



FOR LEASE | RETAIL

TOWN CENTER PLAZA

1001 E WT Harris Blvd. | Charlotte, NC 28213



PRESENTED BY:

FRANK SPROVIERO, CPM

Director Of Management Services
704.892.5653 X6971
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NC #283467

PROPERTY HIGHLIGHTS

- ✔ Strong, Long-Standing Tenant Mix
- ✔ Traffic Counts: 53,800 VPD
- ✔ Centrally located in University City
- ✔ Just off I-85, I-485 and Minutes from Uptown





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LEASE OVERVIEW

AVAILABLE SF: 1812 SF

LEASE RATE: \$15.00 NNN

TICAM: \$5.30/SF/YR

BUILDING SIZE: 40,098 SF

PROPERTY DESCRIPTION

Incredible retail/office 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, distinctive homes, and friendly neighborhoods. This center has a very strong, long-standing tenant mix that attracts a wide variety of customers. Approximately 1812 SF of vacant retail/office space available in a shopping center that sees traffic counts reaching up to 53,800 cars per day.

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.



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Available Spaces

Lease Rate SF/Year: \$15.00

Total Space Available 1812 SF

Lease Type: NNN

TICAM SF/Year: \$5.30

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite T	Retail or Office	\$15.00 SF/YR	NNN	1812	3+ Years



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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
Monterrey Mexican Restaurant	A	4,229	10.55
CosmoProf	C	2,647	6.6
New Level Beauty Lounge	D	1,181	2.95
D.A. Academy of NC	E	1,700	4.24
Wells Chiropractic	G	1,969	4.91
University City Vision Care	H	1,878	4.68
Tip Top	I	2,544	6.34
Kabuto Japanese Steakhouse	K	5,300	13.22
Herbalife	L	592	1.48
Allstate Insurance Company	M	1,158	2.89
O&D Tax	N	803	2.0
Trimz & Co. Styling Bar	O	1,900	4.74
Dubai Halal Market	P	1,517	3.78
Dubai Hookah Lounge	Q	3,074	7.67
African Essence	S	1,262	3.15
AVAILABLE	T	1,812	4.52
Edo's Professional Braiding	U	1,066	2.66
J'Michee Hair Studio	V	1,306	3.26
Teaching Achieving Students	W	2,386	5.95
Queenly Nails	F	1700	4.24
Totals/Averages		38,324	



