

For Lease: 1,600 & 1,800 SF of Retail Space

Independence Promenade

5301 & 5309 E. Independence Blvd, Charlotte, NC 28212



Property Overview

· This highly visible 197,000 SF neighborhood shopping center is located between Hendrick Mercedes-Benz and Town & Country Ford along heavily-traveled Independence Blvd (67,900 vehicles/day).

· Located in one of Charlotte's primary automotive, retail, nightlife, and dining corridors just 5 miles from uptown Charlotte.

· The center has recently received a number of major renovations including exterior updates, full repaint, new pylon sign, & new LED lighting.

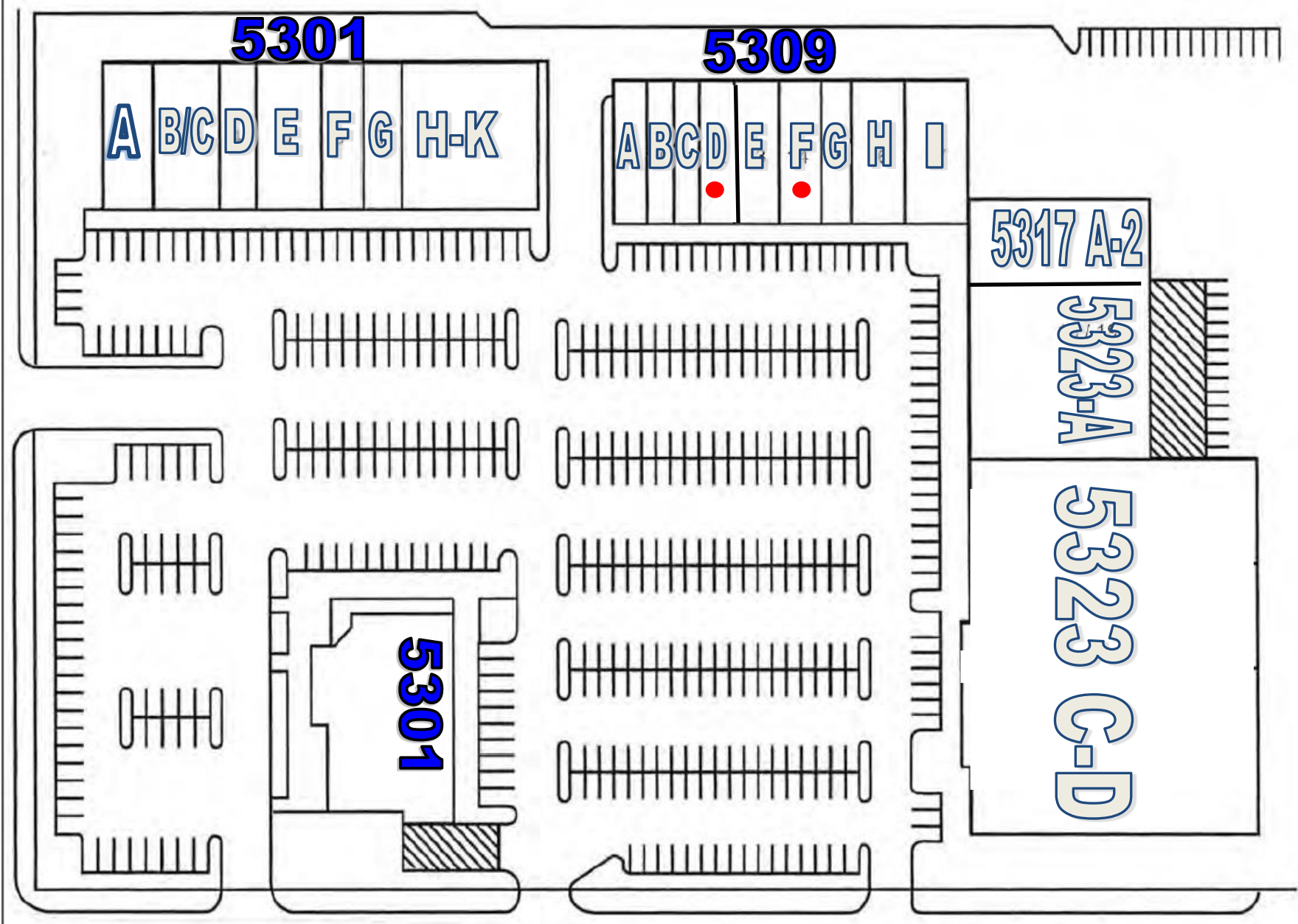
· Only two spaces remain available: 1,600 SF & 1,800 SF inline. See attached lease plan.

· Tenants include restaurant Aroy Thai, Amendment Salon, Metro PCS and CannaBuddy, a premium CBD dispensary is opening soon!



