

For Lease: 3,200 SF of Retail Space

Independence Promenade

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



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PROPERTIES

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, updated pylon sign & LED lighting.

- Only one space currently available: 3,200 Sq Ft. See attached lease plan.

- Tenants include restaurant Aroy Thai, Amendment Salon, Metro PCS and La Torre Automotive, a premium pre-owned car dealership.



Leasing Plan 2022

Available Spaces

5309-D/E 3,600 SF
(12/13)



Additional Views of Property



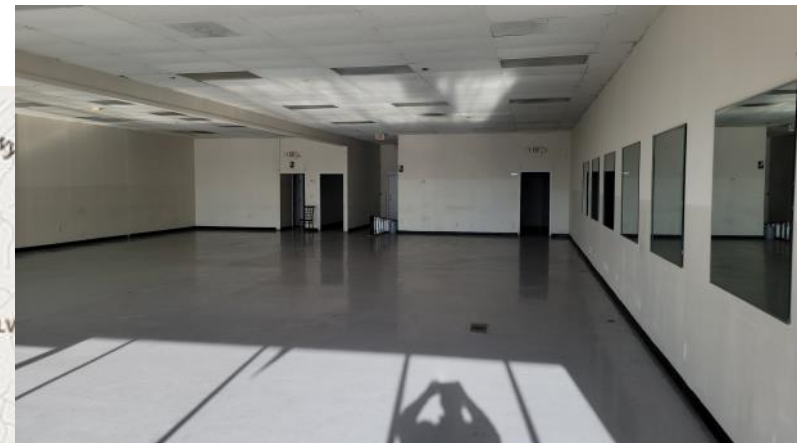
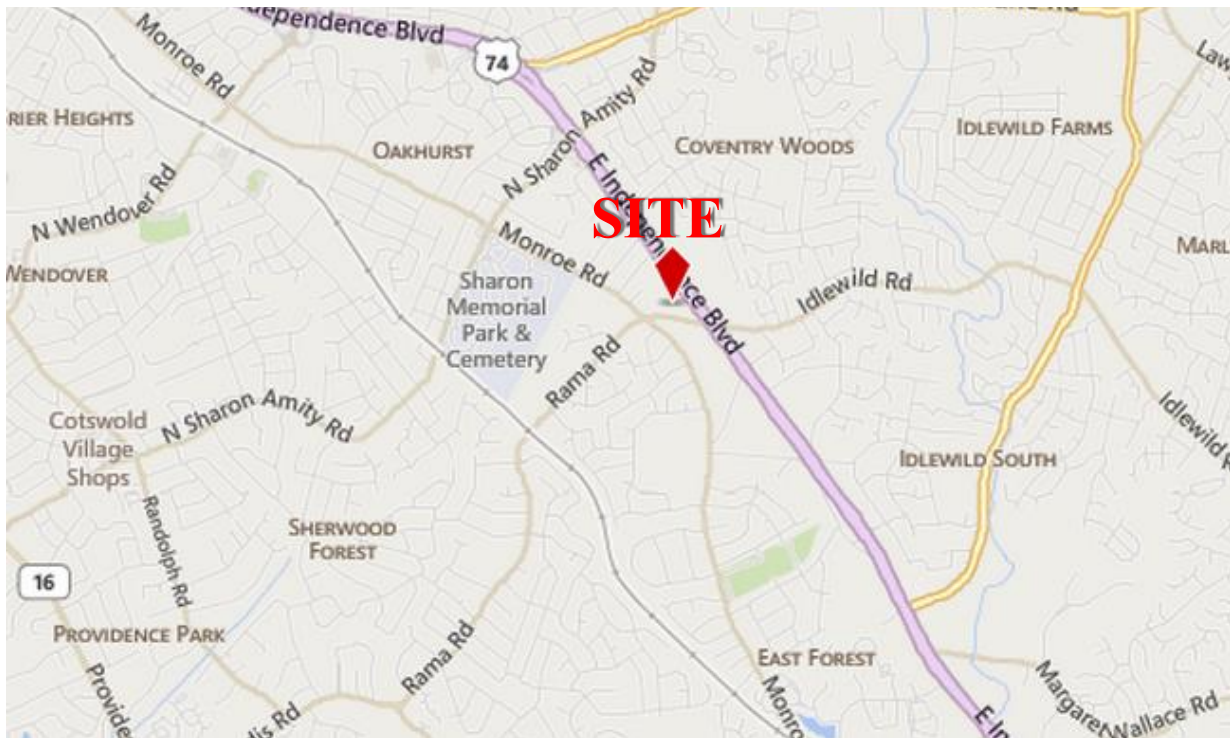
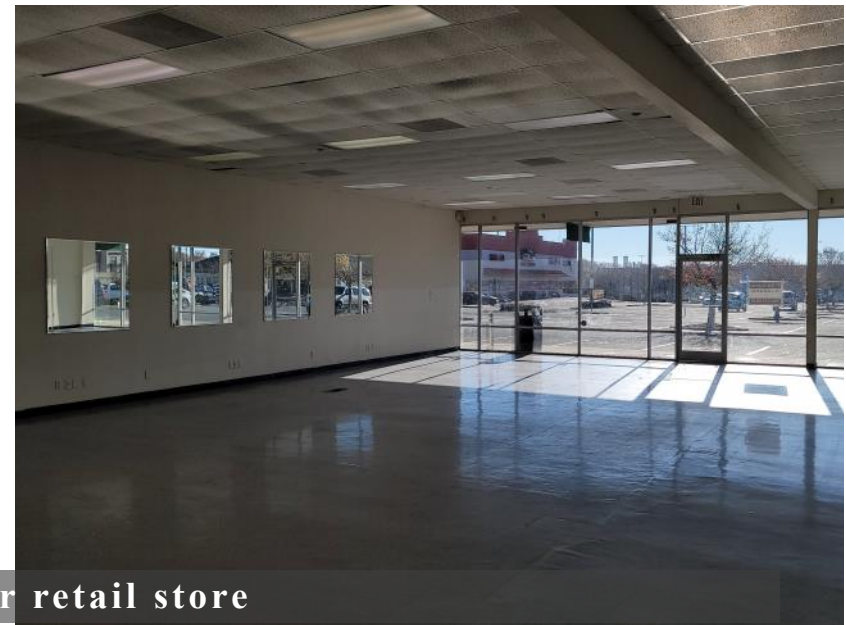
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Area Map



Suite 5309-D/E 3,600 SF: Former retail store



Demographic Profile 2022

Summary Profile

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

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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