



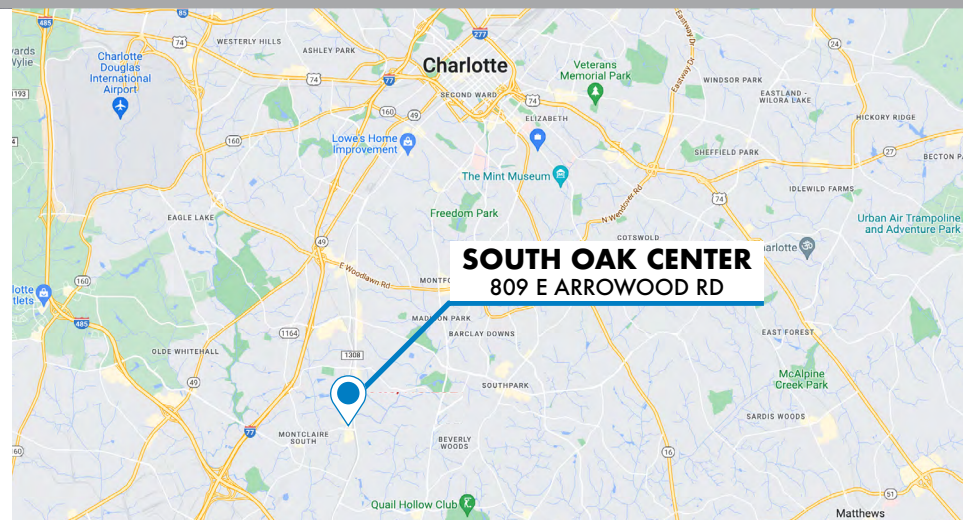
3,000 - 6,000 SF FOR LEASE

SOUTH OAK CENTER

809 EAST ARROWOOD RD
CHARLOTTE, NC

PROPERTY INFORMATION

- 3,000 - 6,000 SF Retail space available
- Multi-tenant retail center located along the Lynx Blue Line near South Blvd and Arrowood Rd intersection
- Great access to South Blvd; less than 2 minutes / 0.3 miles
- Within walking distance of the Lynx Blue Line Arrowood Rd station (.6 Miles / 2 Miles)
- Abundant parking on site

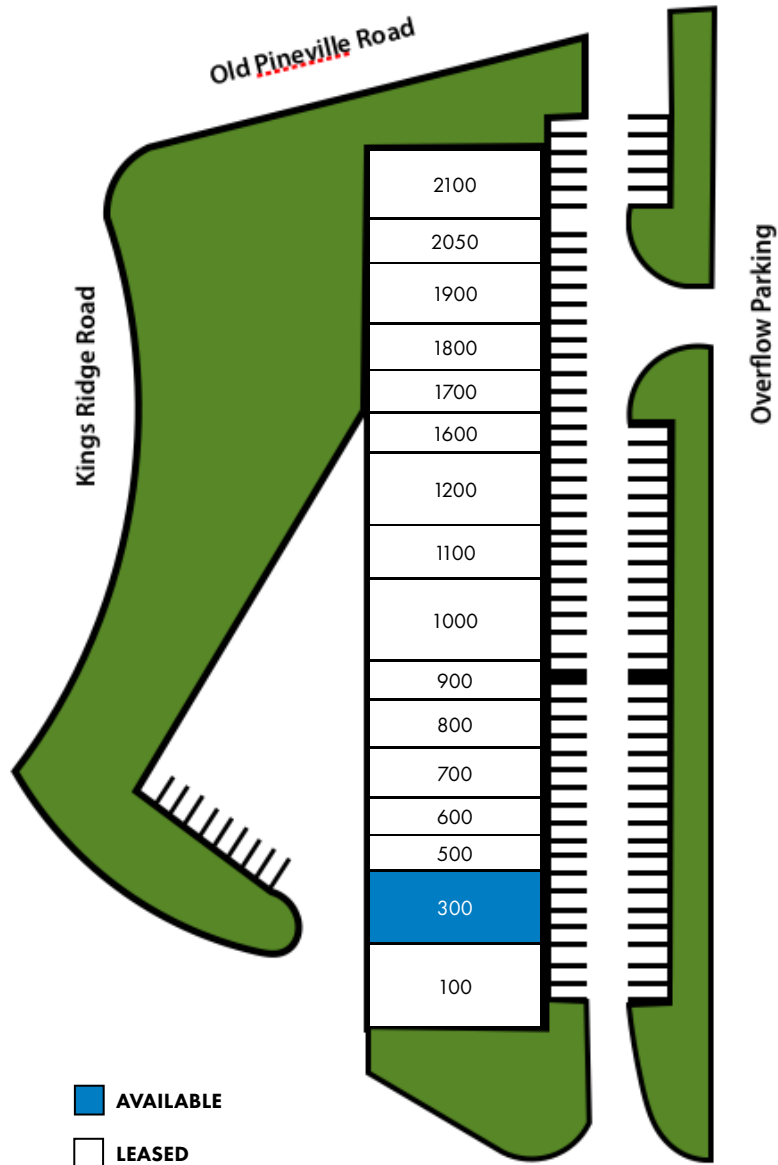


DAVIS HAHN
704.534.0116
davis@ascent.re



SITE PLAN

SOUTH OAK CENTER
3,000 - 6,000 SF AVAILABLE FOR LEASE



SUITE	TENANT/ DETAILS	SF
100	Future Scholar Kids Academy	3,000 SF
300	AVAILABLE	3,000 SF
500	European Nails by NV	1,125 SF
600	NC Tax Services	1,200 SF
700	Igleisa Pentecostal	1,875 SF
800	DMV License Plate Agency	1,950 SF
900	Classico Barber Shop	1,350 SF
1000	Cream & Coco	2,840 SF
1050	First Diversity Staffing	1,510 SF
1100	Cricket Wireless	1,64 SF
1200	Iglesias Profetas	3,000 SF
1600	Providencia Market	1,200 SF
1700	Genesis Salon	1,350 SF
1800	Fortune Garden	1,400 SF
1900	Abbey 21 Furniture	2,200 SF
2050	Transnational Insurance	1,400 SF
2100	Laurita Tamaleria	2,325 SF

SITE PLAN



SOUTH OAK CENTER 3,000 - 6,000 SF AVAILABLE FOR LEASE

TRAFFIC COUNTS		VPD		
E Arrowood RD		16,500		
South Blvd		24,500		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Population	18,591	89,363	207,605	
Population Growth	3.5%	2.2%	2.1%	
Projected Population (2027)	20,718	98,369	228,368	
Median Age	34.1	36.9	37.2	
Household Income	\$77,703	\$93,934	\$110,237	
Avg Household Size	2.8	2.3	2.3	
Median Home Value	\$256,392	\$319,477	\$367,802	
Total Consumer Spending	\$177.8M	\$1.1B	\$2.9B	
Employees	3,556	71,346	185,087	
Businesses	435	6,085	16,348	