

Publix #1453 - Shops at Southline

2222 South Boulevard
Charlotte, NC 28203
Lat 35.206, Long -80.863

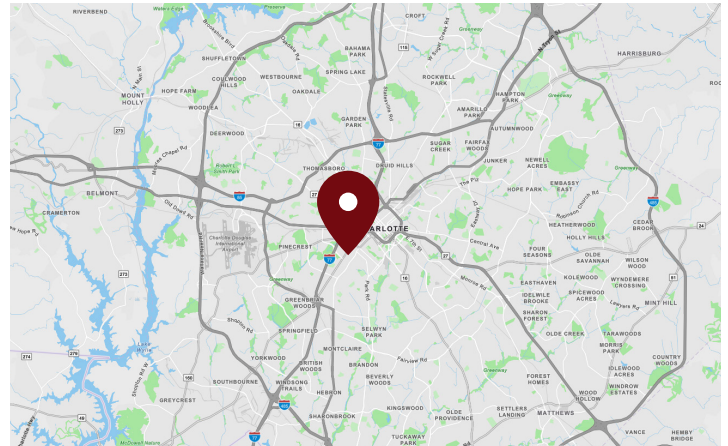
FOR LEASE



1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located along South Blvd in the Heart of South End, Offering Excellent Visibility along this Heavily Traveled Retail Corridor
- Positioned in one of Charlotte's Trendiest areas and Premier Neighborhoods, this Vicinity is Booming with Multi-Family and Mixed-use Developments and one of Charlotte's Fastest-growing areas
- Surrounded by Population Base of over 120,000 People Within a 3-Mile Radius and an Average Household Income of \$120,000
- Located on the LYNX Rail Blue Line with an Average of 28,000 Daily Trips
- Traffic Count: 30,500 VPD on South Boulevard



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	20,064	119,809	261,018
Daytime Population	28,534	234,590	428,699
Total Households	11,774	62,244	124,522
Avg. HH Income	\$147,688	\$142,961	\$131,193

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: 770.541.0881 | Cell: 678.414.8989 | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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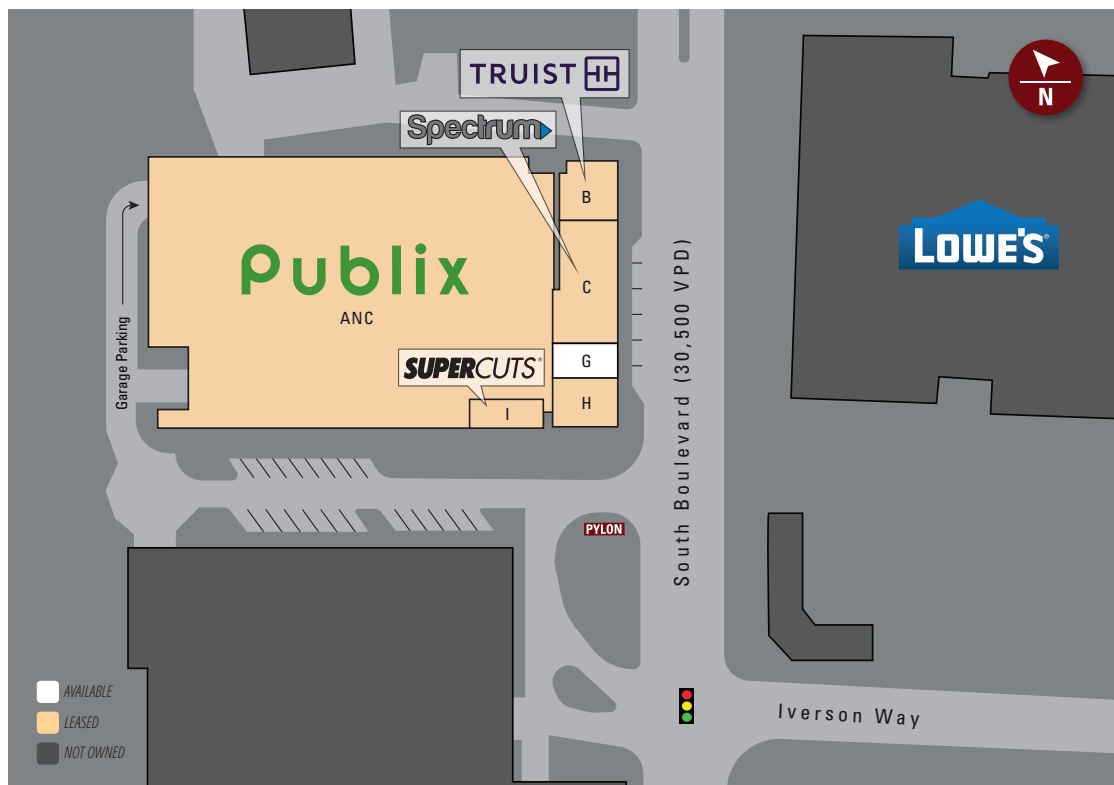
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SITE PLAN

