



# The Shops at Westerly Station

3250 Wilkinson Boulevard | Charlotte, NC 28208



**Available for Lease**  
+/- 4,000 SF Retail Spaces Available



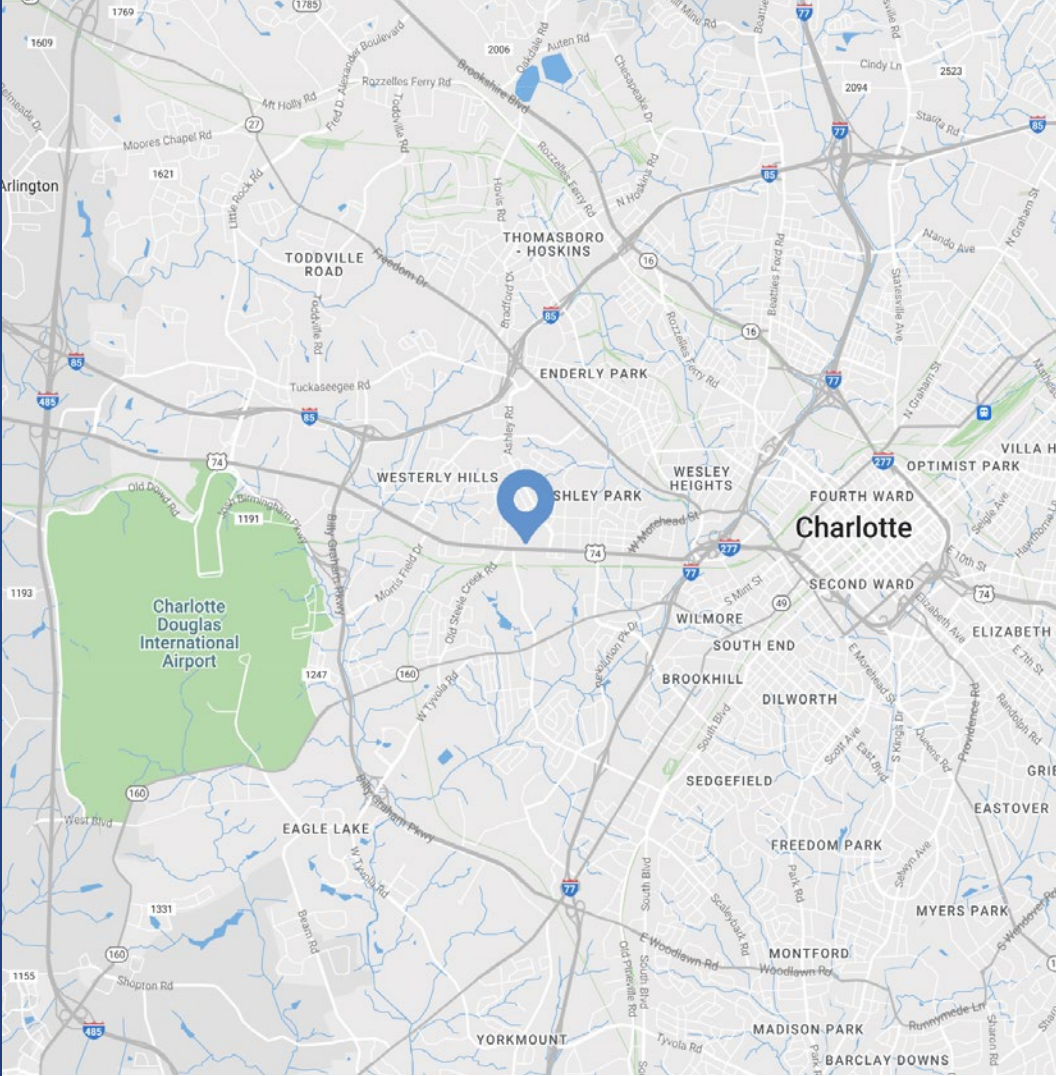
Overview

# The Shops at Westerly Station Available for Lease

Conveniently located along Wilkinson Blvd, one of Charlotte's most heavily traveled thoroughfares. With excellent visibility, the shopping center has convenient access to the Charlotte Douglas International Airport, Uptown Charlotte, and major interstates.

