



Westfield Shopping Center

3401-3411 Brookshire Blvd | Charlotte, NC, 28216



Available for Lease

+/- 1,500 - 12,385 SF

Property Overview

Westfield Shopping Center

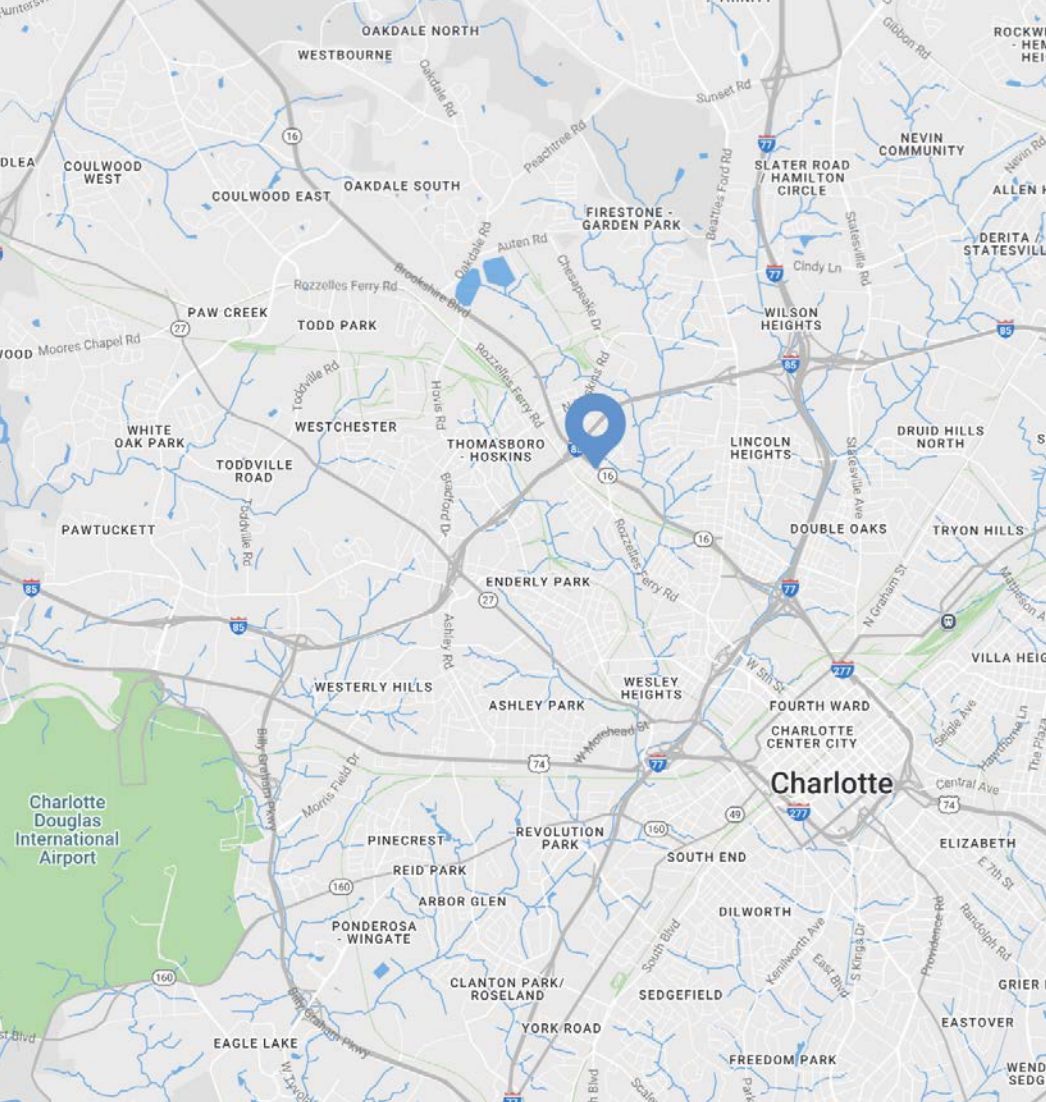
Available for Lease

Westfield Shopping Center offers available suites ranging from +/- 1,500 to +/- 12,385 SF in a high-visibility location along Brookshire Blvd. The center provides excellent street frontage, ample parking, and signage opportunities.

