

CHARLOTTE, NC

Outparcel Available For Lease or Ground Lease

at Carolina Pavilion

9807 South Boulevard | Charlotte, NC 28273



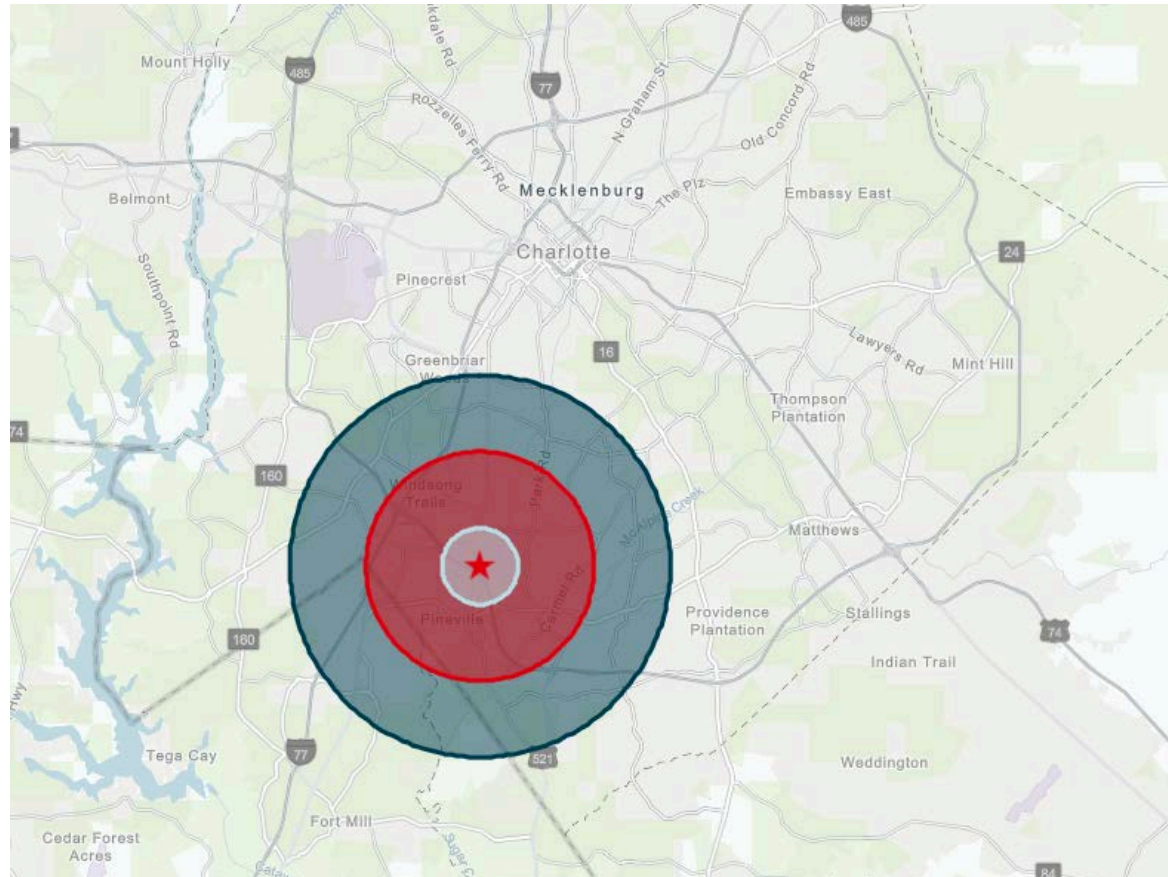
Property Information

9807 South Boulevard
Charlotte, NC 28273

This $\pm 6,304$ 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
- $\pm 6,304$ 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

QUAIL HOLLOW COUNTRY CLUB
Home of the Wells Fargo Championship
Host of the 2025 PGA Championship
Ranked #5 of all NC Golf Courses (ncgolfpanel.com)

QUAIL HOLLOW MIDDLE SCHOOL
1,193 Students

SOUTH MECKLENBERG HIGH SCHOOL
3,258 Students

CARMEL COUNTRY CLUB
Ranked #75 of all NC Golf Courses

CAMERON WOOD NEIGHBORHOOD
Average Home Sale Price - \$1.2M

PARK CROSSING
Average Home Sale Price - \$840k+

\$616K+

AVG. HOME SALES PRICE
(5 MI RADIUS)

3%

PROJECTED POPULATION
GROWTH
(5 MI RADIUS)

\$95K+

AVG. HOUSEHOLD INCOME
(5 MI RADIUS)

CAROLINA PAVILION
4.4M Annual Visits



SIERRA



**OUTPARCEL OPPORTUNITY AT
CAROLINA PAVILION**

6,304 SF / 1.09 Acre Site

I-485 LIGHT RAIL STOP



	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	6,823	69,650	203,186
2030 Population (Projected)	6,867	71,264	208,250
Projected Population Increase	.06%	2.3%	2.5%
AVERAGE HOUSEHOLD INCOME			
2025 AHHI	\$117,183	\$84,298	\$95,509
HOUSEHOLDS			
2025 Households	3,007	29,692	86,877
BACHELOR'S DEGREE OR HIGHER			
2025 Estimate	50%	49%	57%

