

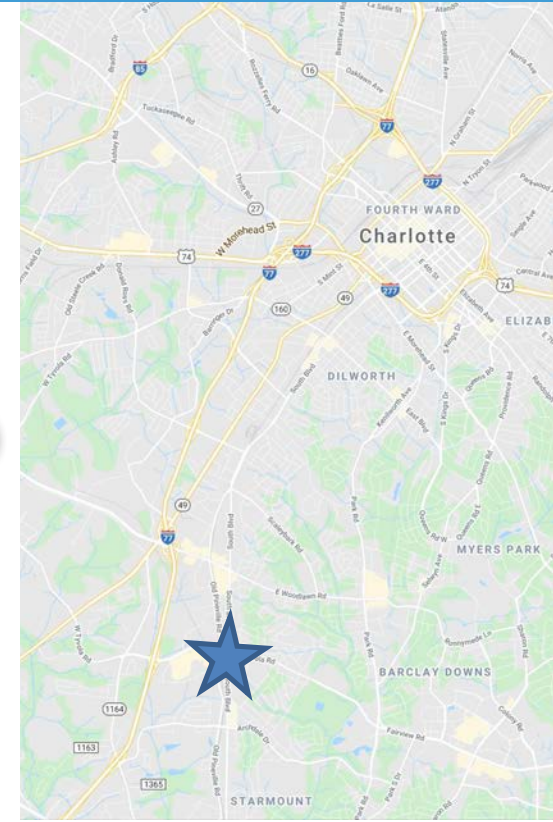
# TYVOLA SQUARE

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

FOR LEASE

**NS** New South Properties  
NEWSOUTHPROP.COM

+/- 2,100 - 20,186 SF RETAIL SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- ▶ **PAD SITE AVAILABLE: 2,100 SF FINANCIAL SERVICES/BRANCH BUILDING**
  - Available Immediately
  - Landlord will consider retail/QSR restaurant uses
  - Outstanding front-row visibility with full access to South Blvd
- ▶ **20,186 SF JUNIOR ANCHOR AVAILABILITY**
  - Landlord may recapture with notice to current tenant
- ▶ **3,000 SF INLINE RETAIL SPACE AVAILABLE**

## DEMOGRAPHICS (2023)

	1 Mile	3 Miles	5 Miles
Population	7,780	95,767	218,538
Avg. HH Income	\$97,542	\$135,498	\$159,409
Daytime Pop.	13,785	97,973	283,281