Suite	Tenant	Size
ANC	Publix	55,099
B	Truist	1,777
C	Spectrum	4,283
G	AVAILABLE (Coming Soon)	1,200
H	ClearSmile	1,300
I	Supercuts	1,116

TOTAL 64,775



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **207,000**

EST. # OF VISITS ANNUALLY

 **739,900**

AVG. VISITS / CUSTOMER

 **3.57**

AVG. LENGTH-OF-STAY / VISIT

 **27 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

127,755
117,377
106,062

TOP 3 HOURS



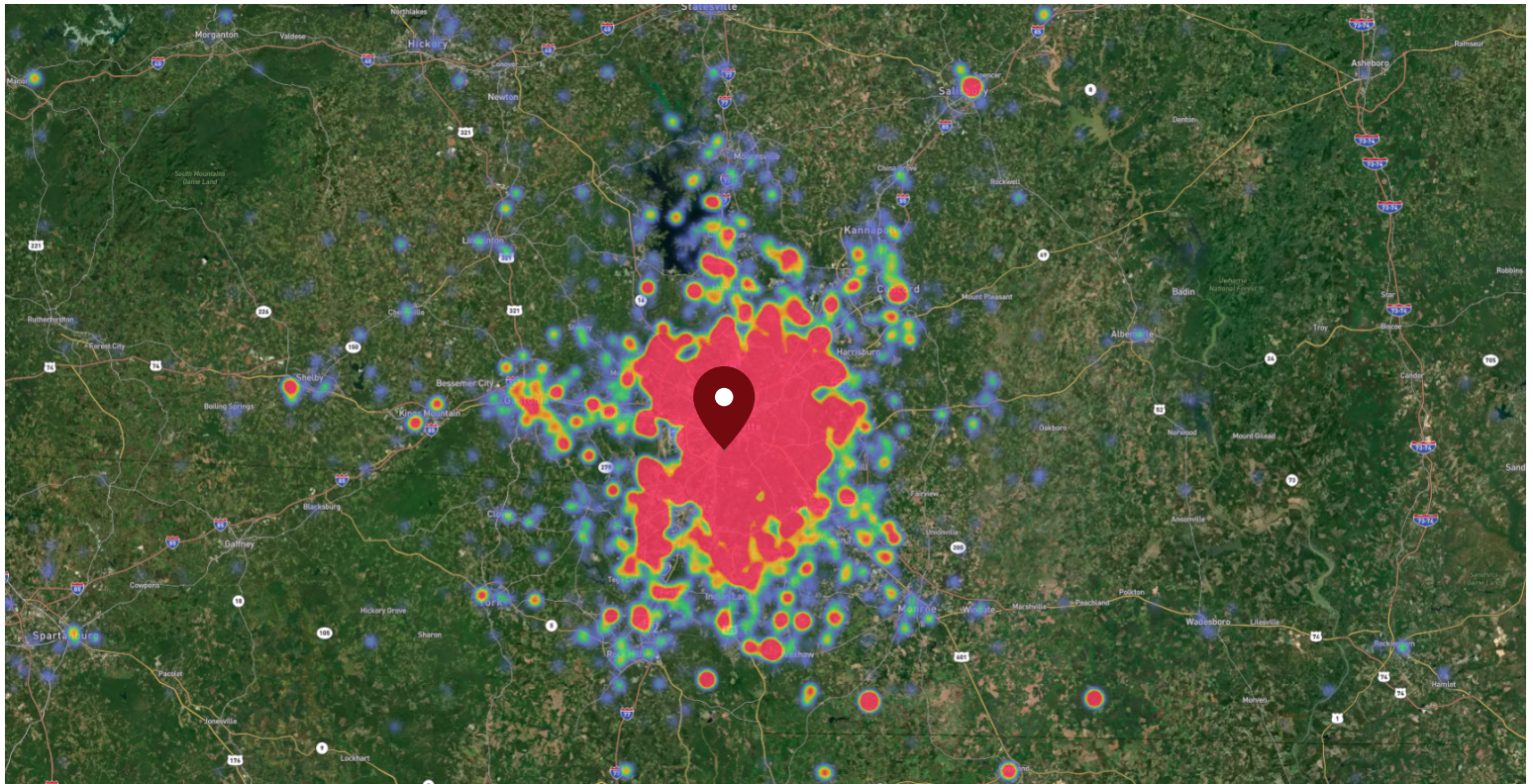
5-6 PM
6-7 PM
4-5 PM

OF VISITS

106,003
101,742
101,167

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2024 - May 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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