



RETAIL FOR LEASE · CHARLOTTE, NC

South Square Marketplace

A rare second-generation retail space — the former Dollar Tree — at an established, grocery-anchored center.

 820 East Arrowood Road, Charlotte, NC 28210

 Available July 1, 2026

4,800 – 9,600

SF AVAILABLE

9,600 SF CONTIGUOUS

srenc.com · Dave Allison 704-632-7614

NAI Southern Real Estate

Move-in-ready retail at a proven center.

South Square Marketplace puts your storefront on East Arrowood Road in southwest Charlotte, anchored by Compare Foods and surrounded by an established daily-needs trade area. The former Dollar Tree suite delivers up to 9,600 SF of clean, second-generation space — divisible from 4,800 SF — with strong frontage, deep shared parking and immediate access to I-77, South Blvd and the LYNX Blue Line.

- ✓ Divisible — lease from 4,800 SF up to 9,600 SF contiguous.
- ✓ Co-anchored by Compare Foods Supermarket.
- ✓ Direct frontage and signage on East Arrowood Road.
- ✓ Ample shared parking; minutes from I-77 and South Blvd.

4,800 – 9,600 SF

AVAILABLE

Jul 1

OCCUPANCY 2026

NNN

COMPETITIVE RATE




PROPERTY DETAILS

The specifics.



ADDRESS	820 East Arrowood Rd, Charlotte, NC 28210
AVAILABLE SF	4,800 – 9,600 SF
PROPERTY TYPE	Neighborhood retail
LEASE TYPE	NNN
LEASE RATE	Call for details
AVAILABILITY	July 1, 2026
FORMER TENANT	Dollar Tree
CENTER ANCHOR	Compare Foods
FRONTAGE	East Arrowood Rd
PARKING	Ample, shared
SIGNAGE	Building & Monument Sign



 **WHY IT WORKS**

A clean, rectangular box with grocery co-tenancy and visibility — ideal for value retail, services, fitness, medical or restaurant use.

INSIDE THE SPACE

A closer look.