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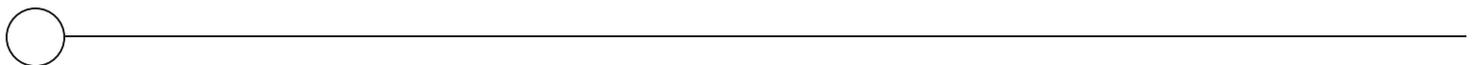
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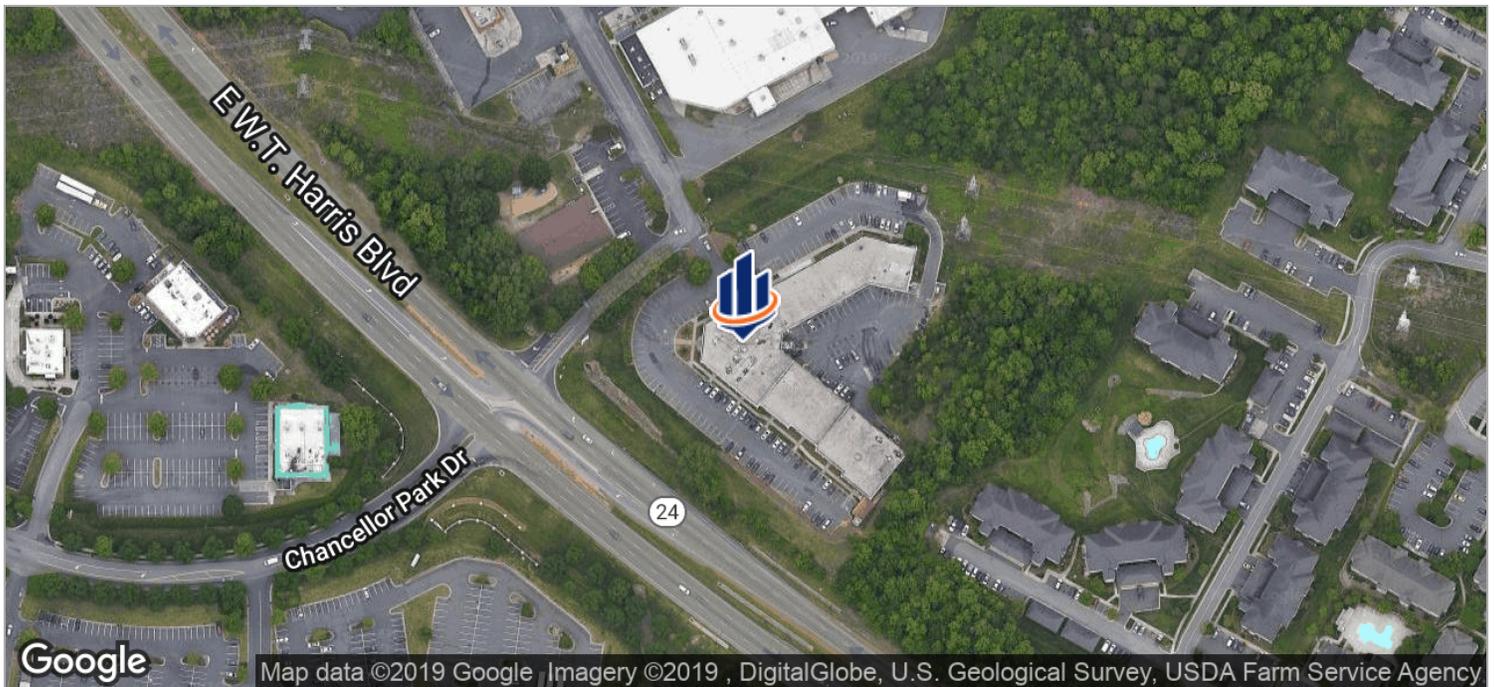
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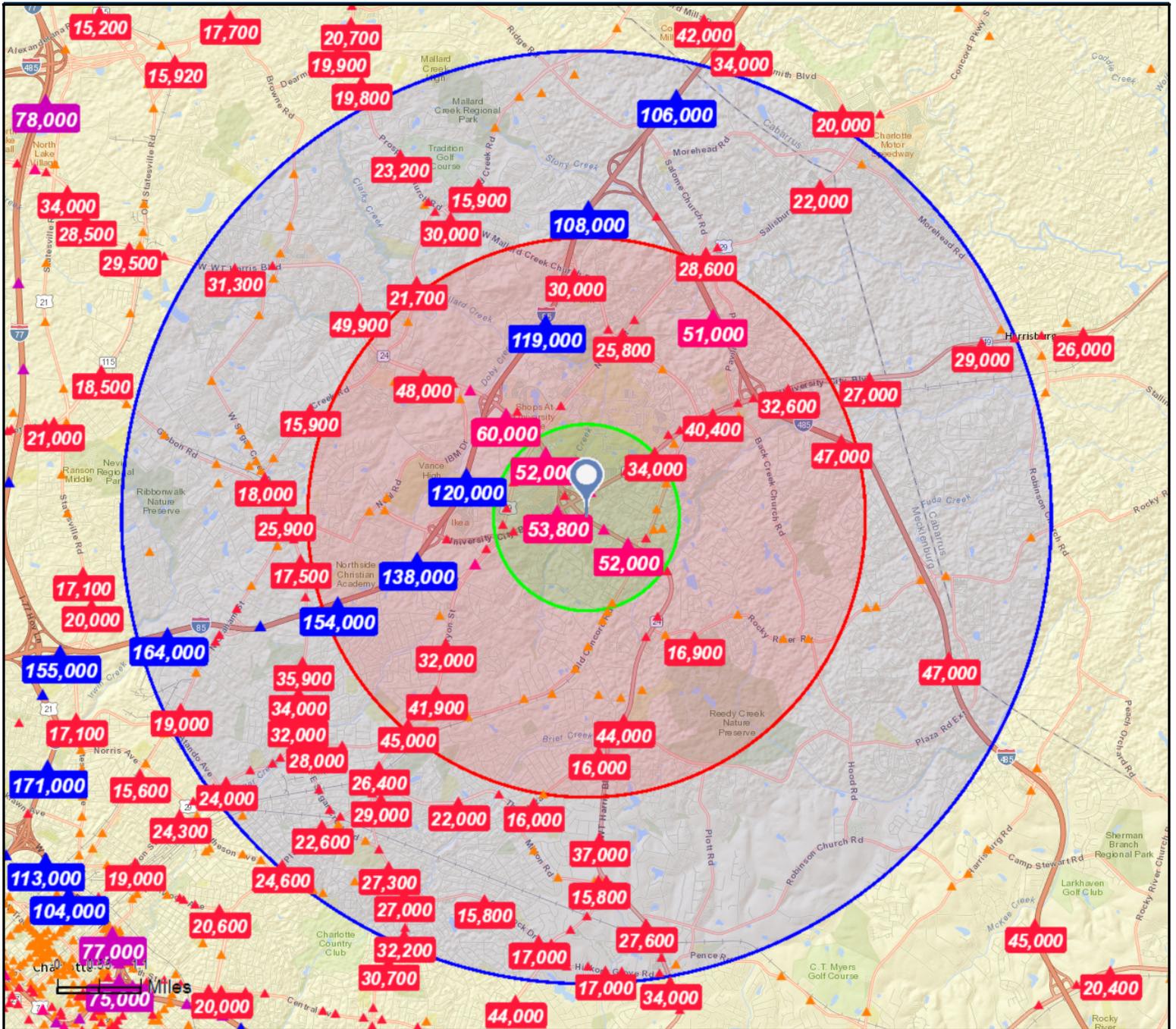