Leasing Plan 2023

Available for Lease:
5309-F 1,800 Sq Ft
5309-D 1,600 Sq Ft



Additional Views of Property

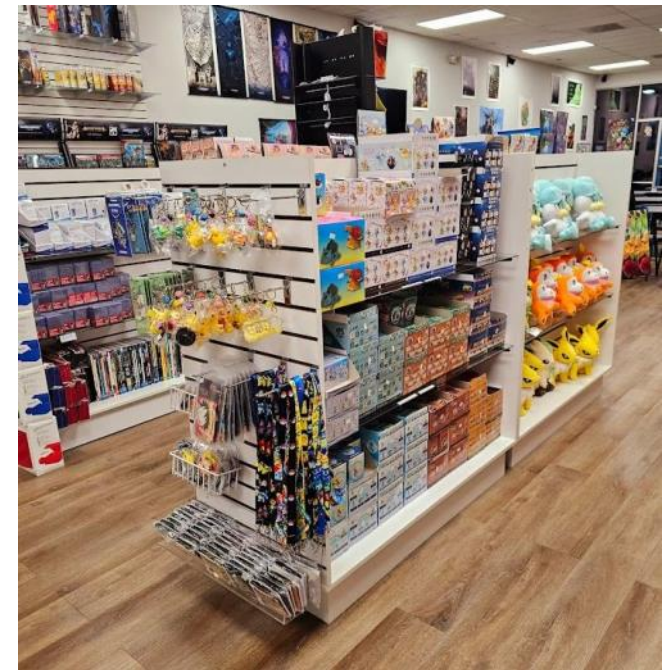
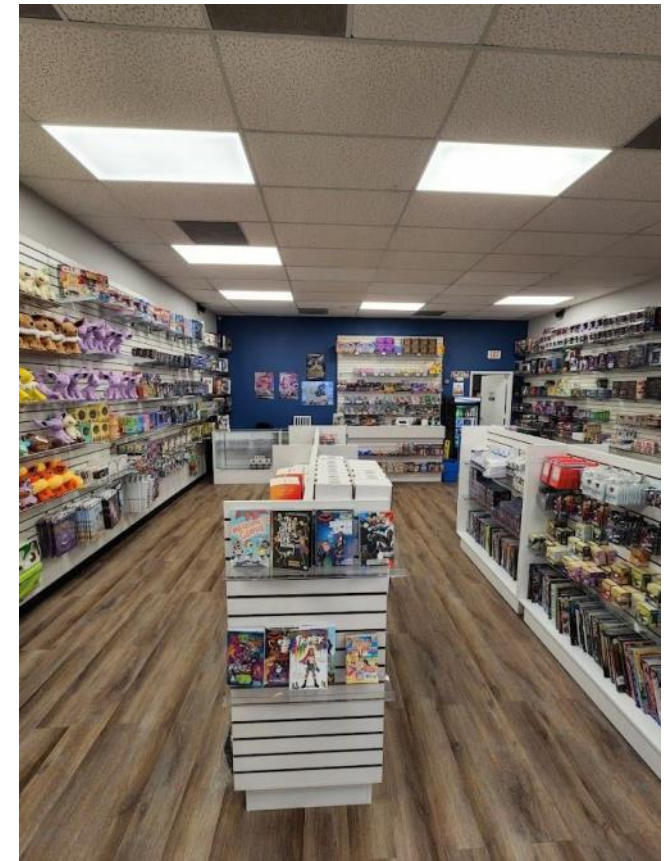


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5371 8,960 SF: New CBD Dispensary Coming Soon!