## BROKER CONTACT

**SCOTT MILEHAM**  
704.927.2886  
smileham@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



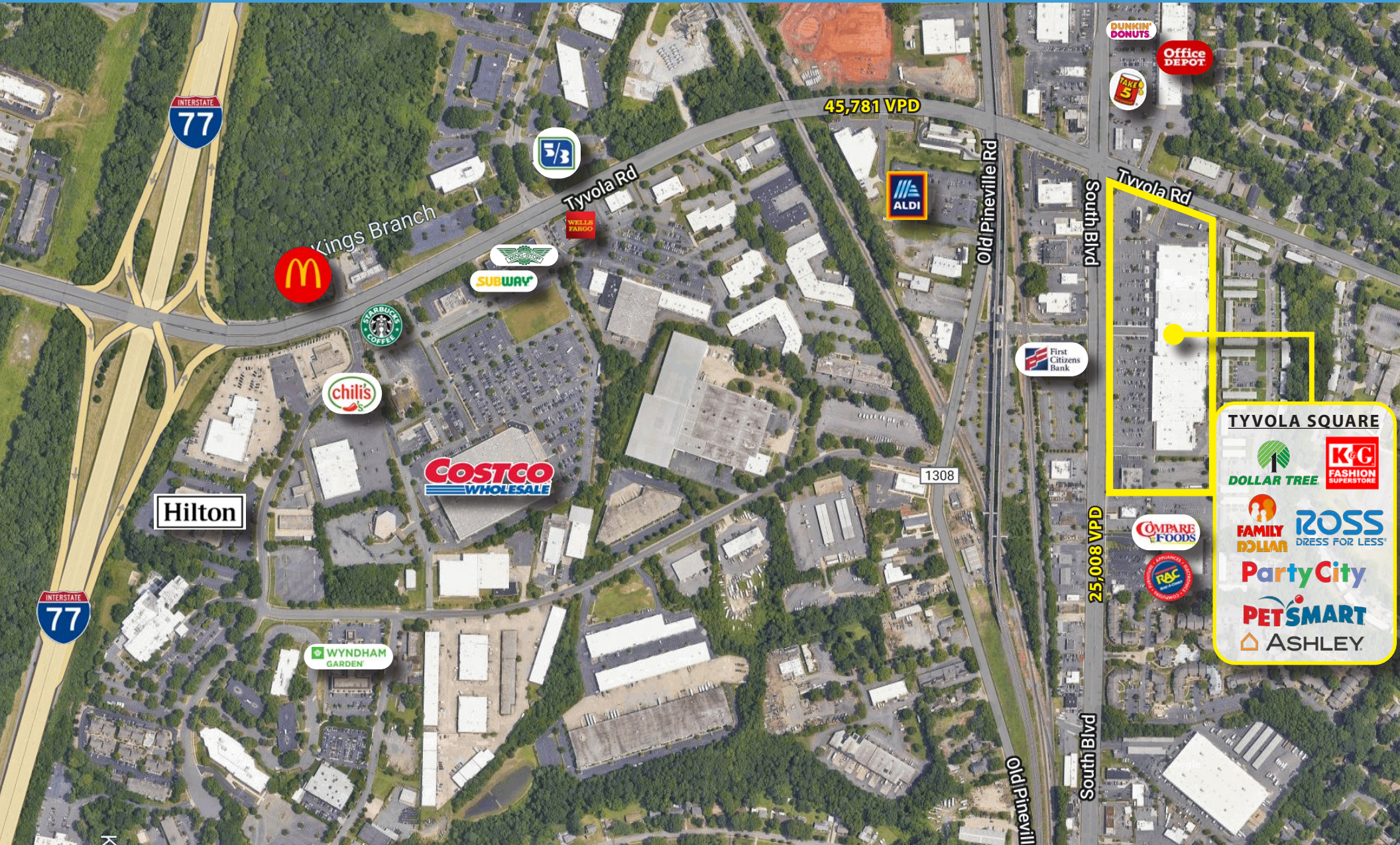
# TYVOLA SQUARE

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AERIAL

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**TYVOLA SQUARE**

- DOLLAR TREE
- K&G FASHION SUPERSTORE
- FAMILY DOLLAR
- ROSS DRESS FOR LESS
- Party City
- PETSMART
- ASHLEY

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# TYVOLA SQUARE

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

SITE PLAN

+/- 2,100 - 20,186 SF RETAIL SPACE AVAILABLE



TENANT	SQFT	TENANT	SQFT
<b>1</b> Outparcel Available	<b>2,100</b>	<b>9</b> Available	<b>3,000</b>
<b>2</b> Available	<b>20,186</b>	10 American Deli	2,100
3 Ross	32,003	11 Metro by T-Mobile	1,772
4 America's Best Contact & Eye	3,105	12 Party City	11,766
5 Ashley	26,200	13 Dollar Tree	9,560
6 PetSmart	21,400	14 US Army Recruiting	6,600
7 Family Dollar	10,087	15 Humana Medicare	8,100
8 K&G Fashion Superstore	28,109		

