

SUBLEASE  
AVAILABLE

# COLONY PLACE

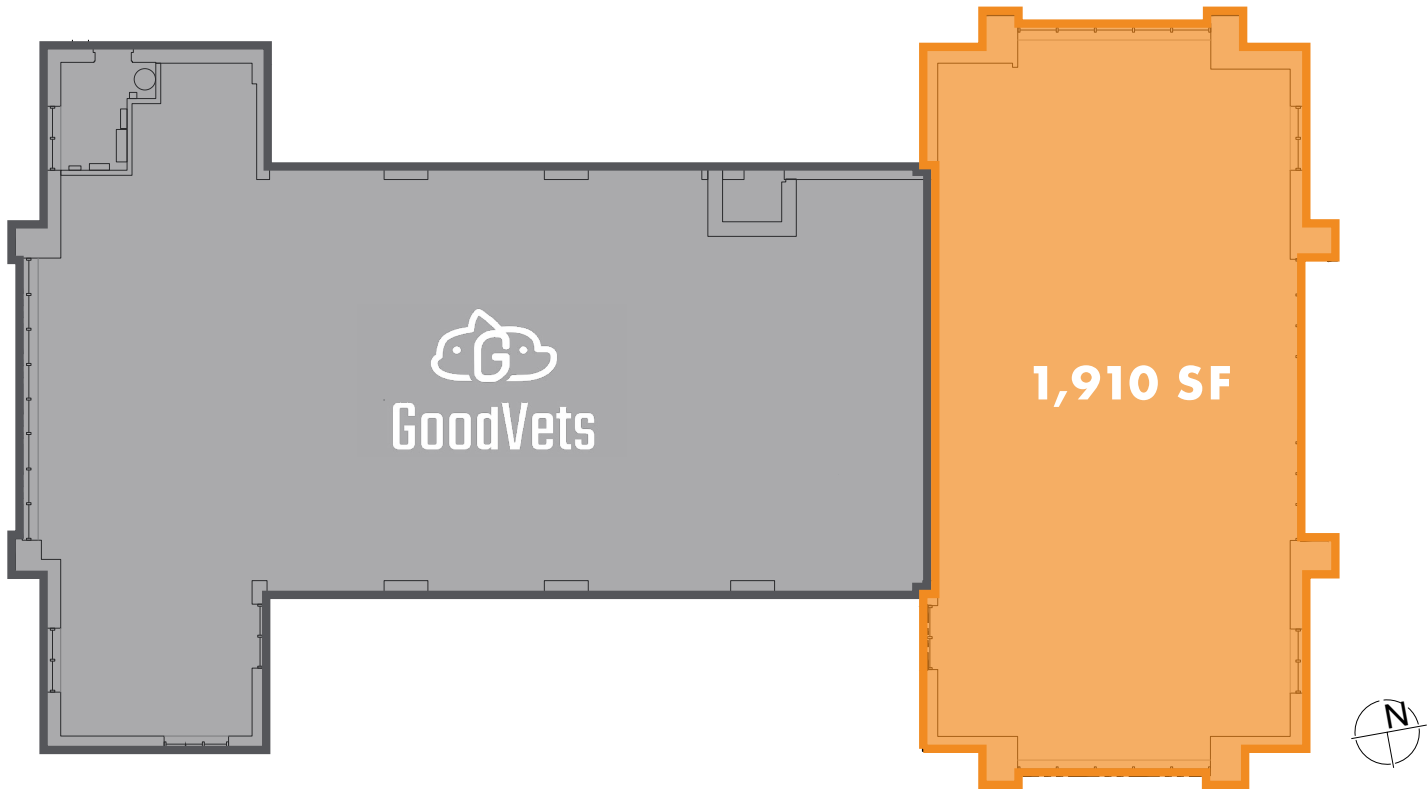
COLONY ROAD & REA ROAD, CHARLOTTE, NC

±1,914 SF AVAILABLE FOR SUBLEASE





FLOORPLAN



PROPERTY DETAILS

- 1,914 SF sublease opportunity at Colony Place
- Located within a high-income neighborhood in South Charlotte
- Great demographics and visibility off Colony Road
- Harris Teeter anchored center with strong co-tenants including: GoodVets, Famous Toastery, Jersey Mikes, Dunkin Donuts, Alloy Fitness and more

LEASING

AVAILABLE	1,914 SF SUBLEASE
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TRAFFIC

REA RD	8,662 VPD
COLONY RD	10,896 VPD

DEMOGRAPHICS

1 MILE RADIUS

	7,603 ESTIMATED POPULATION 2023
	43.8 AVERAGE AGE
	\$485,119 MEDIAN HOME VALUE 2023
	1,434 TOTAL EMPLOYEES
	\$273,019 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	73,084 ESTIMATED POPULATION 2023
	41.3 AVERAGE AGE
	\$555,297 MEDIAN HOME VALUE 2023
	22,568 TOTAL EMPLOYEES
	\$221,753 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	216,713 ESTIMATED POPULATION 2023
	40.1 AVERAGE AGE
	\$487,254 MEDIAN HOME VALUE 2023
	130,784 TOTAL EMPLOYEES
	\$180,447 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN

SUITE	TENANT	SF
A1	FAMOUS TOASTERY	1,745
A2	PAPA JOHN'S	1,319
A3	THE MOLE HOLE	1,311
A4	JADE DRAGON	2,156
A6	JERSEY MIKE'S SUBS	1,451
A7	PAUL BEAUNE SALON	2,070
A8	ELEGANT NAILS	1,130
A9	KIM'S TAE KWON DO	2,176

SUITE	TENANT	SF
B1	HARRIS TEETER	49,982
C1	CARRIAGE CLEANERS	847
C2	GREAT CLIPS	1,231
C3	MUSIC QUARTERS	874
C4	UPS	1,362
C5	STATE FARM	780
C6	DUNKIN' DONUTS	1,591

SUITE	TENANT	SF
D1	GOODVETS	3,040
<b>D1</b>	<b>GOODVETS SUBLEASE</b>	<b>1,914</b>
E1	BROOKLYN PIZZA	3,999
E4	THE LODGE	2,637
F1	TCBY	1,343
F2	ALLOY FITNESS	1,671
F3	GRECO FRESH	1,765
G1	WALGREENS	13,650