Located 0.3-mi from I-85 and 4-mi from Uptown Charlotte, this site benefits from strong daytime traffic, connectivity, and proximity to rapidly growing neighborhoods in West Charlotte. Nearby national retailers, easy access to major highways, and a direct connection to the city center make this a strategic choice for tenants seeking both convenience and exposure.

Property Details

Address	3401-3411 Brookshire Blvd Charlotte, NC, 28216		
GLA	+/- 22,335 SF		
Availability	Unit A	+/- 4,500 SF	
	Unit C	+/- 1,500 SF	
	Unit D	+/- 1,500 SF	
	Unit E	+/- 12,385 SF	
Acreage	+/- 2.45 AC		
Parcel	06512204		
Use	Arts or fitness studio/center, office, showroom, light assembly, industrial design, heavy service or retail establishment, place of worship.		
Zoning	ML-1		
Parking Ratio	5/1,000 SF		
Traffic Counts	Brookshire Blvd 60,500 VPD		
Lease Rate	Call for Leasing Details		



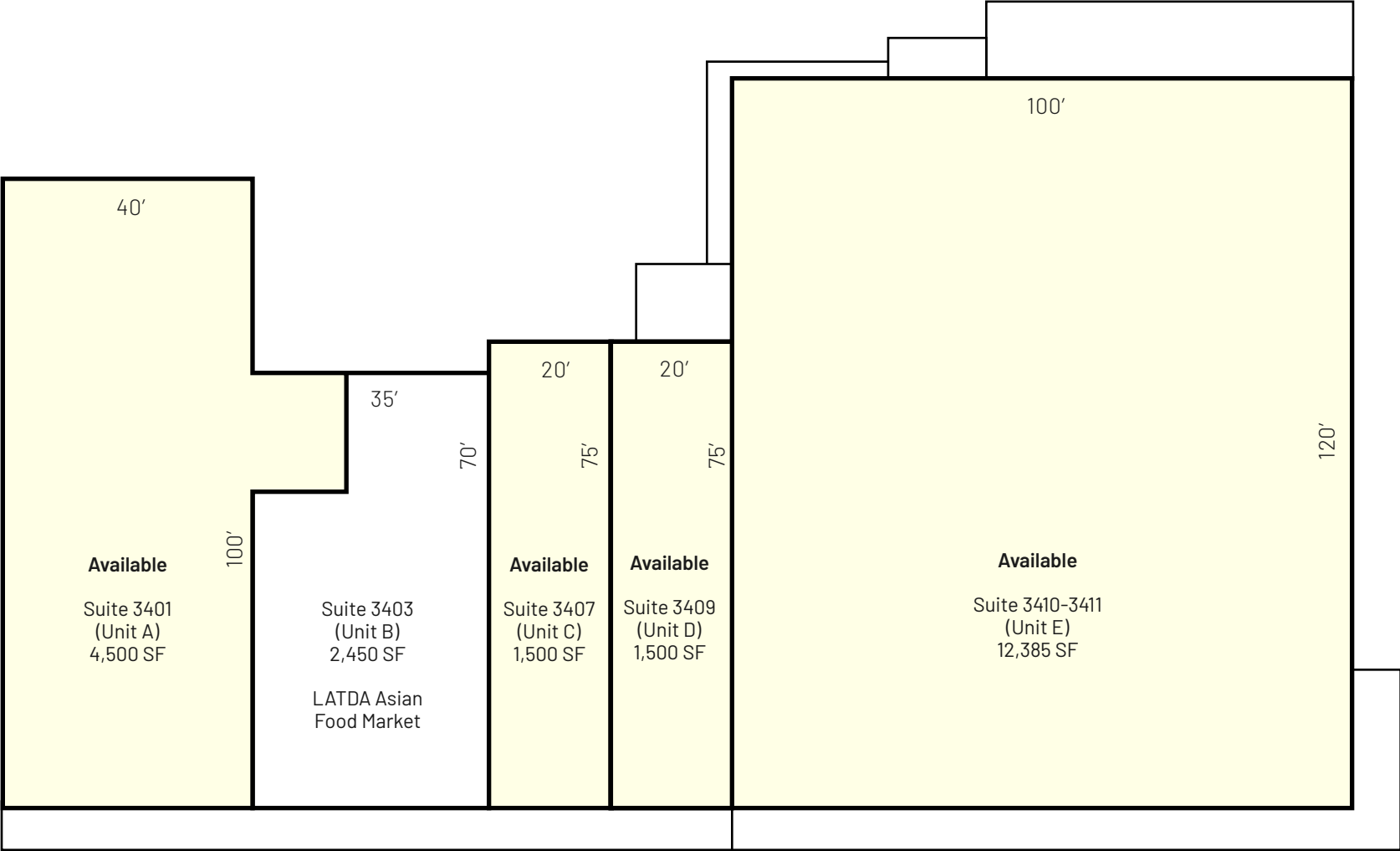
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	8,428	85,169	235,877
Avg. Household Income	\$65,894	\$111,403	\$126,486
Median Household Income	\$44,641	\$73,495	\$81,856
Households	3,371	38,908	110,392
Daytime Employees	2,451	89,348	227,202



