



CHARLOTTE, NC

Outparcel Available For Lease or Ground Lease

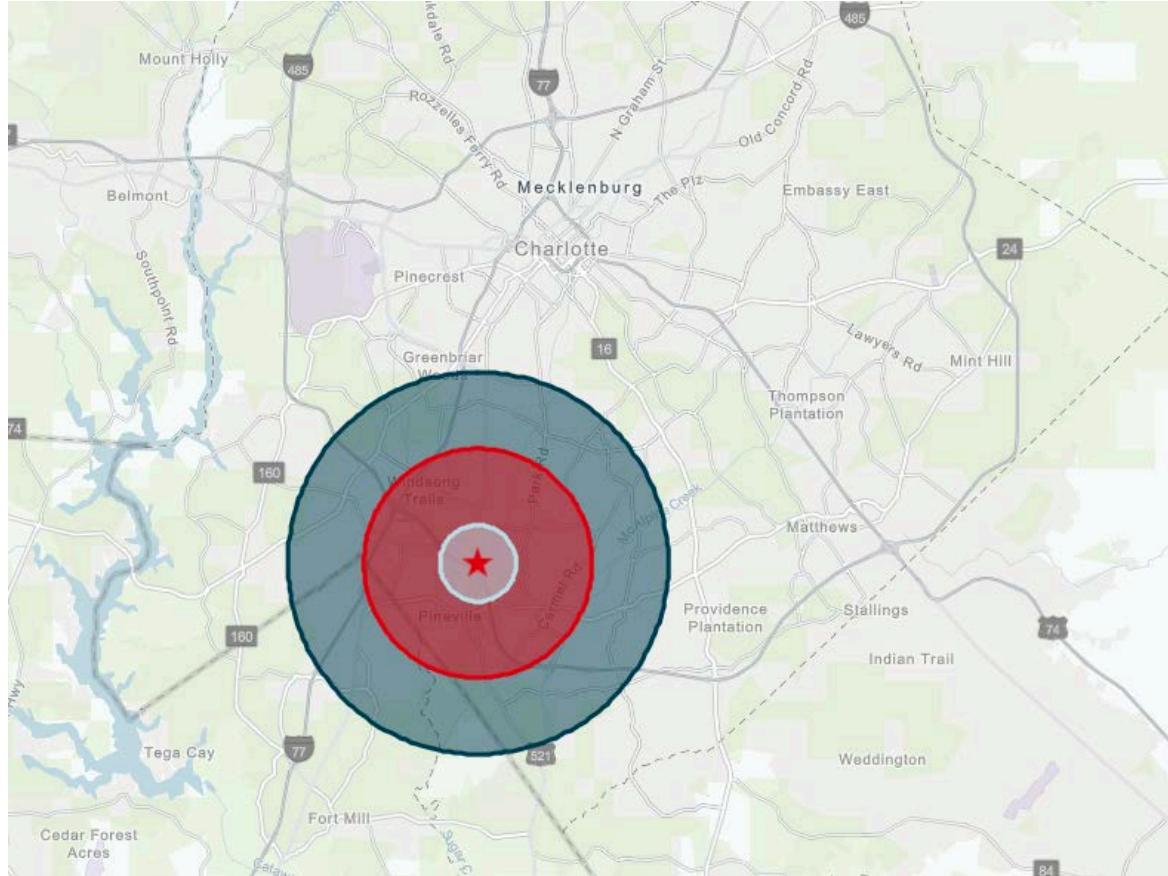
at Carolina Pavilion
9807 South Boulevard | Charlotte, NC 28273



Property Information

9807 South Boulevard
Charlotte, NC 28273

This ± 6,304 square foot building sits on a ± 1.09-acre outparcel at the strategic intersection of South Boulevard (30,500 VPD) and I-485 (140,000 VPD). The property leverages the significant traffic generated by Carolina Pavilion and provides exceptional visibility, creating an ideal location that will support a variety of business plans and tenant profiles.



