

# Park N Shop

3512 WILKINSON BLVD, CHARLOTTE, NC



Available for Lease

+/- 2,000-6,000 SF Office/Retail Space on Wilkinson Blvd

# Property Highlights

Office/retail space available for lease in Charlotte off Wilkinson Blvd. The building has been recently renovated in 2021. With +/- 2,000 - 6,000 SF available for lease, this is an excellent opportunity with excellent visibility (35,000 VPD) and ample parking for employees and visitors.

<b>Address</b>	3512 Wilkinson Blvd, Charlotte, NC 28208
<b>Availability</b>	Office/Retail Space for Lease
<b>Square Footage</b>	+/ - 2,000 - 6,000 SF Available
<b>Year Built/Renovated</b>	1958/2021
<b>Tenants</b>	Simonini, Old Dominion
<b>Parcel ID</b>	06102502
<b>Parking</b>	Ample surface lot parking
<b>Zoning</b>	B-2
<b>Access</b>	Pruitt St
<b>Traffic Counts</b>	Wilkinson Blvd - 35,000 VPD
<b>Pricing</b>	Basement Level \$15/SF NNN Main Level \$24/SF NNN



## Demographics



**8,680** Population - 1 mile

**88,857** Population - 3 mile



**\$47,931** Average Household Income - 1 mile

**\$91,184** Average Household Income - 3 mile



**3,444** Households - 1 mile

**40,753** Households - 3 miles

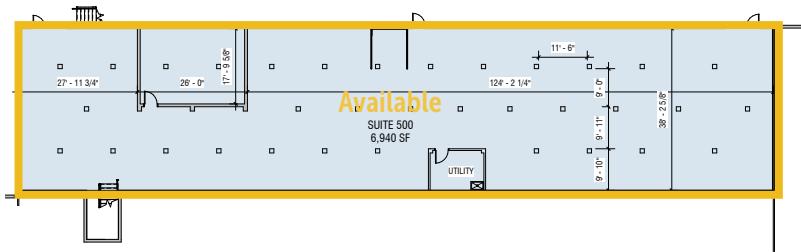
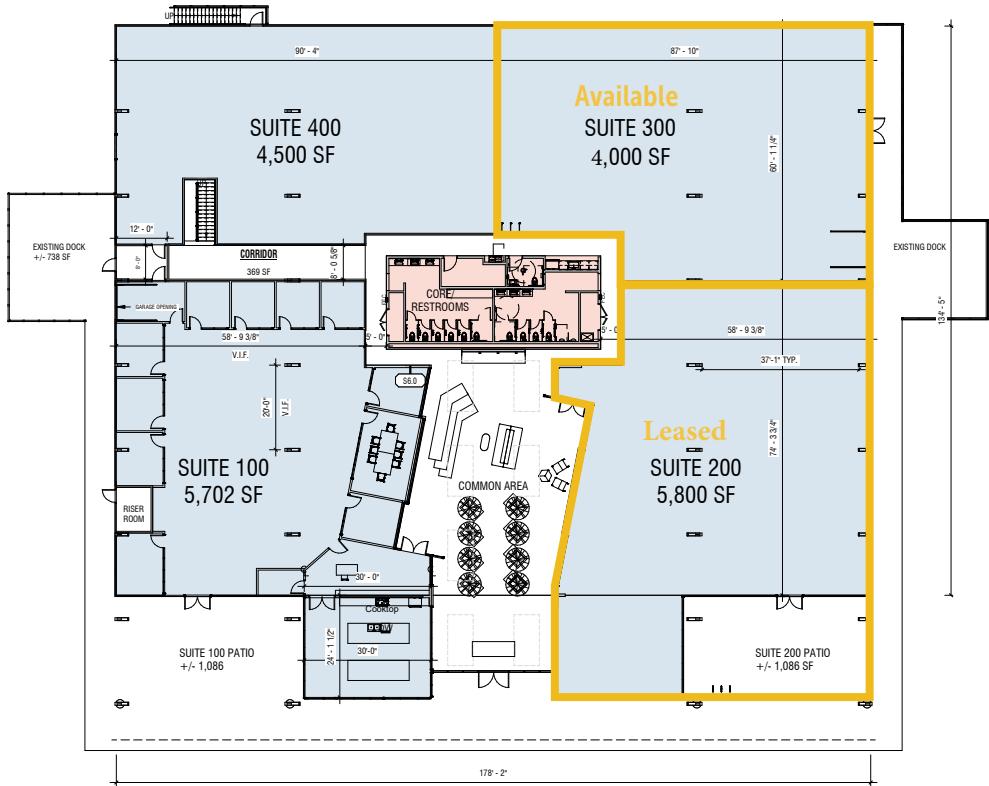