Available

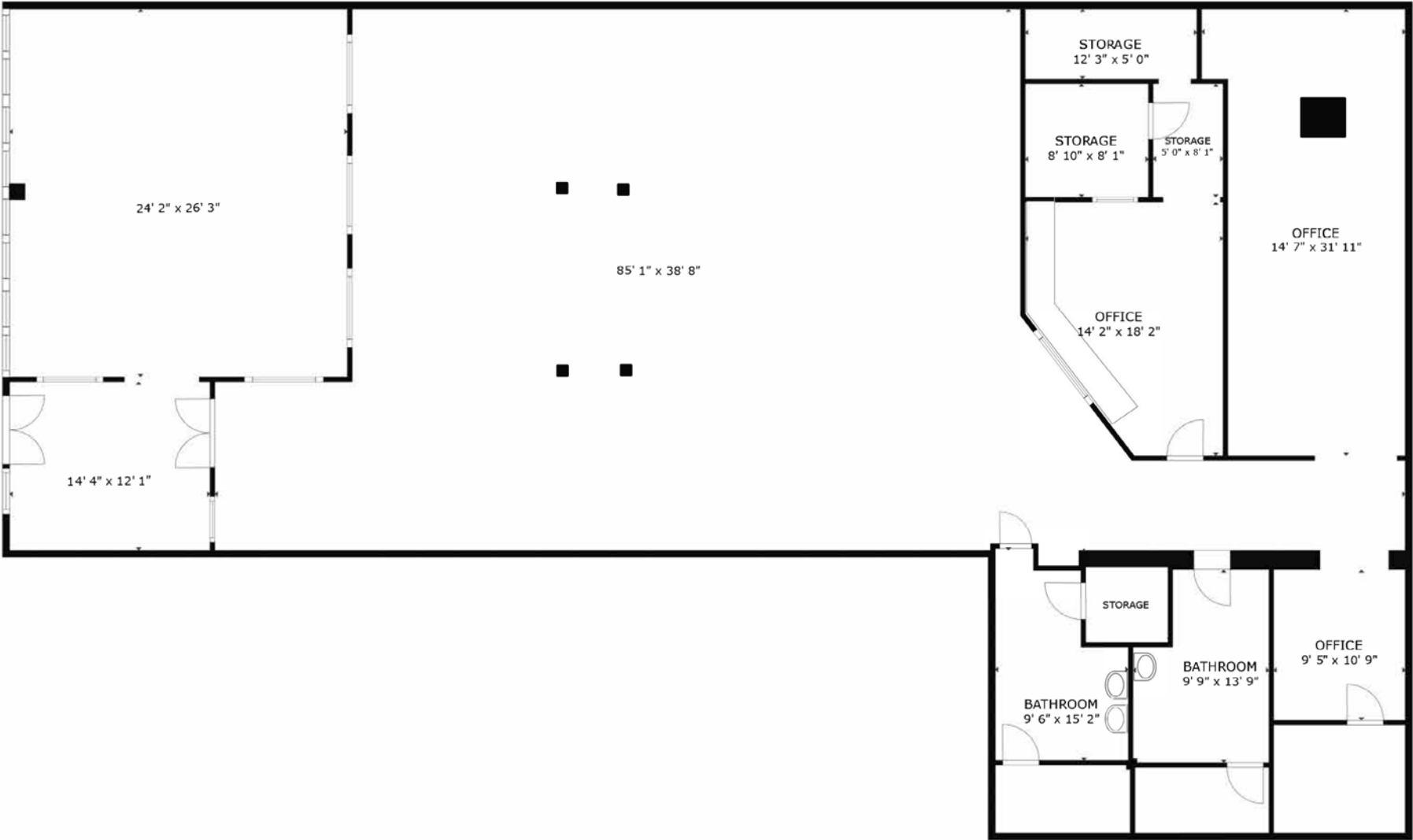
Suite 3401	Suite 3407	Suite 3409	Suite 3410-3411
Unit A	Unit C	Unit D	Unit E
+/- 4,500 SF	+/- 1,500 SF	+/- 1,500 SF	+/- 12,385 SF



