

1,300 to 2,287 Sq Ft of Retail/Office Space for Rent

**Woodlawn Marketplace**

**200 West Woodlawn Road, Charlotte, NC**



**BVBELK**  
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)

# Executive Summary

Woodlawn Marketplace is located directly off of Woodlawn Road at I-77 Exit 6 at the intersection of Woodlawn Road & Billy Graham Parkway. Woodlawn Road is one of the most convenient, centrally accessible locations in all of Charlotte.

The site is in close proximity to all of Charlotte— just 1.4 miles to Charlotte-Douglas International Airport & 10 minutes to uptown, Southpark, and Ballantyne. It is located in the bustling “Lower SouthEnd” LOSO office, dining, and entertainment submarket.

This center has ample parking from 258 on-site spaces and has new LED lighting in the parking lots. Numerous national hotel franchises

are located within walking distance, including the Ramada Inn & Conference Center, Clarion and the new Radisson Charlotte Airport South.

Woodlawn Marketplace is comprised of approximately 42,587 Sq Ft of inline space spread over two buildings. A variety of local, retail, nightlife, and restaurant tenants occupy the front building while the rear building contains both office & retail space.

Two retail spaces available for rent: 1,300 SF retail (204-E) & 2,287 retail (200-I).



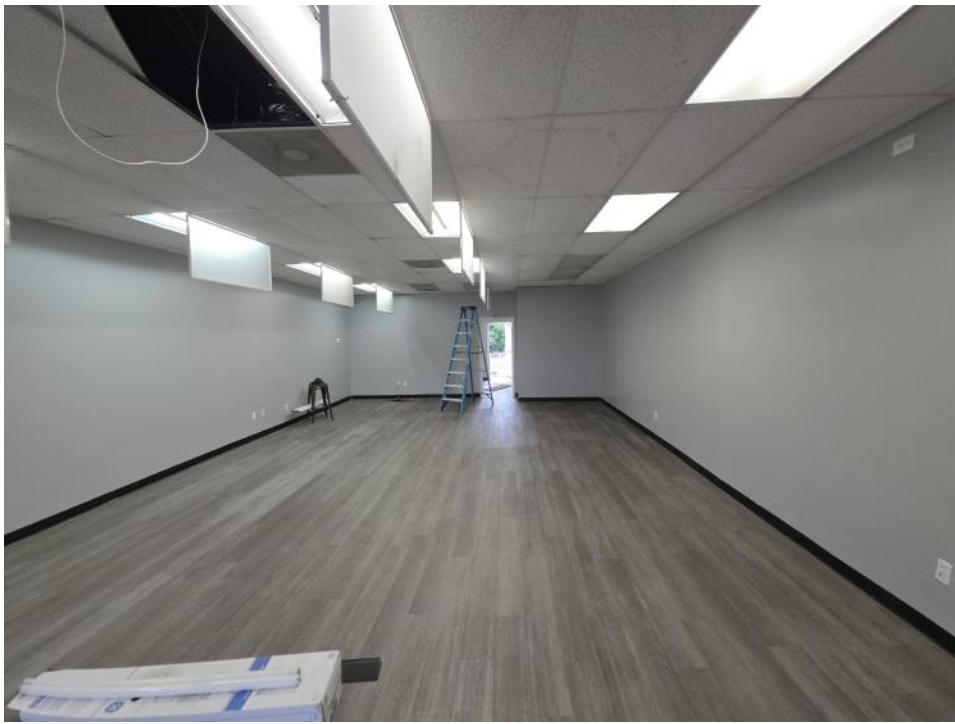


|                                |                                 |
|--------------------------------|---------------------------------|
| <b>Gross Leasable Area:</b>    | 42,587 SF                       |
| <b>Lot Size:</b>               | 4.62 AC                         |
| <b>Location:</b>               | Directly off Woodlawn Rd & I-77 |
| <b>Parking Spaces On-Site:</b> | 258                             |
| <b>Year Built:</b>             | 1989                            |