ADJACENT TO THE SUBMARKET'S #1 TRAFFIC GENERATOR

CAROLINA PAVILION'S 4.4M ANNUAL VISITS CREATE UNMATCHED EXPOSURE



MCMULLEN CREEK MARKET
2.5M Annual Visits
Walmart Neighborhood Market,
Dollar Tree, Burlington, Subway

TOWER PLACE FESTIVAL
874k Annual Visits
Planet Fitness, Burn Boot Camp,
KPOT Korean BBQ, Jet's Pizza

JOHNSTON ROAD PLAZA
808k Annual Visits
Food Lion, Goodwill, Jersey Mikes

ATRIUM HEALTH PINEVILLE
235 Beds
4 Years in a Row ranked as IBM Watson's
Top 50 Cardiovascular hospitals

CAROLINA PLACE
3.2M Annual Visits
Belk, JCPenney, Dillards, Golf Galaxy,
Dick's Sporting Goods

THE CENTRUM
1.7M Annual Visits
Super G Market, The Home Depot,
Gabe's, Guitar Center, Best Buy

**OUTPARCEL OPPORTUNITY AT
CAROLINA PAVILION**
6,304 SF / 1.09 Acre Site

CAROLINA PAVILION
4.4M Annual Visits





BLU SOUTH MULTIFAMILY DEVELOPMENT
365 Units Delivered In 2024
186 Units To Be Delivered

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

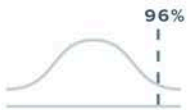
2,218 / 41,264



Top 94%
of Centers in U.S.

