

5226 E INDEPENDENCE BLVD | CHARLOTTE, NC

EXISTING ARBY'S AVAILABLE

0.99 ACRES | AVAILABLE FOR LEASE



PROJECT DETAILS

5226 E INDEPENDENCE BLVD • 0.99 ACRES | AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

0.99 Acres | 2,266 SF

TRAFFIC COUNTS

68,500 ADT on E Independence Blvd

PROPERTY HIGHLIGHTS

- High profile site with great visibility along one of Charlotte's busiest throughfares (E Independence Blvd. 68,500 ADT) and Idlewild Rd (26,000 ADT)
- Multiple access points allow convenient access from both E Independence Blvd (68,500 VPD), Monroe Rd (25,000 VPD) and Idlewild Rd (26,000 VPD)
- 58 townhomes planned directly behind site
- Grocery anchor (Aldi) easily accessible from site
- Reportedly strong performance from surrounding national retailers, including Starbucks and 7-11
- New building (constructed in 2020)

LEASE RATE

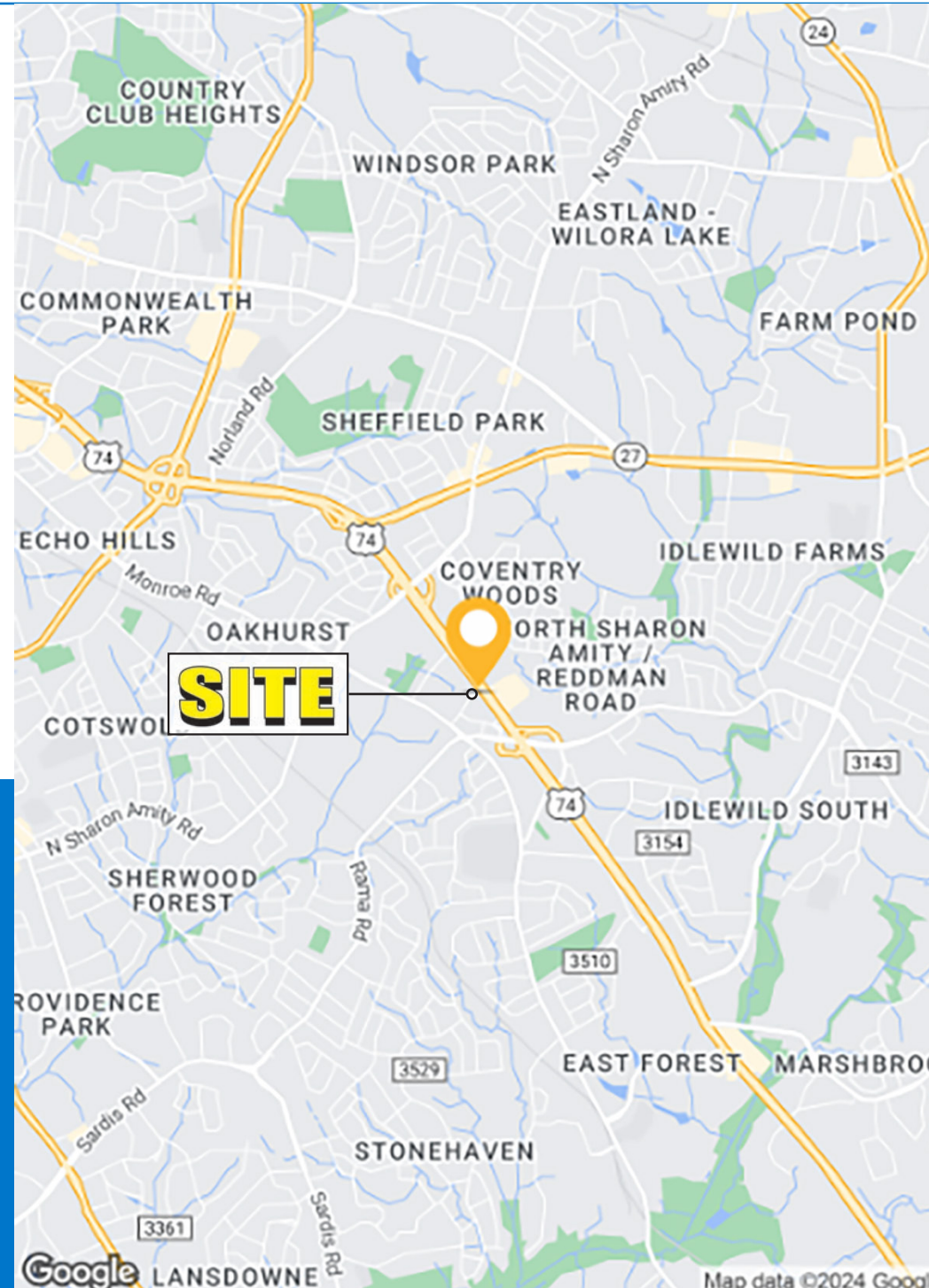
Call to discuss

COUNTY

Mecklenburg

MARKET

Charlotte



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

4,647

46,288

112,364



TOTAL POPULATION

11,517

113,145

268,106



DAYTIME EMPLOYEES

