



8146 S TRYON ST | CHARLOTTE, NC

THE SHOPS AT WHITEHALL COMMONS

SHOP SPACE AVAILABLE FOR LEASE



AVAILABLE SPACE

1,616 SF

TRAFFIC COUNTS

34,000 ADT on S Tryon St

PROPERTY HIGHLIGHTS

- Less than two miles from the property are the corporate offices and regional headquarters of several major corporations including Microsoft (1,000+ employees), Spectrum (2,109 employees), CPI Security (840 employees), Xerox (900 employees), and more
- The Steele Creek/Southwest Charlotte area is one of the most desirable commercial and residential submarkets in the state and nation. In 2017, area code 28273 was named Top 30 'Hottest Zip Codes' in the U.S. by employment node in the state of North Carolina

LEASE RATE

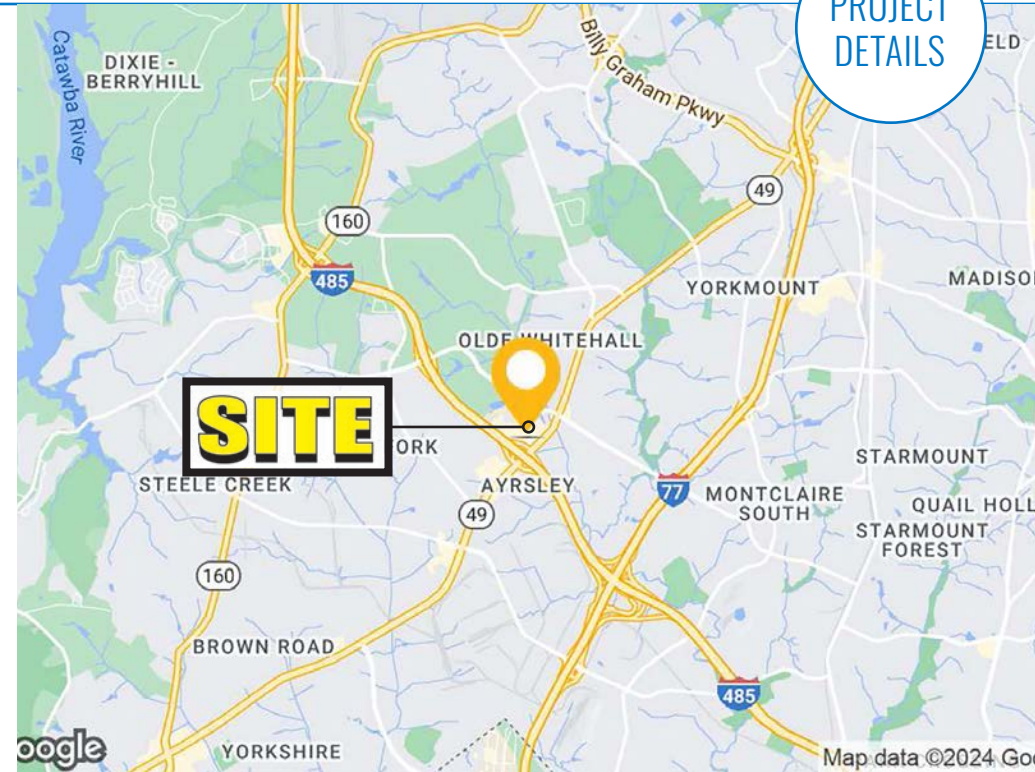
Call to discuss

COUNTY

Mecklenburg

ZONING

CC



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL HOUSEHOLDS

5,217

21,627

63,365



TOTAL POPULATION

10,933

54,017

155,600



AVERAGE HH INCOME

\$88,411

\$90,592

\$104,118

SITE PLAN

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Suite	Tenant	Size
1	Blue Orchid Sushi & Asian Bistro	1,500 SF
2	Hemp & Tea	1,385 SF
3	Luigi's Pizza	1,514 SF
4	Friendly Dental	2,730 SF
5	Dragon Buffet	4,200 SF

AERIAL

Suite	Tenant	Size
6	Rio 150	5,720 SF
7	1368 Street Corner & Cafe	2,800 SF
8	AVAILABLE	1,616 SF
9	SweetFrog Yogurt	1,877 SF
10	Buffalo EatZ	2,100 SF
11	Smoothie King	2,024 SF
12	Qdoba Mexican Grill	2,087 SF
13	GlamGlitzGrace Boutique	1,400 SF
14	T Nail & Spa	1,423 SF
15	Tobacco Trader	910 SF
16	Panera Bread	4,798 SF
17	IHOP	4,099 SF





NORTH CAROLINA

CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair. Charlotte is among the largest and fastest-growing cities in the U.S. The City of Charlotte aims to support residents' and businesses' efforts to expand and prosper. We have resources that can help you start or expand your business, submit bid proposals, look up projects happening across the city and plan for the future.



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JOHN VAROL

980.498.3291
JVAROL@ATLANTICRETAIL.COM

ERIN SMITH

980.498.3290
ESMITH@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE
CHARLOTTE, NC 28211
704.697.1900

WWW.ATLANTICRETAIL.COM

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