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**Suite 204-E: Former Vape/Tobacco Store**  
**1,300 SF with two restrooms. Currently being renovated!**  
**Move-in ready (Available 11/1/2025)**



## Leasing Plan 2025

204-E 1,300 SF

200-I 2,287 SF

## Leasing Plan 2025

204-E 1,300 SF

200-I 2,287 SF

## Leasing Plan 2025

204-E 1,300 SF

200-I 2,287 SF



  147,000 cars per day

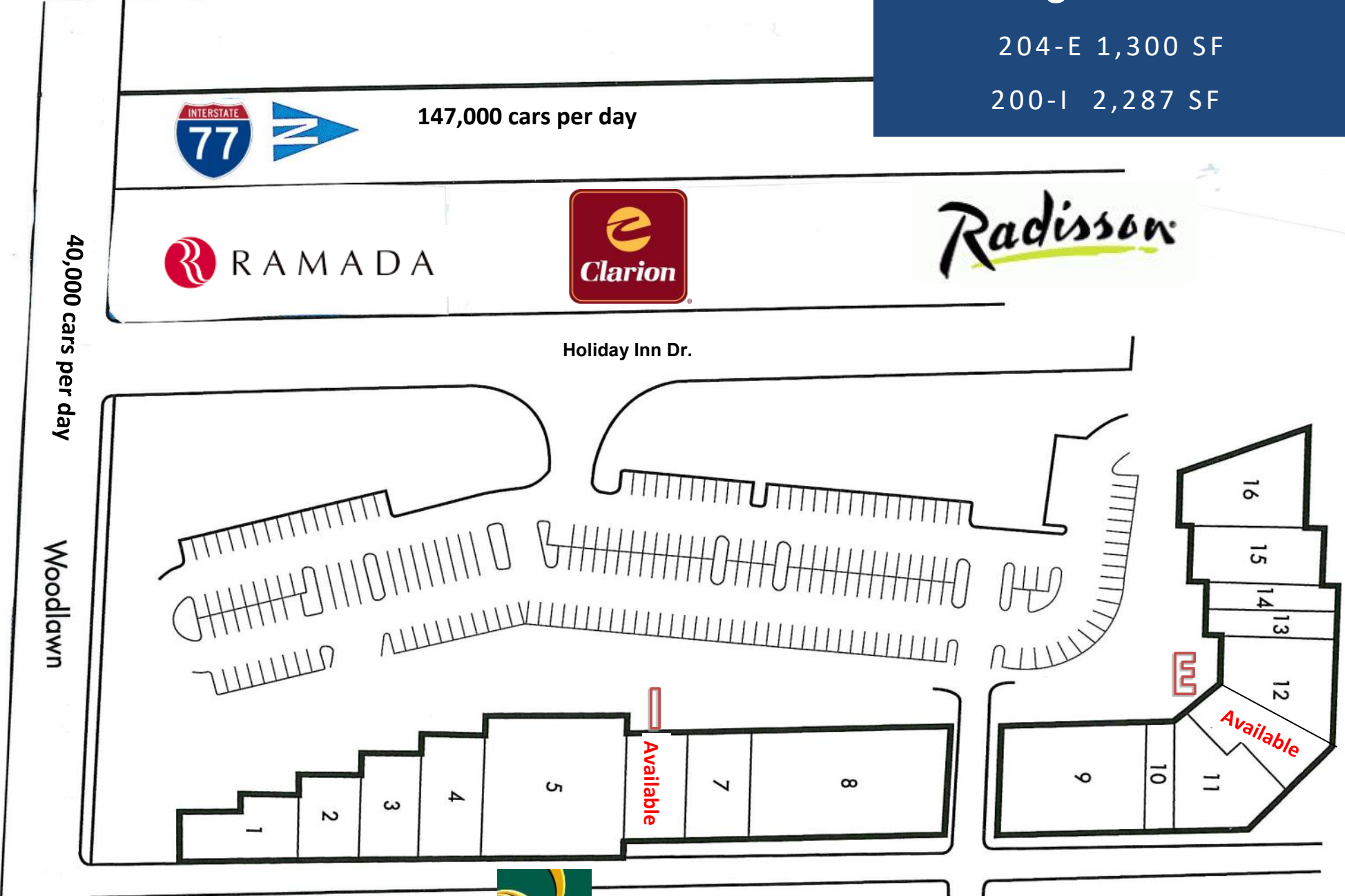


**Radisson**

**Holiday Inn Dr.**

|                     |          |
|---------------------|----------|
| 40,000 cars per day | Woodlawn |
|---------------------|----------|

|                     |          |
|---------------------|----------|
| 40,000 cars per day | Woodlawn |
|---------------------|----------|