Property Highlights

- Available for Lease or Ground Lease
- ± 6,304 SF freestanding building
- ± 1.09 AC
- 64 parking spaces
- Potential for drive-thru capability

	1 mile	3 miles	5 miles
Total Population	6,331	68,887	202,744
Total Households	2,845	29,737	87,472
Median Household Income	\$81,371	\$86,184	\$102,711
Median Age	36.7	37.1	37.6

Esri, 2025

PROXIMITY TO CHARLOTTE'S MOST THRIVING NEIGHBORHOODS & EXTENSIVE MULTIFAMILY DEVELOPMENT



AFFLUENT SUBMARKET BOASTING FAVORABLE DEMOGRAPHICS



ADJACENT TO THE SUBMARKET'S #1 TRAFFIC GENERATOR

CAROLINA PAVILION'S 4.4M ANNUAL VISITS CREATE UNMATCHED EXPOSURE



SUPER-REGIONAL RETAIL CENTER

CAROLINA PAVILION - PLACER A.I. STATS

50+ MILE
TRADE AREA ACCESSING
OVER 900K CUSTOMERS

4.40M
ANNUAL VISITORS

#6/59
MOST VISITED RETAIL CENTER IN A 5 MILE RADIUS

PLACER A.I. RANKINGS - CUSTOMER VISITS

NATIONWIDE

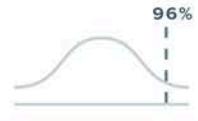
2,218 / 41,264



Top 94%
of Centers in U.S.