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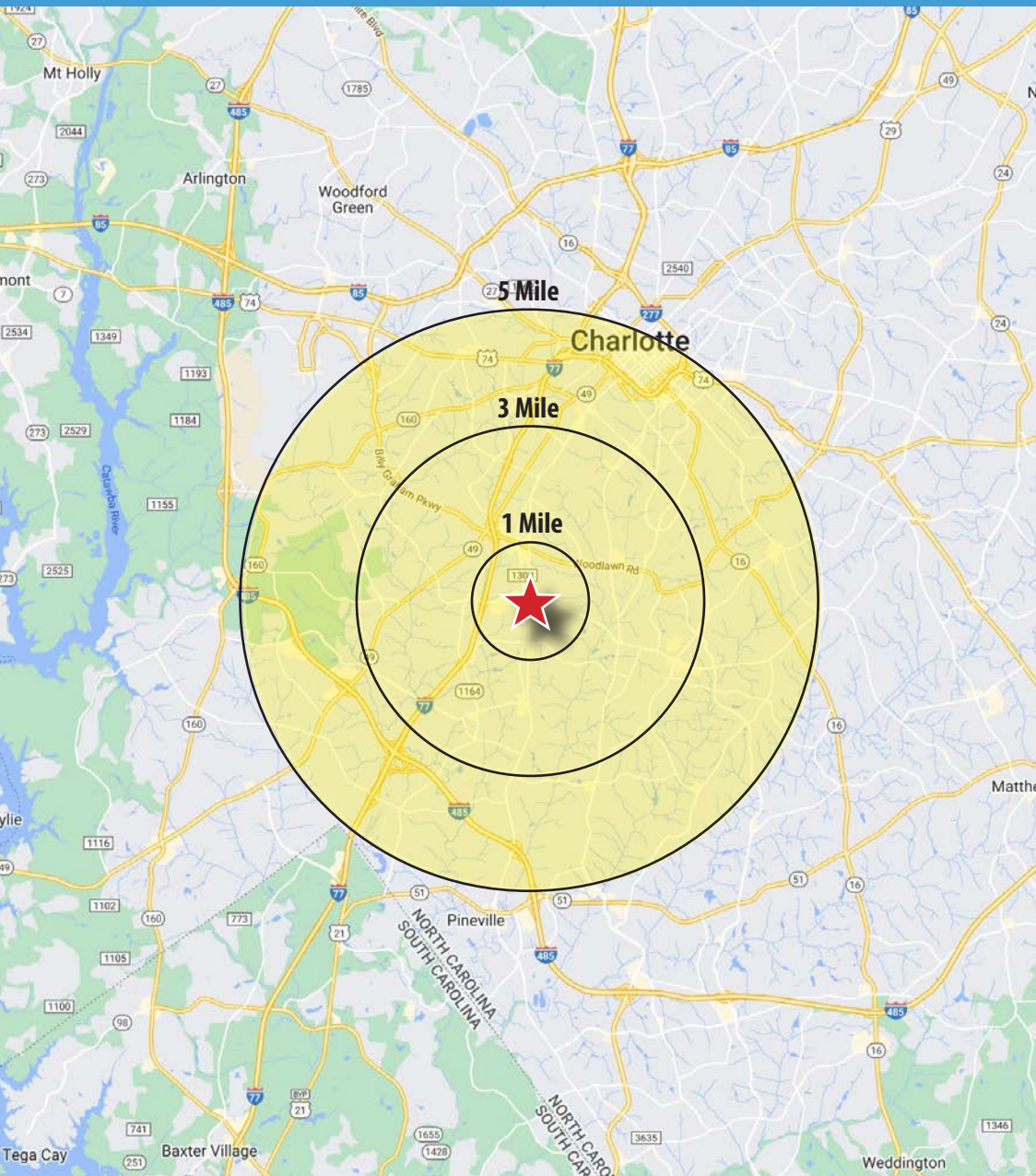


# TYVOLA SQUARE

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

## DEMOGRAPHICS

+/- 2,100 - 20,186 SF RETAIL SPACE AVAILABLE



POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,780	95,767	218,538
2028 Projected Population	8,239	104,024	239,009
Projected Annual Growth (2023-2028)	459 (+1.2%)	8,257 (+1.7%)	20,471 (+1.9%)
HOUSEHOLDS			
2023 Estimated Households	3,532	43,464	103,297
2028 Projected Households	3,740	47,343	113,621
HOUSEHOLD INCOME			
2023 Estimated Average Household Income	\$97,542	\$136,923	\$162,209
BUSINESSES			
2023 Estimated Total Businesses	1,045	7,399	20,915
2028 Estimated Total Employees	12,633	81,274	244,081

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