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**PROPERTIES**



**Total GLA of Center: 42,587 Sq Ft**

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# Demographic & Traffic Count Snapshot



## Executive Summary

204 West Woodlawn Road, Charlotte, North Carolina, 28217 2  
204 West Woodlawn Road, Charlotte, North Carolina, 28217  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.18038  
Longitude: -80.88399

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 5,180  | 72,334  | 173,634 |
| 2020 Population        | 5,719  | 89,398  | 215,068 |
| 2024 Population        | 8,706  | 96,193  | 234,579 |
| 2029 Population        | 15,159 | 114,698 | 267,466 |
| 2010-2020 Annual Rate  | 0.99%  | 2.14%   | 2.16%   |
| 2020-2024 Annual Rate  | 10.39% | 1.74%   | 2.06%   |
| 2024-2029 Annual Rate  | 11.73% | 3.58%   | 2.66%   |
| 2020 Male Population   | 50.2%  | 48.4%   | 48.8%   |
| 2020 Female Population | 49.8%  | 51.6%   | 51.2%   |
| 2020 Median Age        | 32.8   | 32.4    | 33.1    |
| 2024 Male Population   | 50.7%  | 49.2%   | 49.6%   |
| 2024 Female Population | 49.3%  | 50.8%   | 50.4%   |
| 2024 Median Age        | 34.1   | 33.3    | 33.7    |

In the identified area, the current year population is 234,579. In 2020, the Census count in the area was 215,068. The rate of change since 2020 was 2.06% annually. The five-year projection for the population in the area is 267,466 representing a change of 2.66% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 33.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2024 White Alone                         | 34.9% | 48.0% | 51.0% |
| 2024 Black Alone                         | 33.1% | 25.3% | 25.7% |
| 2024 American Indian/Alaska Native Alone | 1.8%  | 1.2%  | 0.8%  |
| 2024 Asian Alone                         | 7.4%  | 5.5%  | 5.2%  |
| 2024 Pacific Islander Alone              | 0.2%  | 0.1%  | 0.1%  |
| 2024 Other Race                          | 14.7% | 11.6% | 9.4%  |
| 2024 Two or More Races                   | 7.8%  | 8.3%  | 7.9%  |
| 2024 Hispanic Origin (Any Race)          | 23.6% | 20.2% | 16.6% |

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.2 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

|                             |        |        |         |
|-----------------------------|--------|--------|---------|
| 2024 Wealth Index           | 64     | 86     | 97      |
| 2010 Households             | 2,141  | 31,045 | 74,809  |
| 2020 Households             | 2,468  | 40,777 | 100,238 |
| 2024 Households             | 3,734  | 44,828 | 111,415 |
| 2029 Households             | 6,645  | 54,386 | 129,342 |
| 2010-2020 Annual Rate       | 1.43%  | 2.76%  | 2.97%   |
| 2020-2024 Annual Rate       | 10.23% | 2.25%  | 2.52%   |
| 2024-2029 Annual Rate       | 12.22% | 3.94%  | 3.03%   |
| 2024 Average Household Size | 2.33   | 2.12   | 2.07    |