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



Suite 5309-F

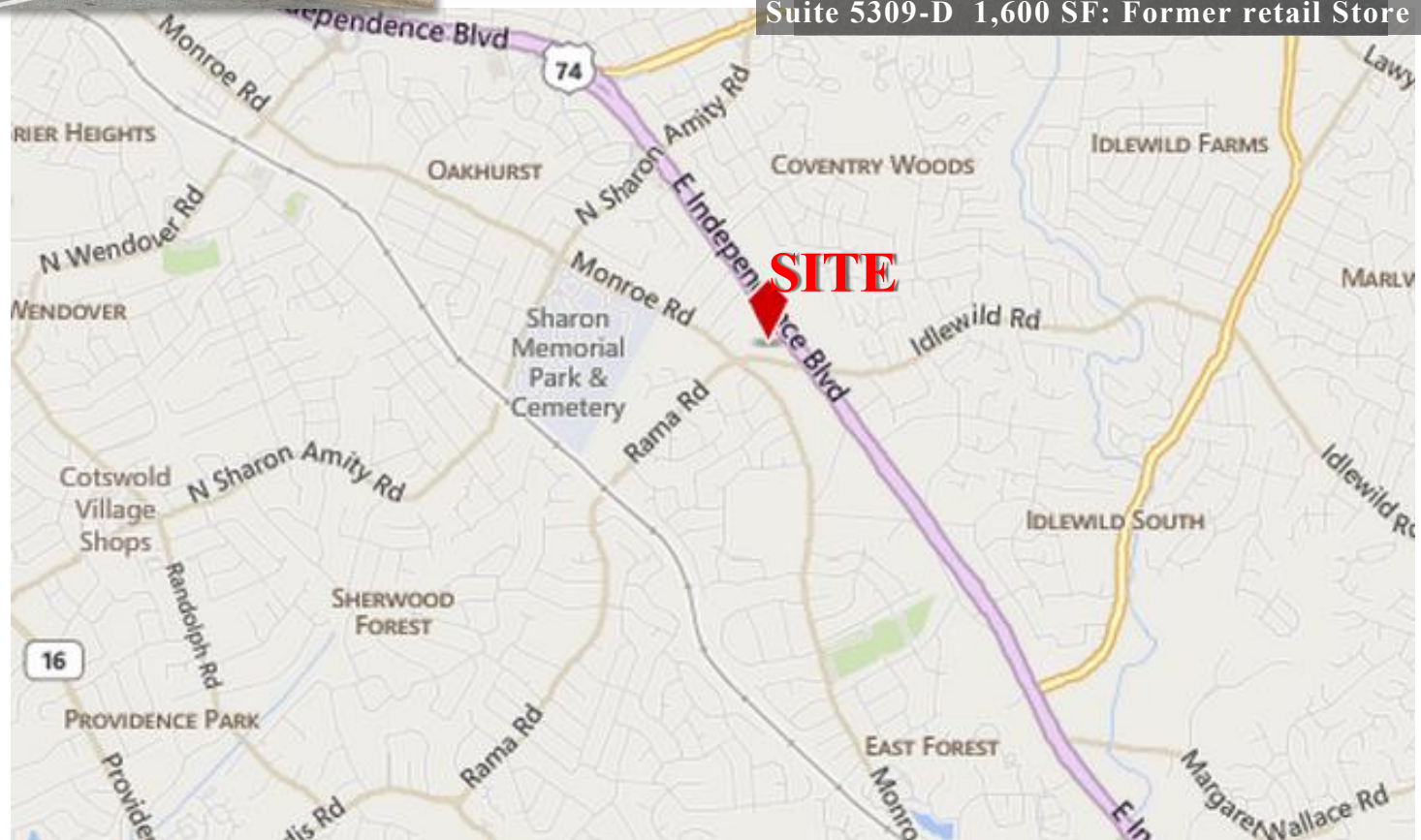
Newly renovated throughout!
1,800 SF retail store. All shelving conveys with lease.

Store fixtures & POS can be negotiated to remain as well.

Area Map



Suite 5309-D 1,600 SF: Former retail Store



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Demographic Profile 2022

Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.1877/-80.7573

**5309 E Independence Blvd
 Charlotte, NC 28212**

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2021 Estimated Population	12,609	114,906	267,712	791,539
2026 Projected Population	12,565	116,550	279,903	848,712
2010 Census Population	11,378	105,185	235,146	658,820
2000 Census Population	11,515	99,046	220,563	555,211
Projected Annual Growth 2021 to 2026	-	0.3%	0.9%	1.4%
Historical Annual Growth 2000 to 2021	0.5%	0.8%	1.0%	2.0%
2021 Median Age	34.0	34.7	35.9	36.2
Households				
2021 Estimated Households	5,005	47,601	113,339	329,222
2026 Projected Households	5,060	48,687	119,789	356,361
2010 Census Households	4,397	42,304	95,030	261,707
2000 Census Households	4,517	41,157	90,794	220,496
Projected Annual Growth 2021 to 2026	0.2%	0.5%	1.1%	1.6%
Historical Annual Growth 2000 to 2021	0.5%	0.7%	1.2%	2.3%
Race and Ethnicity				
2021 Estimated White	34.8%	40.2%	47.0%	49.9%
2021 Estimated Black or African American	42.5%	36.3%	34.5%	33.7%
2021 Estimated Asian or Pacific Islander	5.5%	6.1%	5.7%	6.3%
2021 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%	0.5%
2021 Estimated Other Races	16.4%	16.8%	12.3%	9.7%
2021 Estimated Hispanic	25.4%	23.2%	17.4%	14.1%
Income				
2021 Estimated Average Household Income	\$54,473	\$71,264	\$100,561	\$97,458
2021 Estimated Median Household Income	\$46,105	\$56,060	\$73,899	\$75,871
2021 Estimated Per Capita Income	\$21,627	\$29,590	\$42,657	\$40,665
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	12.0%	10.6%	6.9%	5.1%
2021 Estimated Some High School (Grade Level 9 to 11)	5.7%	7.1%	5.8%	5.3%
2021 Estimated High School Graduate	24.5%	21.4%	18.3%	17.4%
2021 Estimated Some College	23.5%	20.3%	18.2%	19.1%
2021 Estimated Associates Degree Only	8.3%	7.4%	7.3%	8.0%
2021 Estimated Bachelors Degree Only	19.5%	23.1%	28.3%	29.2%
2021 Estimated Graduate Degree	6.6%	10.2%	15.3%	15.8%
Business				
2021 Estimated Total Businesses	662	4,086	12,455	39,738
2021 Estimated Total Employees	4,440	30,931	111,939	434,392
2021 Estimated Employee Population per Business	6.7	7.6	9.0	10.9
2021 Estimated Residential Population per Business	19.0	28.1	21.5	19.9