Available

+/- 4,500 SF

[▶ Virtual Tour](#)



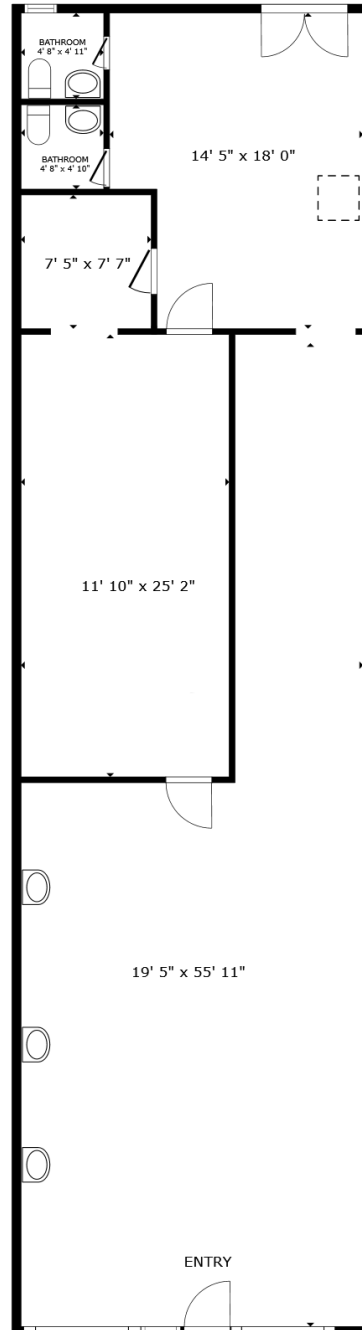
Suite 3401 - Unit A Interior Pics



Available

+/- 1,500 SF

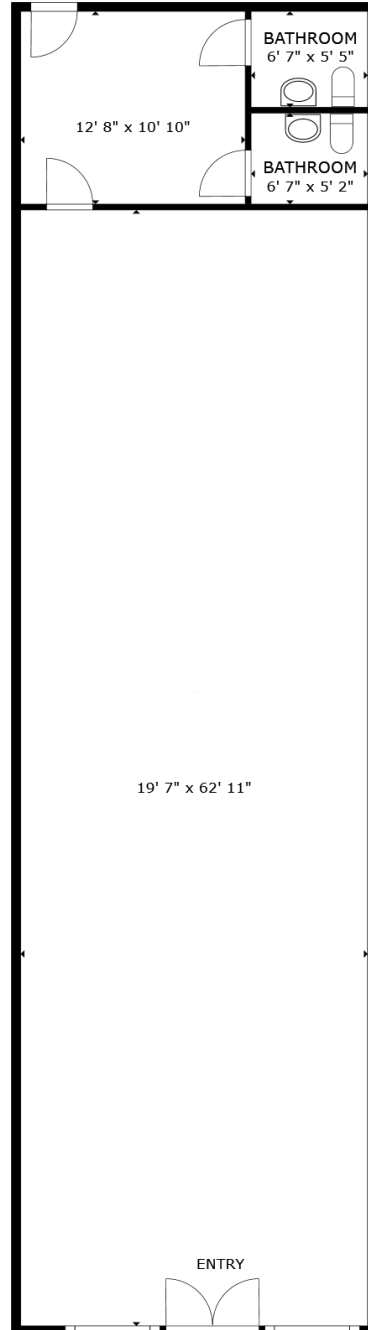
[Virtual Tour](#)

