



5226 E INDEPENDENCE BLVD | CHARLOTTE, NC

EXISTING ARBY'S AVAILABLE

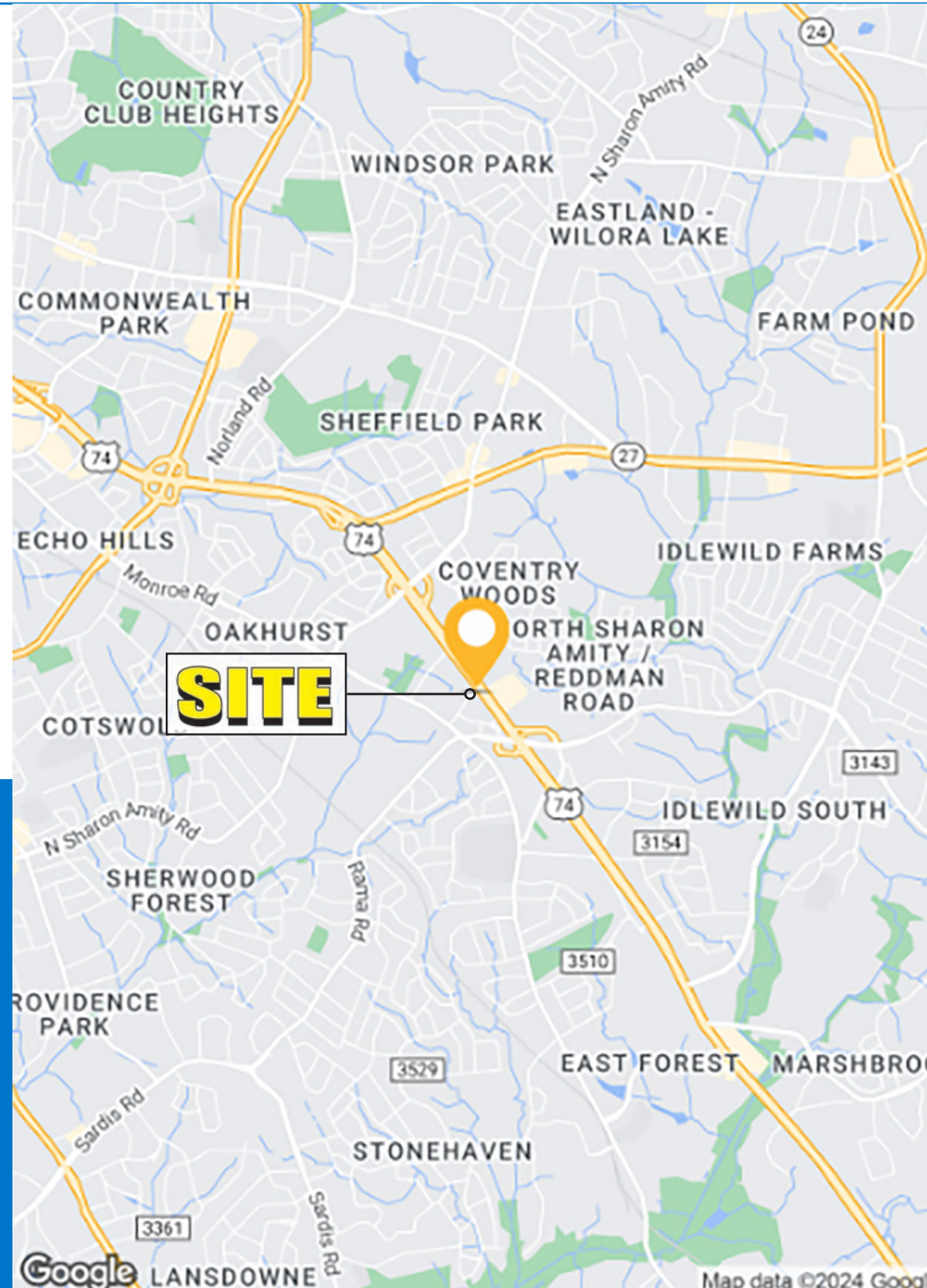
0.99 ACRES | AVAILABLE FOR LEASE



PROJECT DETAILS

5226 E INDEPENDENCE BLVD • 0.99 ACRES | AVAILABLE FOR LEASE • RETAIL

- AVAILABLE SPACE** 0.99 Acres | 2,266 SF
- TRAFFIC COUNTS** 68,500 ADT on E Independence Blvd
- PROPERTY HIGHLIGHTS**
 - High profile site with great visibility along one of Charlotte's busiest throughfares (E Independence Blvd. 68,500 ADT) and Idlewild Rd (26,000 ADT)
 - Multiple access points allow convenient access from both E Independence Blvd (68,500 VPD), Monroe Rd (25,000 VPD) and Idlewild Rd (26,000 VPD)
 - 58 townhomes planned directly behind site
 - Grocery anchor (Aldi) easily accessible from site
 - Reportedly strong performance from surrounding national retailers, including Starbucks and 7-11
 - New building (constructed in 2020)
- LEASE RATE** Call to discuss
- COUNTY** Mecklenburg
- MARKET** Charlotte