**4,820** Employees - 1 mile

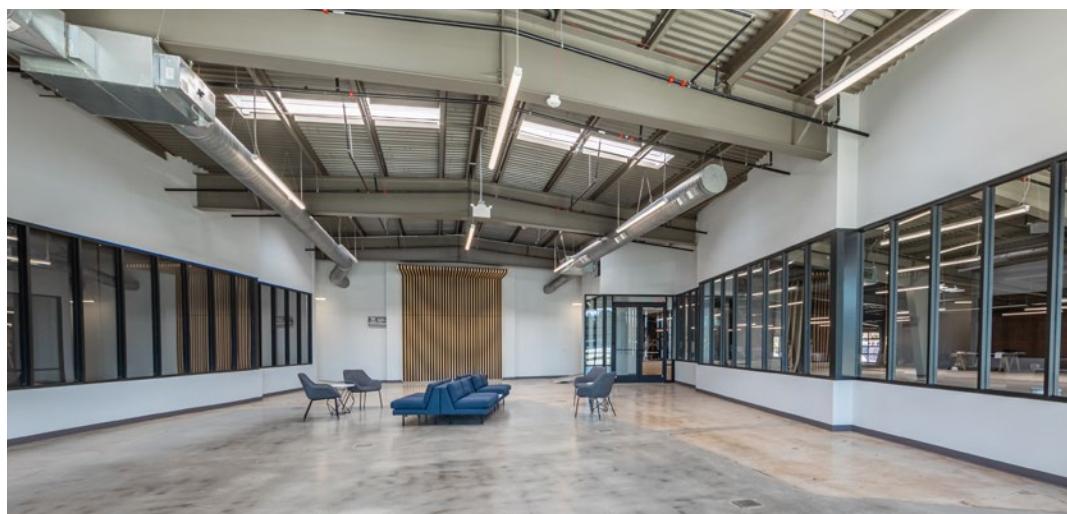
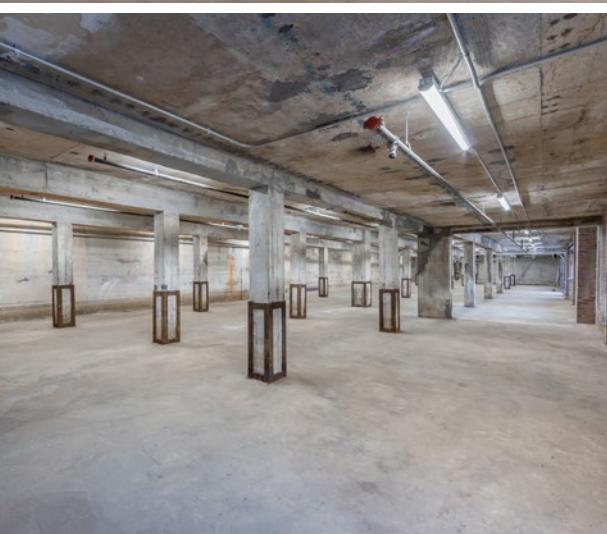
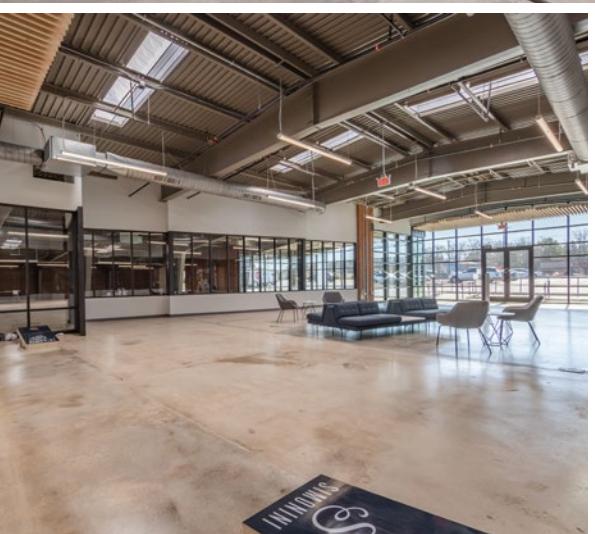
**118,950** Employees - 3 mile



# Floor Plan



2  
A000 BASEMENT LEASING  
SCALE: 1/16" = 1'-0"



# Interior Photos



# Site Overview

# Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. 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 is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



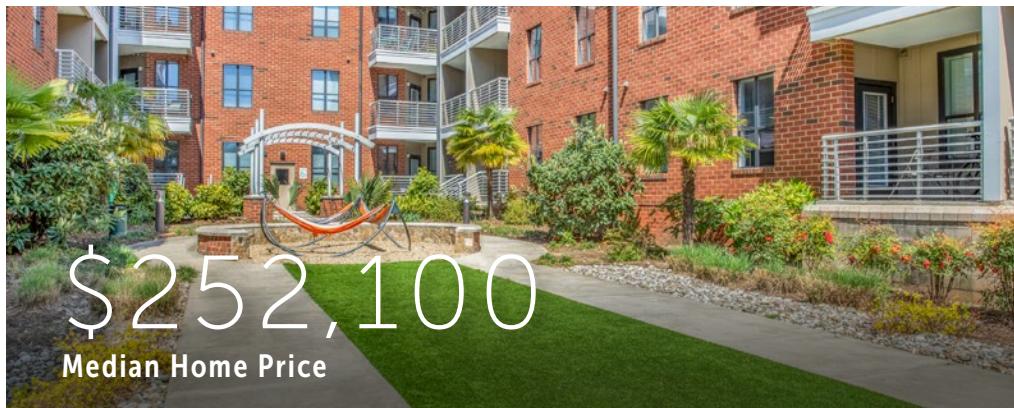
900,350  
People Live in Charlotte



700  
Daily Departures from Charlotte Douglas Int'l Airport



488,900  
Employed Population



\$252,100  
Median Home Price



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