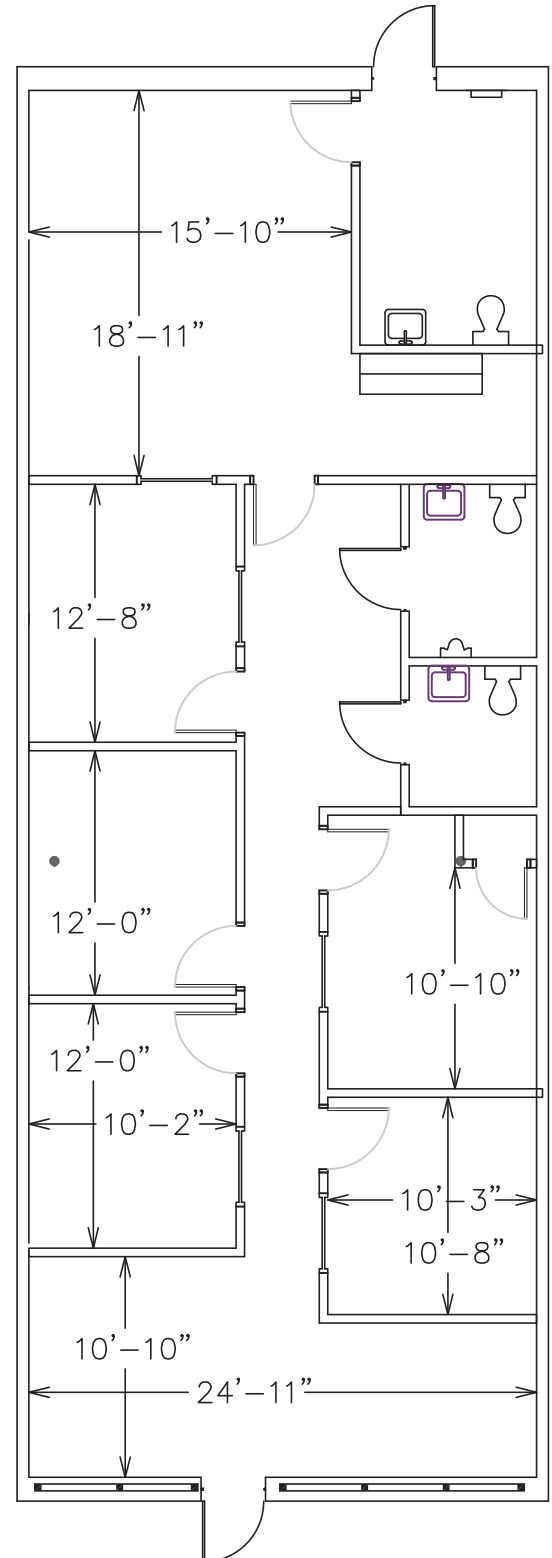
AVAILABLE



## SUITE 400

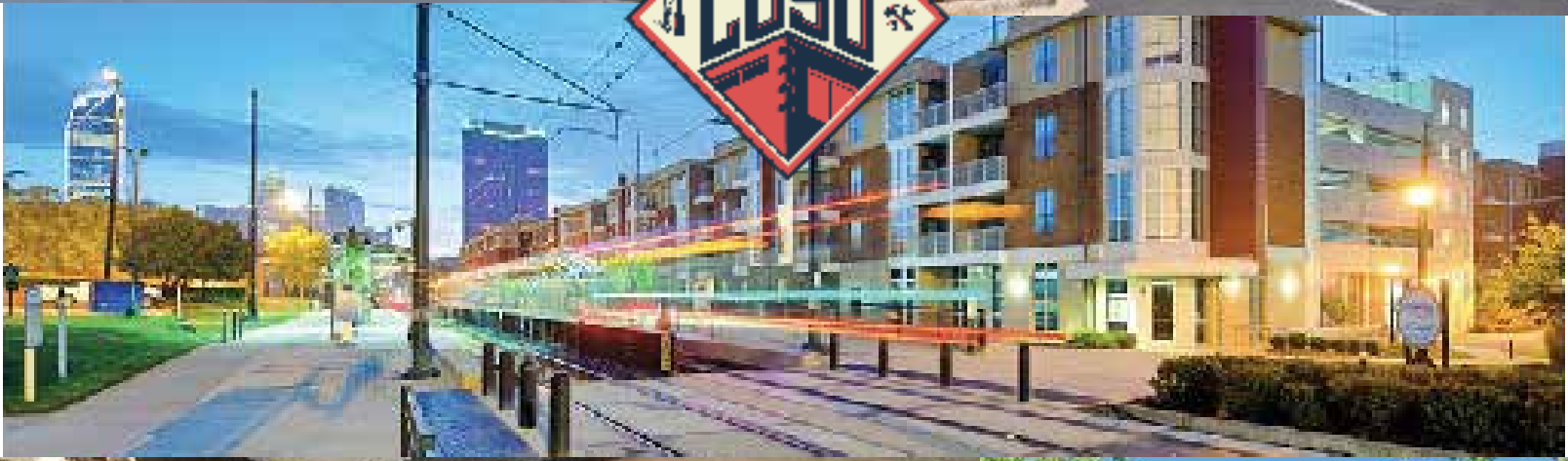
1,796 sq. ft.

303 East Woodlawn Rd.  
Suite 400, Charlotte, NC





**WOODLAWN CROSSING  
SHOPPING CENTER**  
301 & 303 EAST WOODLAWN RD, CHARLOTTE, NC





# 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"

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## 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

### LIGHT RAIL BRIDGE VIEW