NORTH CAROLINA

66 / 1,647

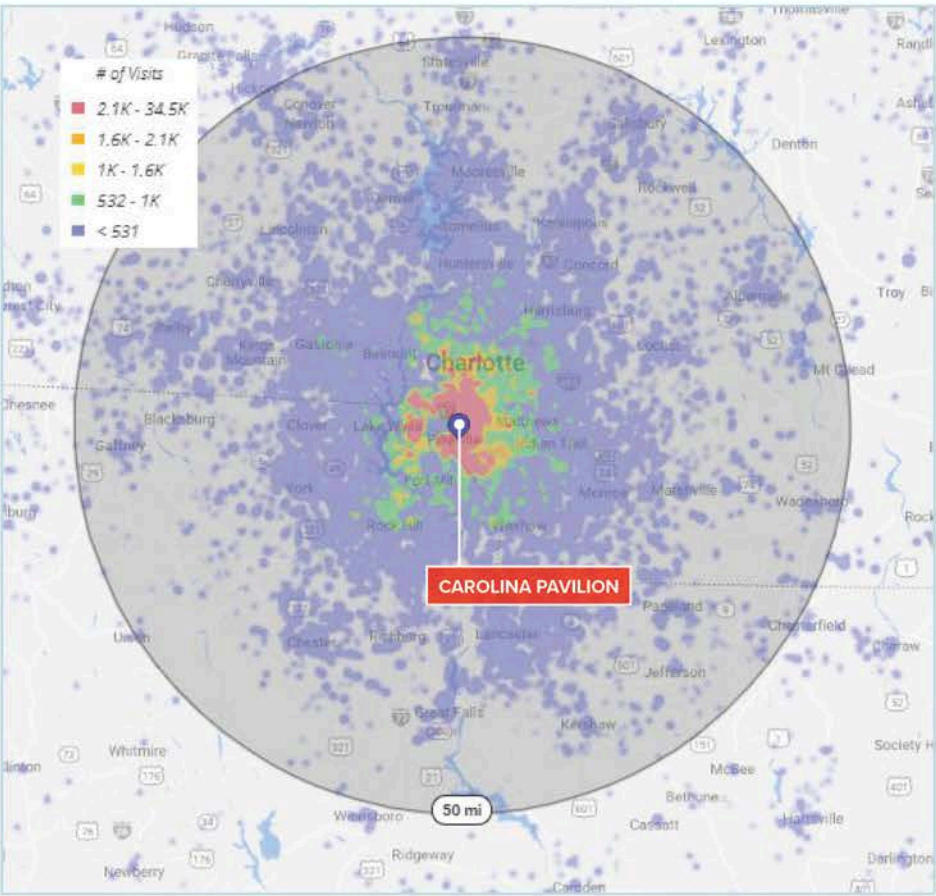


50 MILES

25 / 531



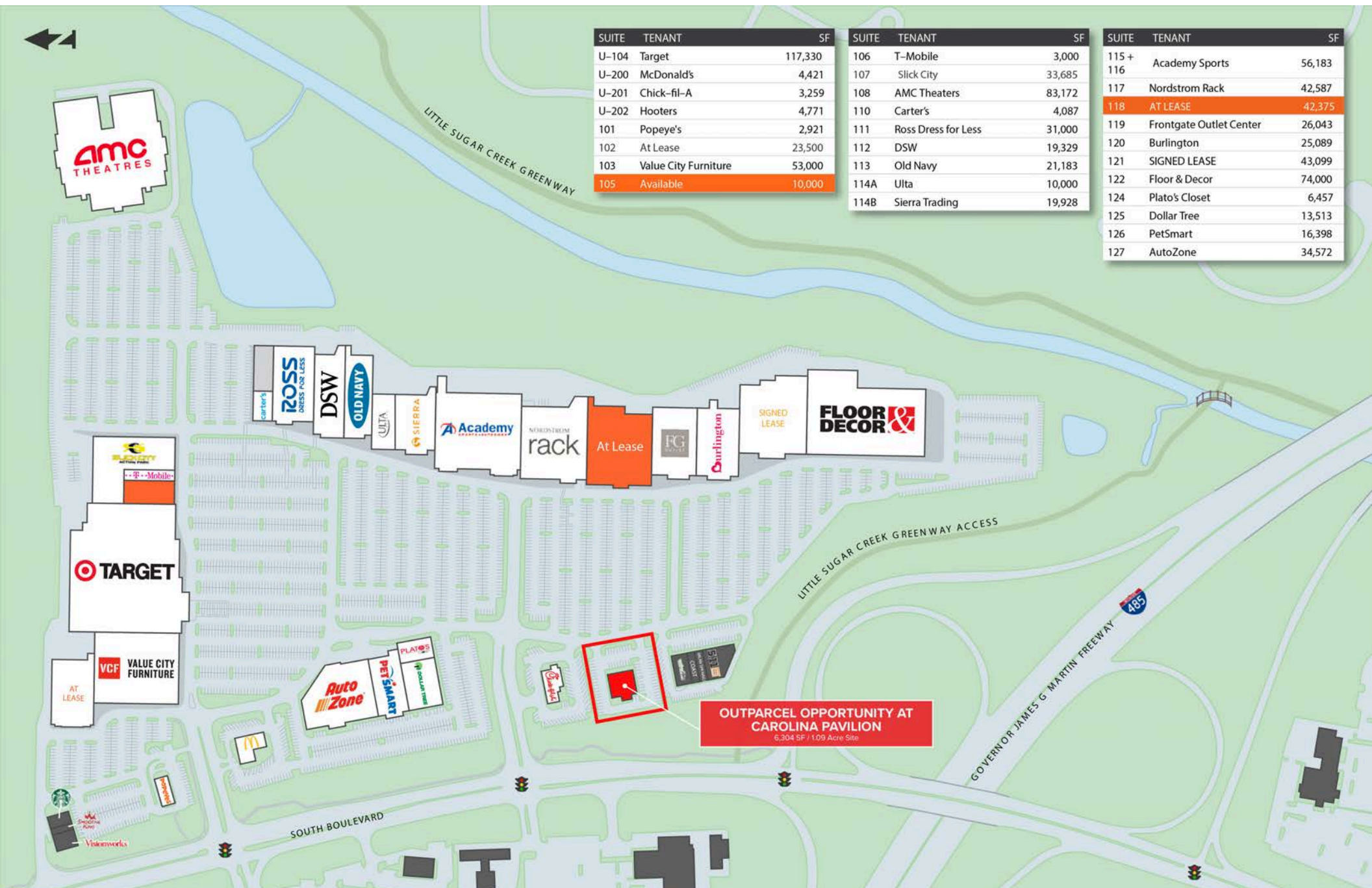
TRADE AREA MAP (CUSTOMERS VISITS BY HOME LOCATION)



813,000
CHICK-FIL-A VISITORS IN 12 MONTHS



SITE PLAN & TENANT ROSTER



SUITE	TENANT	SF
U-104	Target	117,330
U-200	McDonald's	4,421
U-201	Chick-fil-A	3,259
U-202	Hooters	4,771
101	Popeye's	2,921
102	At Lease	23,500
103	Value City Furniture	53,000
105	Available	10,000

SUITE	TENANT	SF
106	T-Mobile	3,000
107	Slick City	33,685
108	AMC Theatres	83,172
110	Carter's	4,087
111	Ross Dress for Less	31,000
112	DSW	19,329
113	Old Navy	21,183
114A	Ulta	10,000
114B	Sierra Trading	19,928

SUITE	TENANT	SF
115 + 116	Academy Sports	56,183
117	Nordstrom Rack	42,587
118	AT LEASE	42,375
119	Frontgate Outlet Center	26,043
120	Burlington	25,089
121	SIGNED LEASE	43,099
122	Floor & Decor	74,000
124	Plato's Closet	6,457
125	Dollar Tree	13,513
126	PetSmart	16,398
127	AutoZone	34,572

JLL

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