6,024

43,565

172,582



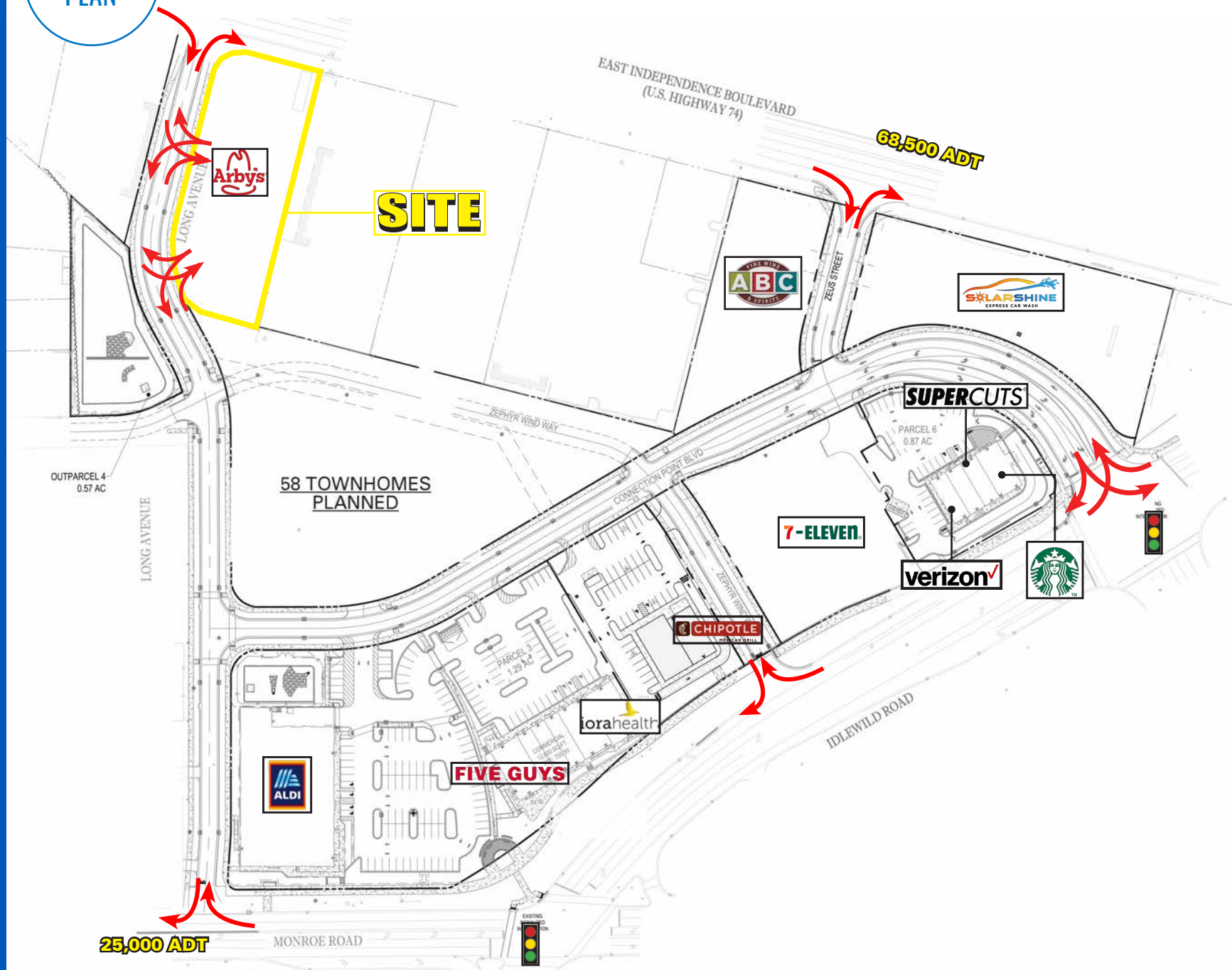
MEDIAN HH INCOME

\$51,614

\$56,878

\$69,464

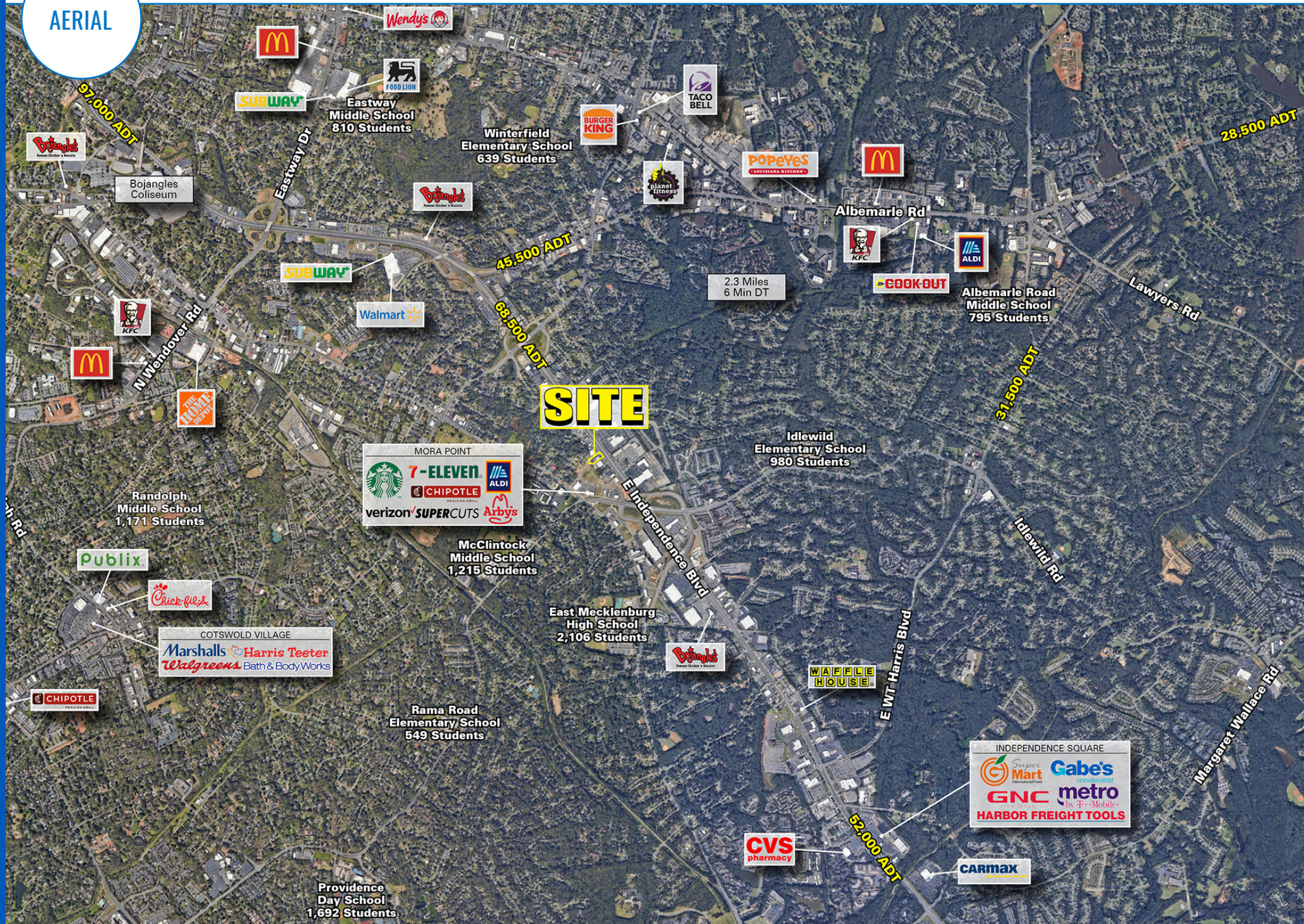
SITE PLAN



AERIAL



AERIAL





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.

Although its economy and rapid development make Charlotte a thoroughly 21st century metro area, Southern charm is still very much alive, and making friends with neighbors isn't the Sisyphean task it can be in other large cities.



CHARLOTTE, NC

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