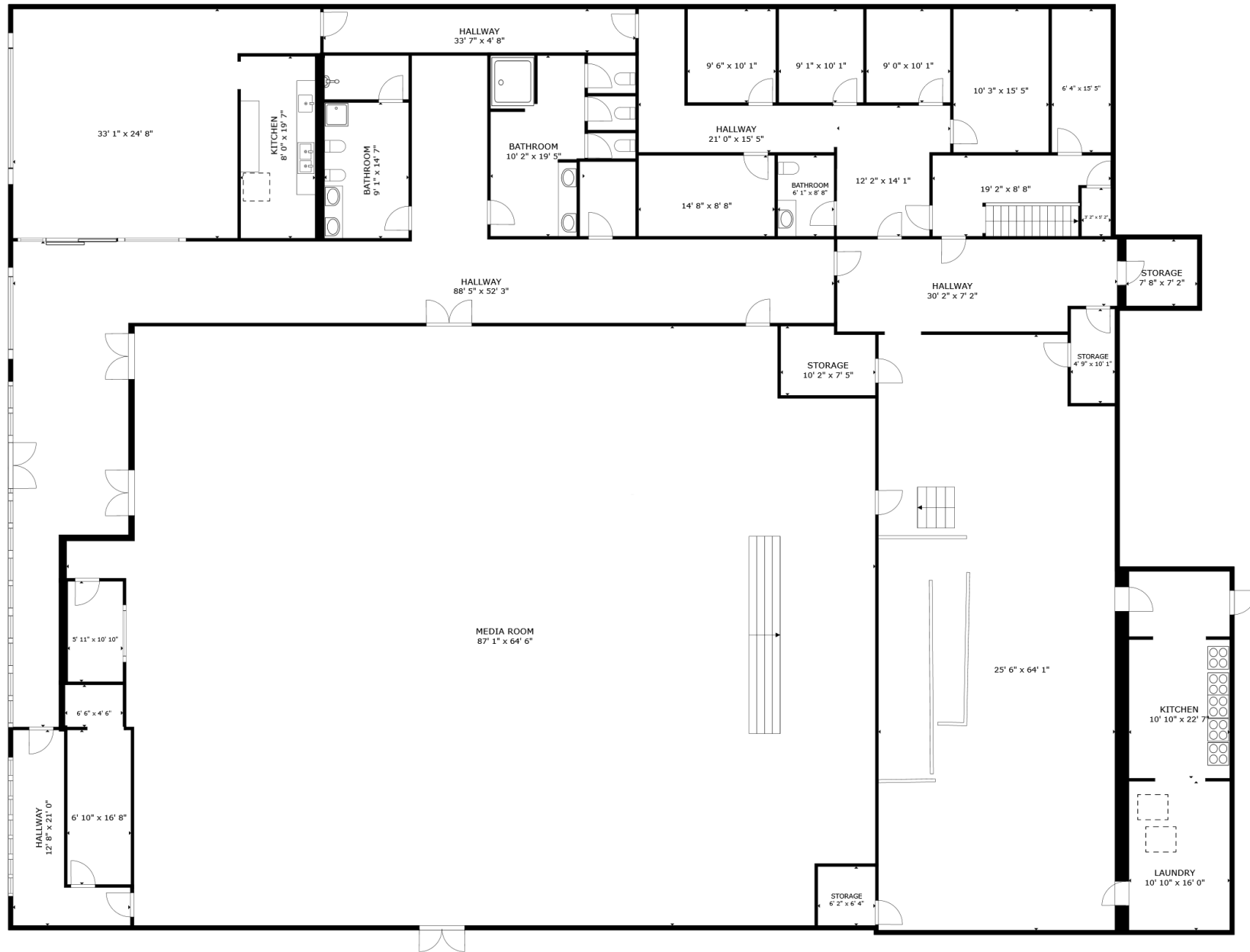


Available

+/- 1,500 SF

[Virtual Tour](#)