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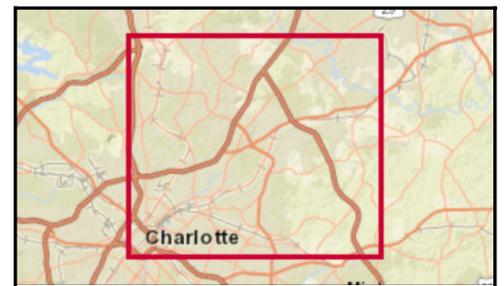
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.



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Retailer Map



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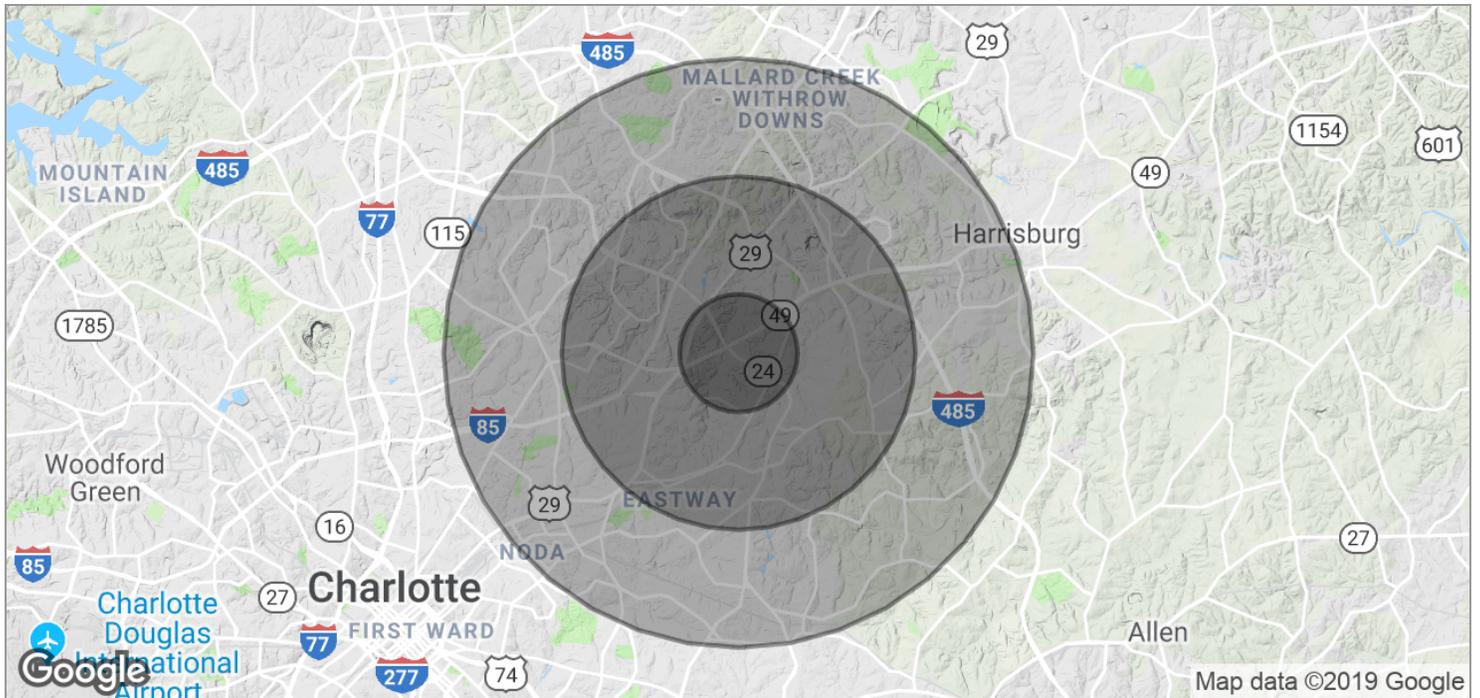
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,189	61,060	170,070
MEDIAN AGE	23.3	28.2	30.8
MEDIAN AGE (MALE)	23.8	28.2	30.2
MEDIAN AGE (FEMALE)	22.8	28.4	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,614	21,952	64,004
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$43,472	\$51,814	\$57,829
AVERAGE HOUSE VALUE	\$133,978	\$132,617	\$130,578



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Frank Sproviero, CPM

Director of Management Services
SVN | Commercial Real Estate Advisors

Frank Sproviero has been active in the Real Estate industry for over 25 years, starting his professional career as a multi-family property manager in 1991, and then transitioning to commercial property and asset management soon after.

Frank earned the internationally observed Certified Property Manager [CPM] designation from the Institute of Real Estate Management, and is a licensed Real Estate Broker in both North Carolina and Connecticut.

Over many years in the industry, Frank has had the great opportunity to provide a multitude of management and brokerage services for his clients, and is adamant that he and his team's practices are based on integrity, honesty, trust and providing an unlimited value to their property owners and tenants.

Before moving to Charlotte NC. with his wife and son, Frank headed up the Asset & Property Management division for 21st. Century Management Inc. for 15 years, where he gained priceless experience in managing all aspects of retail shopping centers, free standing single tenant retail sites, franchised & non-franchised hotels, and industrial properties.



Memberships & Affiliations

Sale Specialties:

Retail
Industrial
Office
Hospitality

Leasing Specialties:

Office
Retail
Industrial
Medical Office

Product Councils:

Property Management [Council Co-Chairperson]
Corporate Real Estate
Distressed Assets
Hospitality
Industrial
Institutional Capital Markets
Leasing
Medical Office
Office
Retail
Single Tenant Investments

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