

South Mecklenburg High School
3,259 Students

Smithfield Elementary School
608 Students

Sterling Elementary School
698 Students

amc

CAROLINA PAVILION SHOPPING CENTER

NORDSTROM

rack DSW

TARGET OLD NAVY

FLOOR DECOR FRONTGATE

buybuy BABY ROSS DRESS FOR LESS WORLD MARKET

THE CENTRUM

WALMART Neighborhood Market

Gabe's Guitar Center

Starr Mart

SALLY BEAUTY CATHERINES

MCMULLEN CREEK MARKET

ups Walmart Neighborhood Market Staples

DOLLAR TREE LEBO'S

Durlington UNITED STATES POSTAL SERVICE

Atrium Health Pineville
394 Beds

SITE

BEST BUY

Office DEPOT

Walgreens

Pineville Elementary School
715 Students

FOOD LION

RED LOBSTER

Olive Garden

Applebees

CAROLINA PLACE MALL

belk DICK'S Sporting Goods

Dillard's JCPenney

BARNES & NOBLE H&M

Ashley HOME FURNITURE

MATTRESS Warehouse

STICKLEY

RAVENS

ROOMS TO GO

at home

Sam's CLUB

Charlotte Catholic High School
1,194 Students

LOWE'S

FOOD LION

AutoZone

planet fitness

CREALAN

CARMEL COMMONS

CHUCK E. CHEESE'S tropical CAFE THE FRESH MARKET

PET SUPPLIES PLUS Minus the hassle. PartyCity ZOES KITCHEN

27,000 ADT

39,000 ADT

140,000 ADT

140,000 ADT

115,000 ADT

THE CENTRUM

1,313 SF - 36,000 SF | AVAILABLE FOR LEASE



PROJECT DETAILS

THE CENTRUM • 1,313 SF - 36,000 SF | AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

1,313 SF - 36,000 SF

TRAFFIC COUNTS

39,000 ADT on Pineville-Matthews Rd

PROPERTY HIGHLIGHTS

- Join Super G Mart, Home Depot, Best Buy & more
- The Centrum is strategically located in the Pineville retail corridor which includes Carolina Place Mall (1.2M SF) & Carolina Pavilion (850K SF)
- Nearby economic drivers include Atrium Health Pineville (235 Beds), 9 Hotels within a 1 mile radius & immediate connectivity to I-485 - Charlotte's primary loop