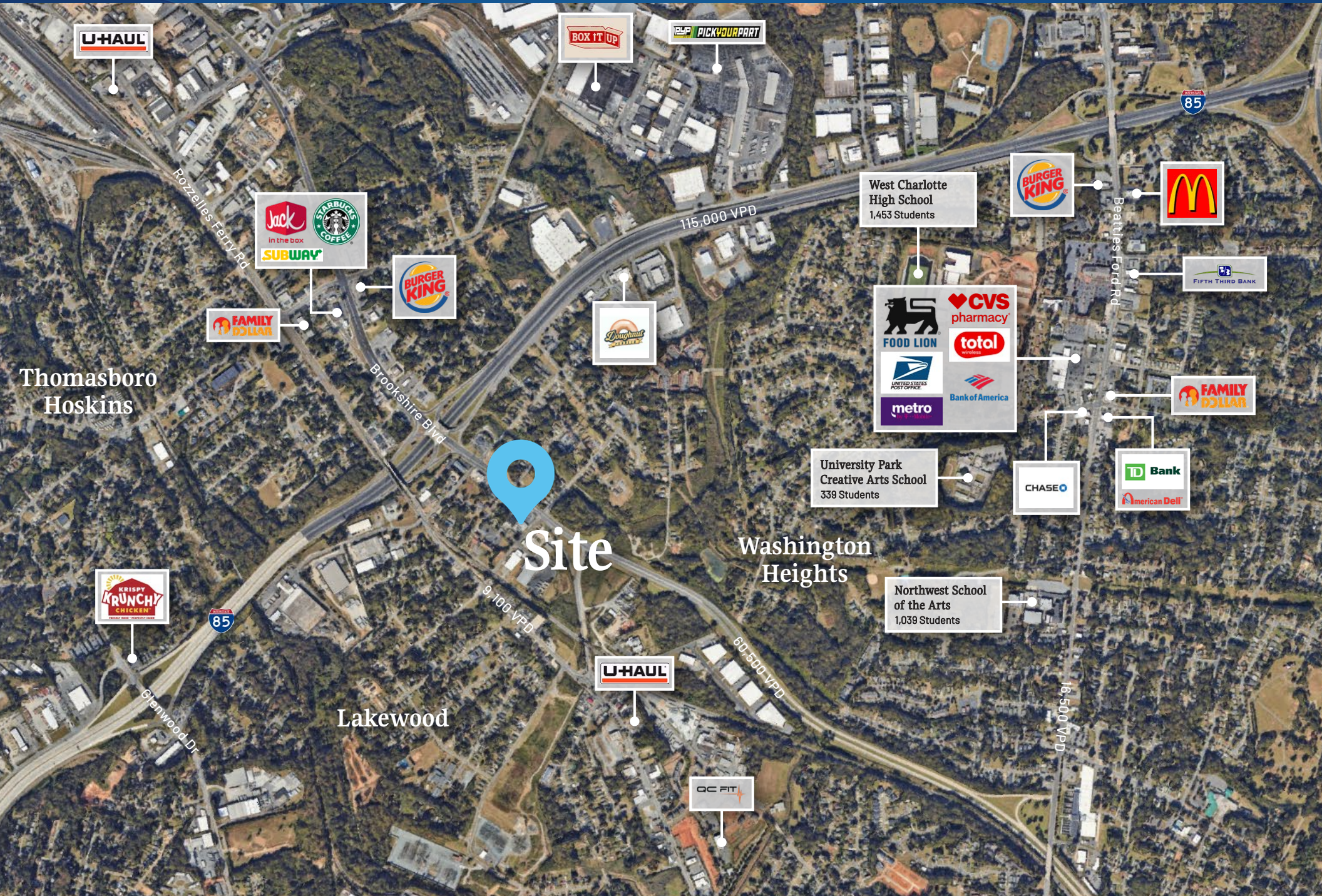
Suite 3410-3411 - Unit E Interior Pics



Property Photos



Market Overview



Uptown

Lakewood

Rozzelles Ferry Rd

Idaho Dr

Centre St

Site

Contact for Details

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.