

# Park N Shop

3512 WILKINSON BLVD, CHARLOTTE, NC



 **WHITESIDE**  
PROPERTIES

## 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.

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



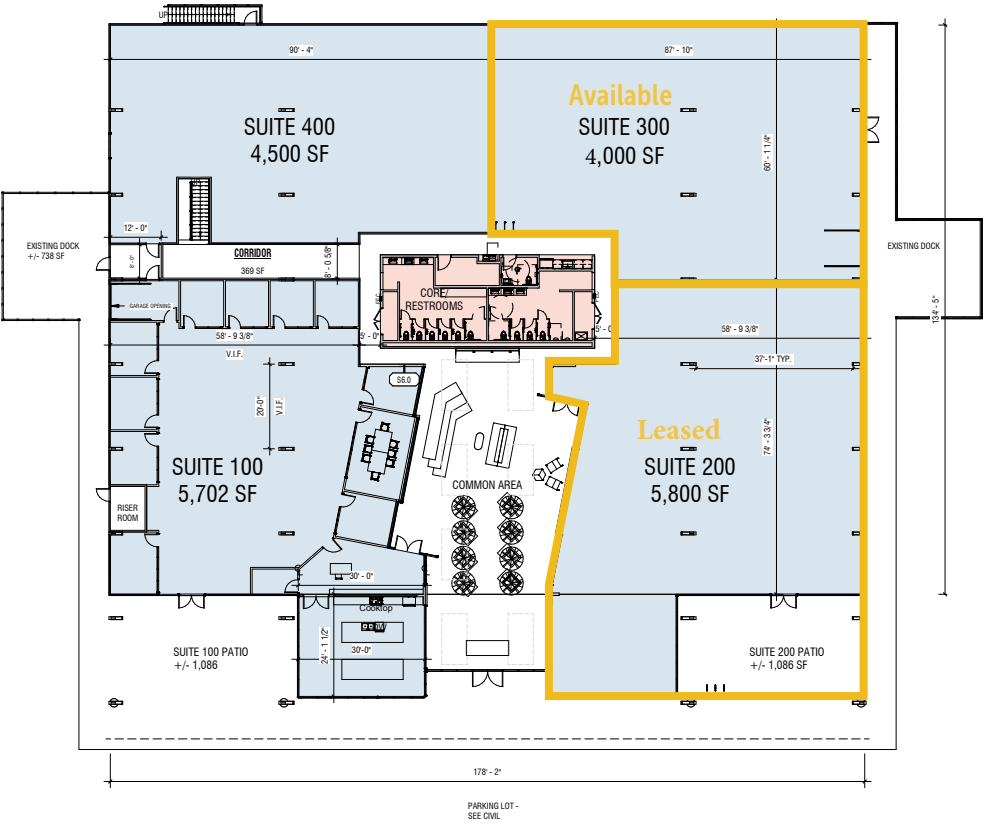
3,444 Households - 1 mile  
40,753 Households - 3 miles



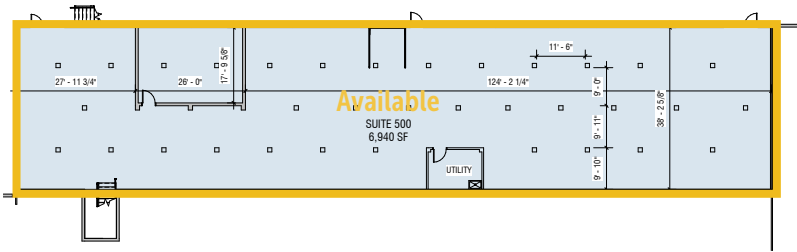
4,820 Employees - 1 mile  
118,950 Employees - 3 mile



# Floor Plan

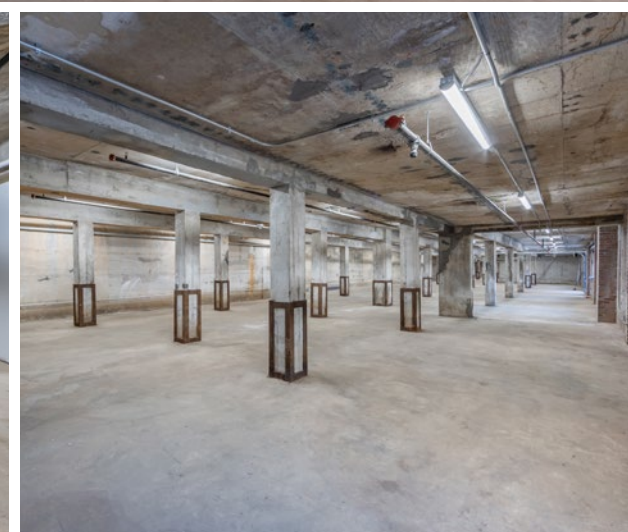


1  
A000 FIRST FLOOR - LEASING  
SCALE: 1/16" = 1'-0"



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



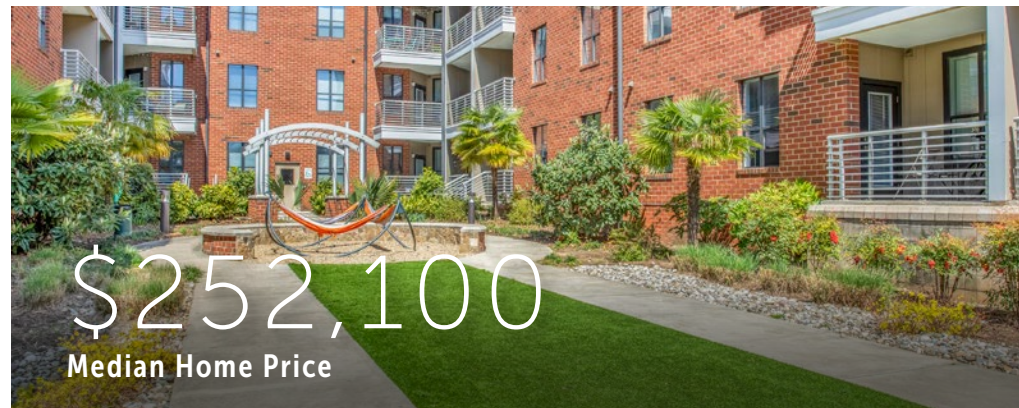
700

Daily Departures from Charlotte Douglas Int'l Airport



488,900

Employed Population



\$252,100

Median Home Price



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