The household count in this area has changed from 100,238 in 2020 to 111,415 in the current year, a change of 2.52% annually. The five-year projection of households is 129,342, a change of 3.03% annually from the current year total. Average household size is currently 2.07, compared to 2.10 in the year 2020. The number of families in the current year is 50,187 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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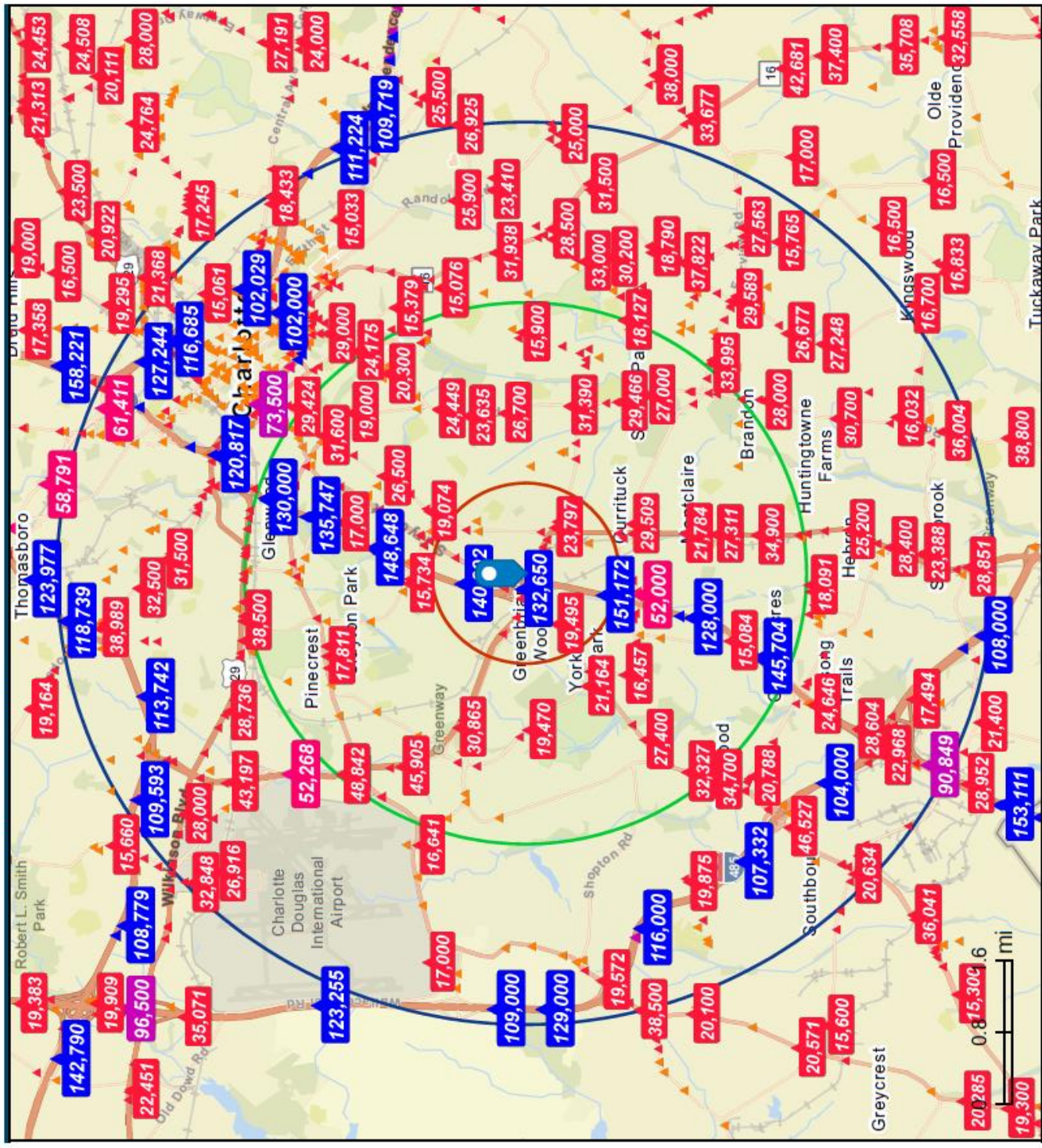
## Traffic Count Map

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Rings: 1, 3, 5 mile radii

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**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: © 2024 Kalibrate Technologies (Q3 2024).