Property Details

Address	3250 Wilkinson Boulevard   Charlotte, NC 28208
Availability	+/- 4,000 SF Available for Lease
GLA	+/- 25,478 SF Shadow-Anchored by Walmart Supercenter
Parking	126 spaces, including 5 handicap spaces
Frontage	450 FT on Wilkinson Boulevard
Additional Notes	Custom security monitoring service with individualized features for today's sophisticated tenant
Traffic Counts	Wilkinson Boulevard   38,500 VPD
Lease Rate	Call for Leasing Details

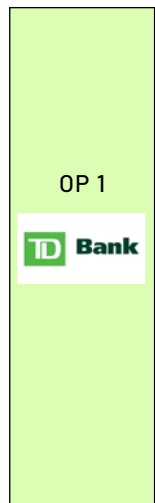


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	7,987	85,340	203,566
Avg. Household Income	\$56,304	\$109,560	\$112,797
Median Household Income	\$40,914	\$70,553	\$70,665
Households	3,328	41,562	95,062
Daytime Employees	4,487	104,981	233,650

## Tenant Roster

A/B	Available	4,000 SF
C	Cricket Wireless	1,177 SF
D	The UPS Store	1,200 SF
E	Superior Insurance	900 SF
F/G	NC License Plate Agency	2,400 SF
H	Regional Finance	1,600 SF
I	FastMed Urgent Care	4,700 SF
J	DTLR	6,300 SF
OP 1	TD Bank	3,171 SF

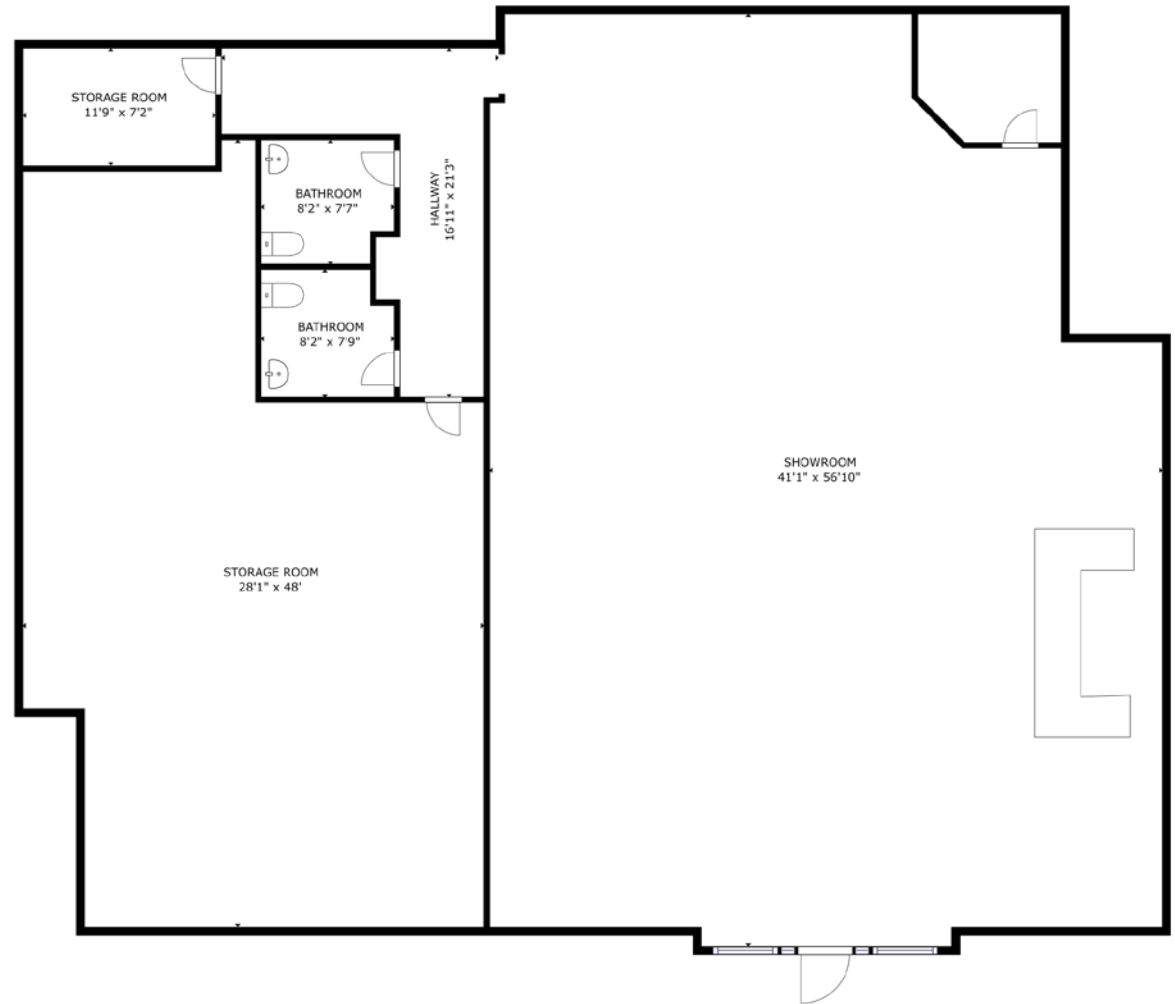




## Available

Suite A/B  
+/- 4,000 SF

 Virtual Tour





Market Overview







Contact for Details

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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.