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,647	46,288	112,364



TOTAL POPULATION	11,517	113,145	268,106
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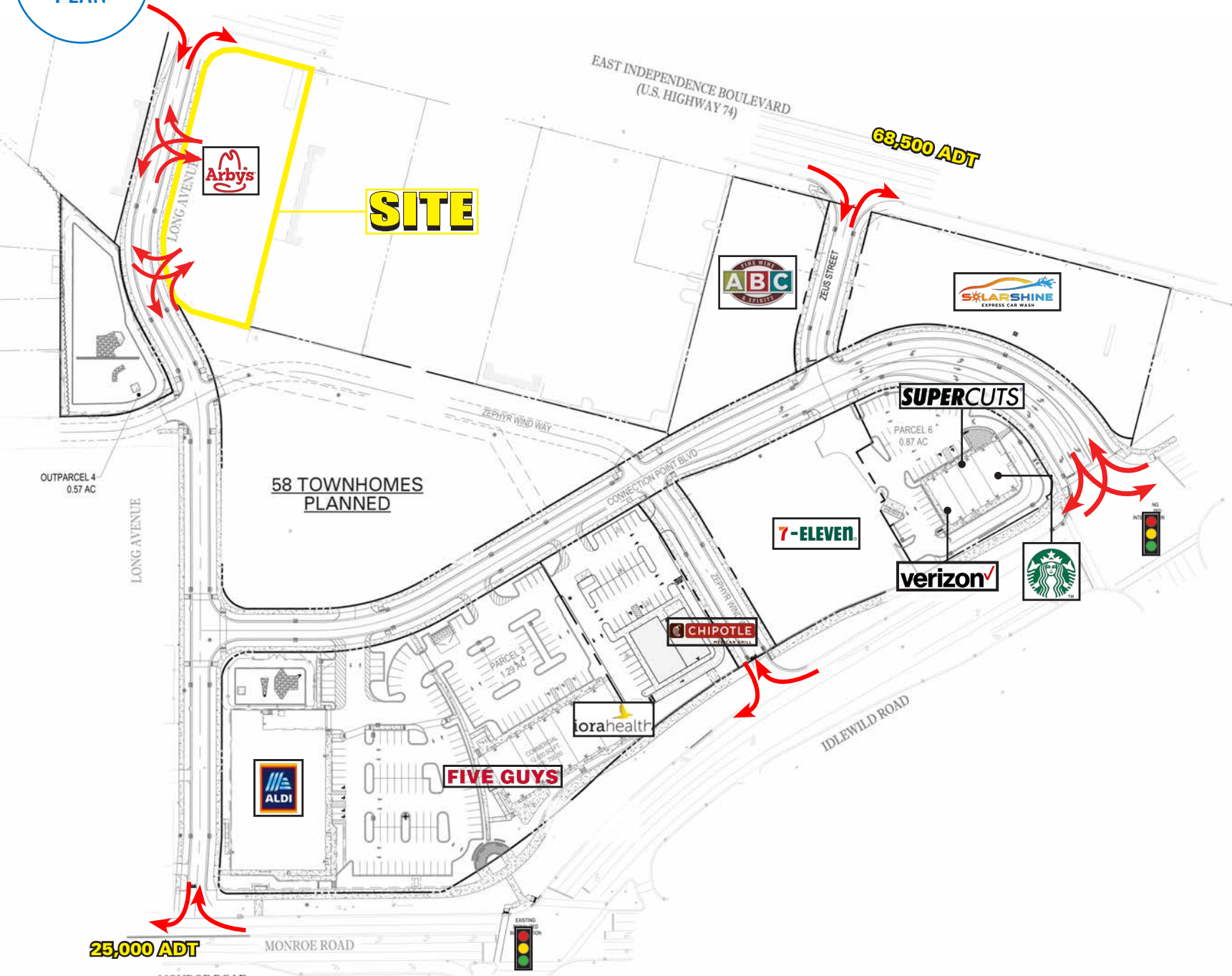


DAYTIME EMPLOYEES	6,024	43,565	172,582
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MEDIAN HH INCOME	\$51,614	\$56,878	\$69,464
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SITE PLAN



AERIAL





NORTH CAROLINA

CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.

Although its economy and rapid development make Charlotte a thoroughly 21st century metro area, Southern charm is still very much alive, and making friends with neighbors isn't the Sisyphean task it can be in other large cities.



CHARLOTTE, NC

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