

CARMEL COMMONS JUNIOR ANCHOR OPPORTUNITIES

7601 PINEVILLE-MATTHEWS ROAD, CHARLOTTE, NC 28226

FOR LEASE

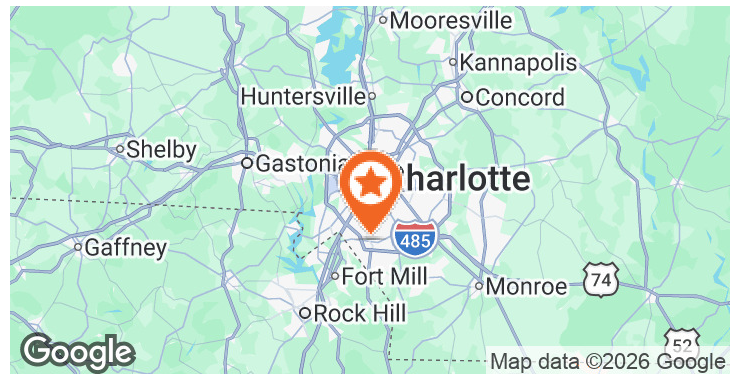


LOCATION DESCRIPTION

15,742 SF junior anchor opportunity available

PROPERTY HIGHLIGHTS

- Attractive co-tenancy including the first Fresh Market in the Charlotte market
- Overall shopping center is bordered by three heavily traveled roads: Pineville-Matthews Rd (27,000 AADT), Johnston Rd (26,500 AADT) and Carmel Rd (24,000 AADT)
- Excellent visibility and access to Pineville Matthews Road (Hwy 51)



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2025 Population Density	78,805	222,173	377,534
2025 Daytime Population	63,795	152,869	261,221
2025 Average HH Income	\$160,767	\$175,086	\$172,548



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SUITE	TENANT	SF	SUITE	TENANT	SF
1	CABOS MEXICAN CUISINE & CANTINA	5,000	24	CAVA	3,100
3	GREAT WALL OF CHINA SOUTH	4,800	26	BIG BLUE SWIM SCHOOL	10,000
4	EXPERT NAILS	1,600	26A	SOLA SALON STUDIOS	6,000
5	RESTORE HYPER WELNESS + CRYO	1,800	28	THE HONEY BAKED HAM COMPANY	2,400
6	BEAUTYSCOPE	1,400	29	COLOR ME MINE	1,200
7	CHARLOTTE YOGA	2,686	30	CHUCK E. CHEESE	14,400
8	THE RUSTY ONION	2,696	32	HAIRCOLORXPERTS	1,200
10	WYATT & DAD SHOE REPAIR	850	33	FRIENDLY DENTAL	3,200
11	POOL XPERTS	1,463	34B	AMELIE'S FRENCH BAKERY AND CAFE	5,000
13	EDEN	1,893	35	7ELEVEN	2,985
14A	LEASE PENDING	15,742	36	JACK IN THE BOX	2,857
14B	PET SUPPLIES PLUS	9,859	37	ADVANCIAL FEDERAL CREDIT UNION	2,669
16	EDWIN WATTS GOLF	17,106			
17	THE JEWELRY STOP	1,200			
18	GREAT CLIPS	1,200			
19	CHICKEN SALAD CHICK	2,100			
20	FRESH MARKET	14,300			
21	RIPALDO'S	1,200			
22	RHD WEIGHT LOSS	1,860			
23	BENCHMARK PHYSICAL THERAPY	2,100			



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