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Real Estate

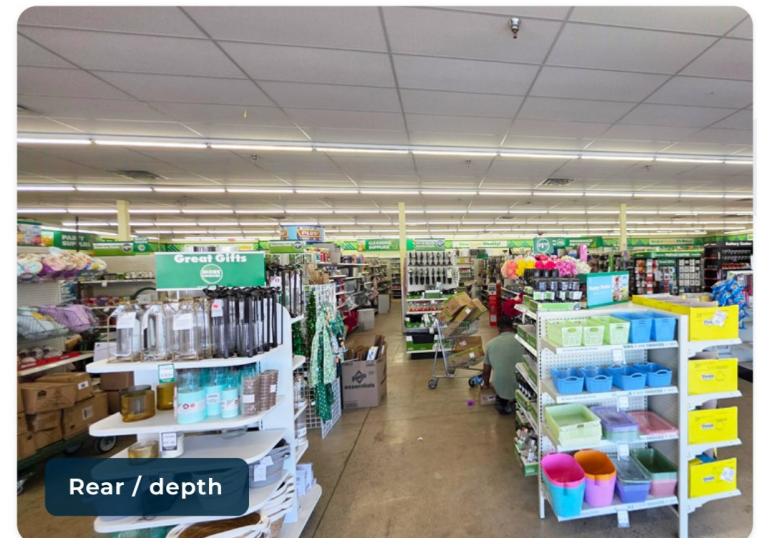
820 East Arrowood Road



Storefront & entry



Entry

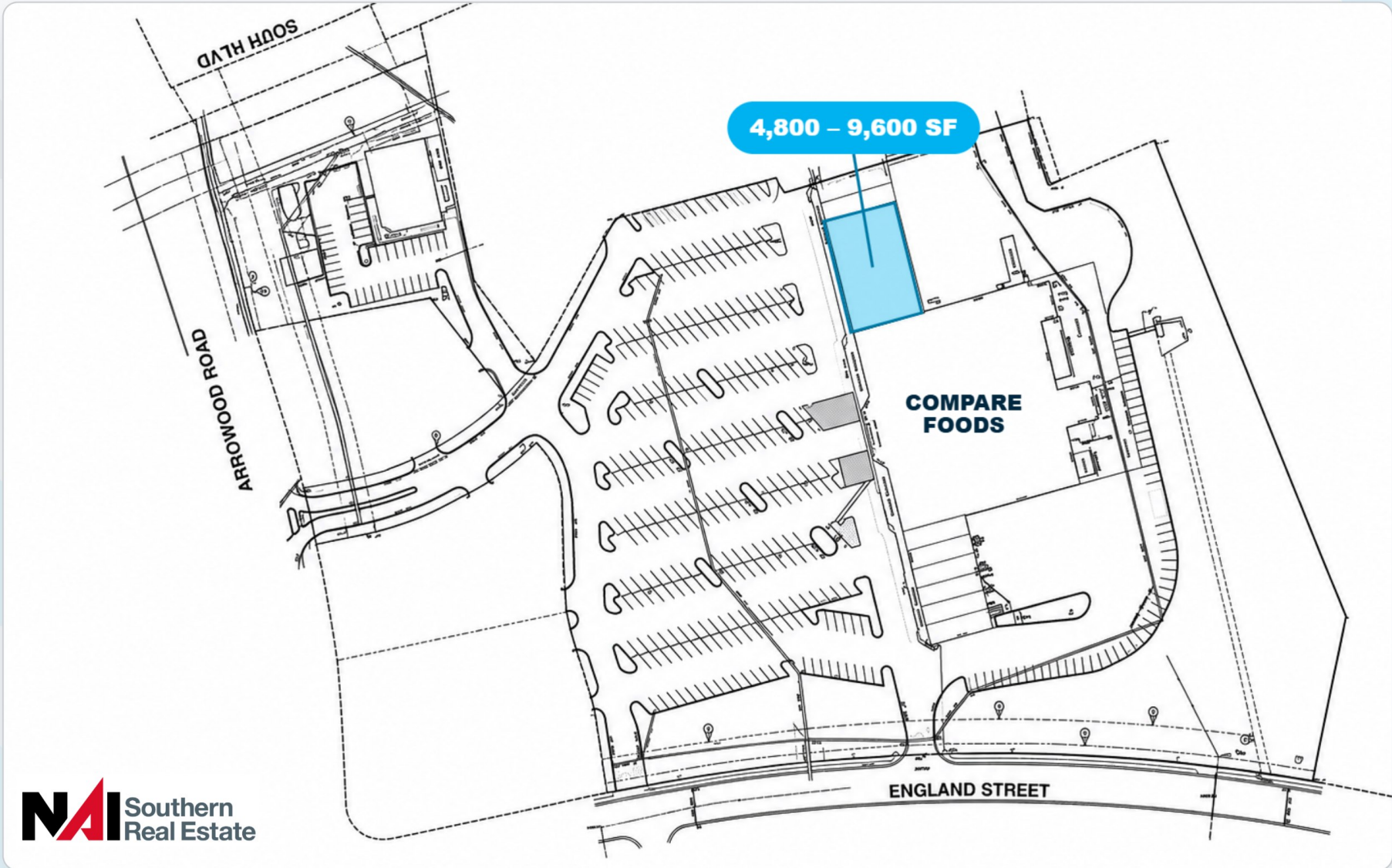


Rear / depth

SITE PLAN

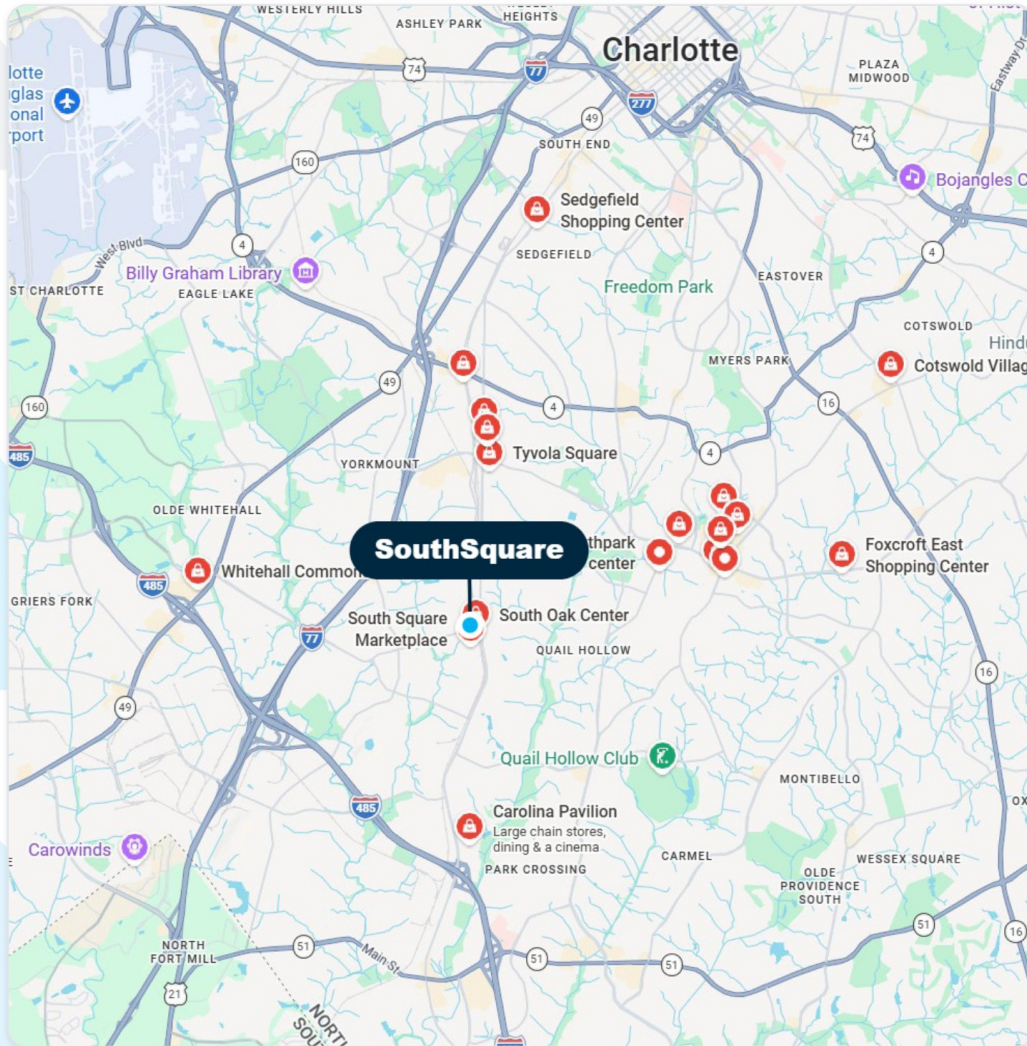
The space in context.

4,800 – 9,600 SF AVAILABLE





LOCATION & TRADE AREA

In the heart of south Charlotte retail.



 **820 East Arrowood Road**
Charlotte, NC 28210

 **Connected**
Minutes to I-77 & I-485, South Blvd and the LYNX Blue Line corridor.

 **Surrounded by retail**
Among South Oak Center, Whitehall Commons, Tyvola Square and Carolina Pavilion.

CENTER ANCHOR

Compare Foods Supermarket

A dense, daily-needs trade area.

1-MILE RADIUS

15,383

POPULATION

6,149

HOUSEHOLDS

\$84,814

AVG HH INCOME

\$62,779

MEDIAN HH INCOME

31.4

MEDIAN AGE

3-MILE RADIUS

85,583

POPULATION

38,364

HOUSEHOLDS

\$126,424

AVG HH INCOME

\$84,349

MEDIAN HH INCOME

35.4

MEDIAN AGE

5-MILE RADIUS

209,111

POPULATION

93,311

HOUSEHOLDS

\$158,053

AVG HH INCOME

\$99,784

MEDIAN HH INCOME

36.2

MEDIAN AGE



14,000 VPD

EAST ARROWOOD RD



26,000 VPD

SOUTH BOULEVARD

SCHEDULE A TOUR

Let's get you **in the door.**

4,800 – 9,600 SF (divisible) at South Square Marketplace, available July 1, 2026. Contact us for current rate and to schedule a walk-through.



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We don't just transact, we advise.