NORTH CAROLINA

66 / 1,647

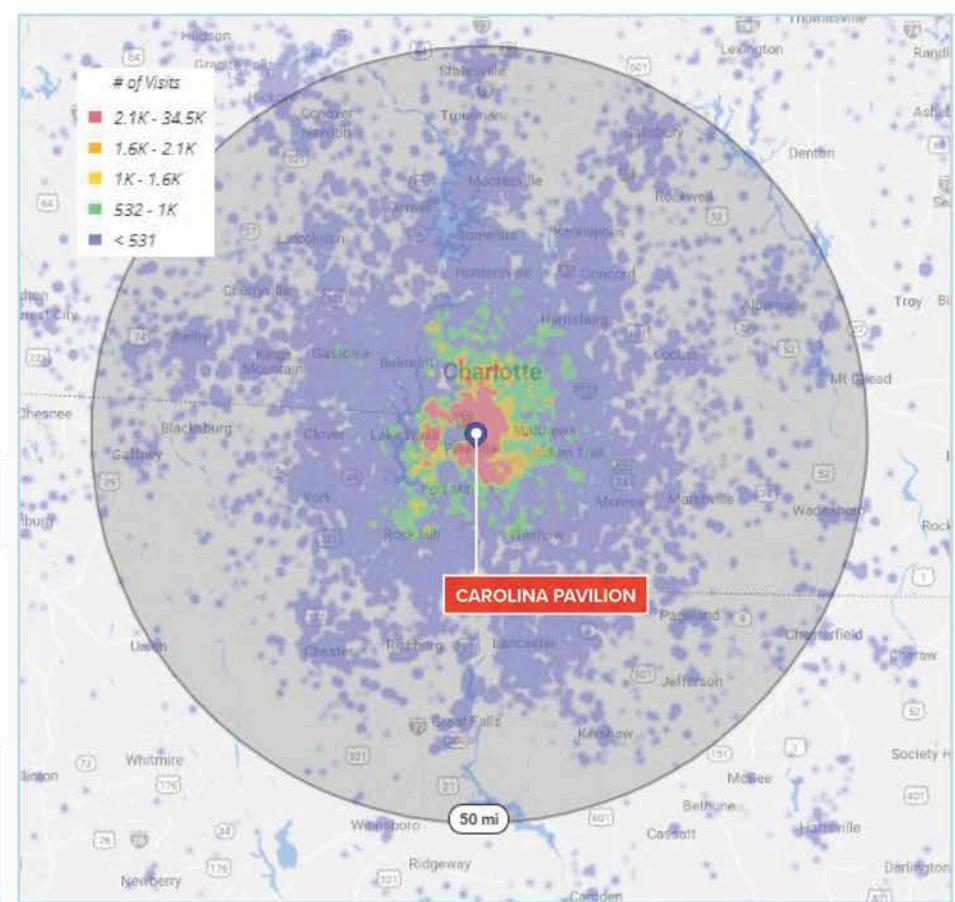


50 MILES

25 / 531



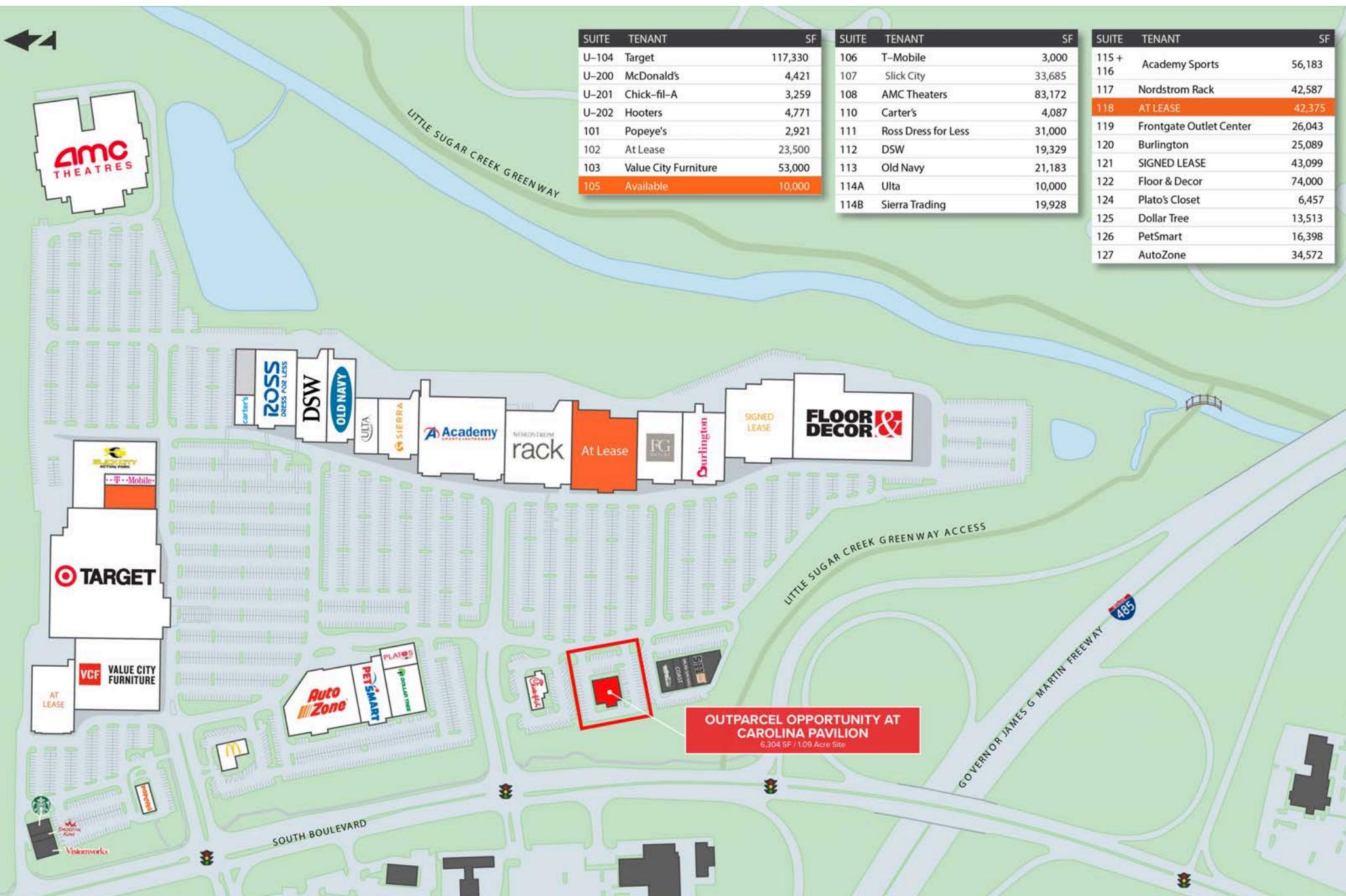
TRADE AREA MAP (CUSTOMERS VISITS BY HOME LOCATION)



813,000

CHICK-FIL-A VISITORS IN 12 MONTHS

SITE PLAN & TENANT ROSTER





JLL

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