LEASE RATE

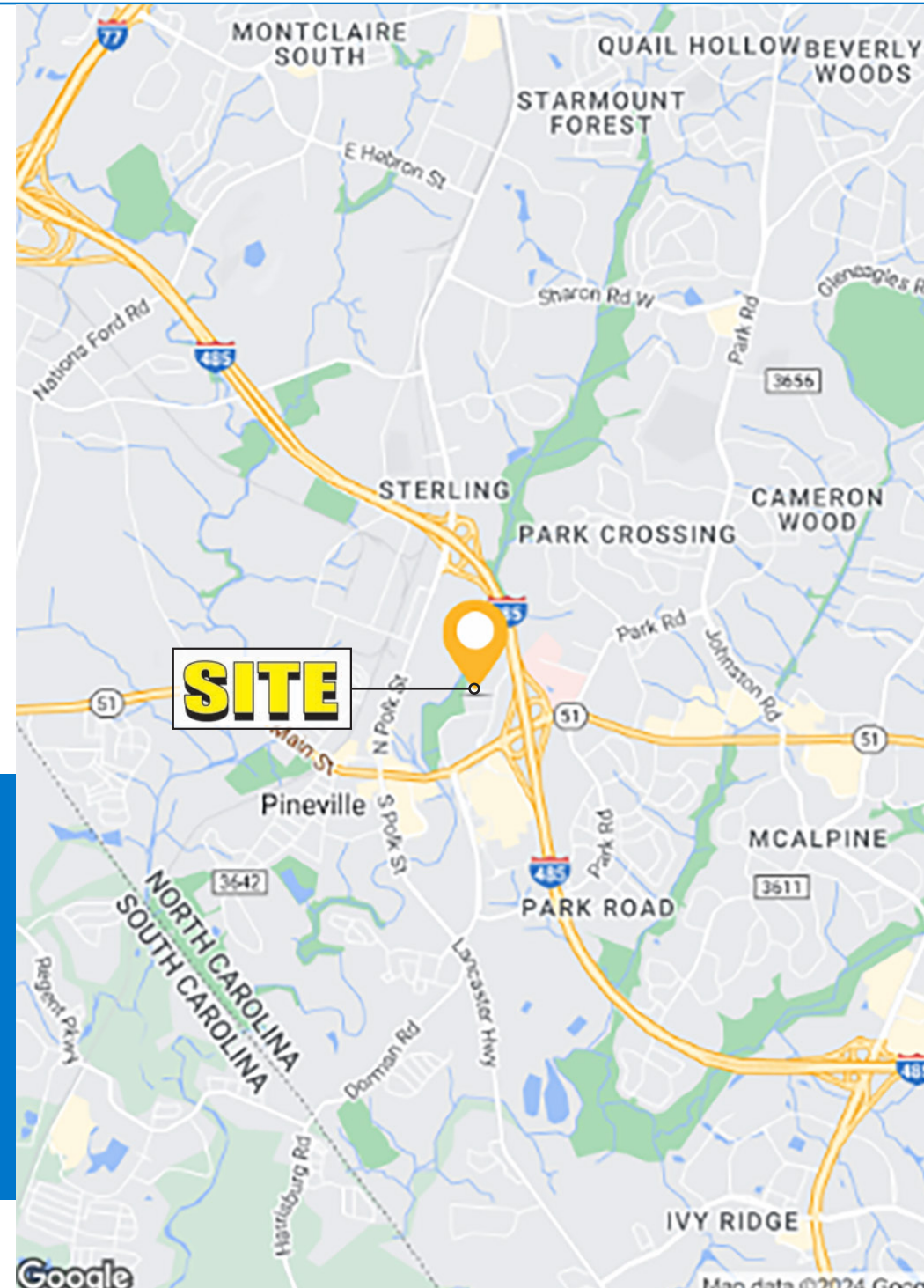
Call to discuss

COUNTY

Mecklenburg

MARKET

Pineville



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,853	28,561	79,566



TOTAL POPULATION	6,153	66,514	192,104
------------------	-------	--------	---------



MEDIAN HH INCOME	\$76,392	\$77,481	\$90,889
------------------	----------	----------	----------

SITE PLAN

THE CENTRUM • 1,313 SF - 36,000 SF | AVAILABLE FOR LEASE • RETAIL

SITE



Suite #	Tenant	SF
4	DXL	8,200 SF
5	AVAILABLE	2,242 SF
7	Yiding Hot Pot	5,443 SF
11	AVAILABLE	1,313 SF
13	Le Fi Nails	1,038 SF
27	America's Best Contacts & Eyeglasses	2,975 SF
30	David's Bridal	11,678 SF
34	Maxim Nail Supply	6,166 SF
38	AVAILABLE	36,000 SF
42/44	Boot Barn	12,000 SF
48	Guitar Center	16,000 SF
50	Gabe's	30,000 SF
56	Lula Bahn Mi + Bakery	1,493 SF
58	AVAILABLE	1,400 SF
60	AVAILABLE	4,068 SF
61	Super G Mart	108,714 SF
64	Sky Zone	25,536 SF

AERIAL



AERIAL





NORTH CAROLINA

PINEVILLE

Pineville is a suburb of Charlotte with a population of 10,317. Pineville is in Mecklenburg County and is one of the best places to live in North Carolina. Living in Pineville offers residents an urban feel and most residents rent their homes. In Pineville there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Pineville and residents tend to lean liberal.

Living in Pineville, NC is a pleasant experience. The town is small and quiet, with plenty of open space and friendly people. There are plenty of outdoor activities like fishing, hiking, and camping within a short distance of the town. The downtown area is filled with quaint shops and cafes that offer a variety of local cuisine. With its mild climate and low cost of living, Pineville is an ideal place to settle down. The community is close-knit, making it easy to become part of the family. Whether you're looking for an escape from city living or a peaceful place to call home, Pineville has something for everyone.

10500 CENTRUM PKWY | PINEVILLE, NC

THE CENTRUM

1,313 SF - 36,000 SF | AVAILABLE FOR LEASE

ROBEY SPRATT

704.697.1901
RSPRATT@ATLANTICRETAIL.COM

OSLER WOLTZ

980.493.3297
OWOLTZ@ATLANTICRETAIL.COM



WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

REALTY RESOURCES **CHAINLINKS**
RETAIL ADVISORS

ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE
CHARLOTTE, NC 28211
704.697.1900