



## **Shoppes At Citiside**

4430 The Plaza Dr, Charlotte, NC 28215



### **Vasile Moldovan**

DO-VAN INC

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# Shoppes At Citiside

\$18.00 /SF/Yr

Shoppes At Citiside is a high visibility shopping center - Major Tenant (ASIAN MARKET) , Plenty of parking with for access points, both being two lane roads, into the Plaza Dr Traffic count of 99,000 from East Independence Boulevard exiting onto Wendover Road and Eastway 30,000 (NCDOT).To Plaza Dr 35,000 (NCDOT)...

- Shoppes At Citiside is located on 4430 The Plaza Dr in Charlotte, North Carolina. Charlotte is the largest city in the Carolinas



|                        |                        |
|------------------------|------------------------|
| Rental Rate:           | \$18.00 /SF/Yr         |
| Total Space Available: | 8,000 SF               |
| Max. Contiguous:       | 5,000 SF               |
| Property Type:         | Shopping Center        |
| Center Type:           | Neighborhood Center    |
| Stores:                | 18                     |
| Center Properties:     | 6                      |
| Frontage:              | 124' on Eastway Dr     |
| Gross Leasable Area:   | 90,309 SF              |
| Walk Score ®:          | 61 (Somewhat Walkable) |
| Transit Score ®:       | 44 (Some Transit)      |
| Taxes:                 | \$1.50 USD/SF/Mo       |
| Operating Expenses:    | \$0.33 USD/SF/Mo       |
| Rental Rate Mo:        | Upon Request           |

1

1st Floor

|                 |              |
|-----------------|--------------|
| Space Available | 3,000 SF     |
| Rental Rate     | Upon Request |
| Date Available  | 30 Days      |
| Service Type    | Negotiable   |
| Space Type      | Relet        |
| Space Use       | Retail       |
| Lease Term      | Negotiable   |

vacating tenant is ShoeShow

2

1st Floor Ste 16

|                 |                 |
|-----------------|-----------------|
| Space Available | 5,000 SF        |
| Rental Rate     | \$18.00 /SF/Yr  |
| Date Available  | 60 Days         |
| Service Type    | Triple Net      |
| Built Out As    | Standard Retail |
| Space Type      | Relet           |
| Space Use       | Retail          |
| Lease Term      | Negotiable      |

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## Major Tenant Information

| Tenant       | SF Occupied | Lease Expired |
|--------------|-------------|---------------|
| Asian Market | 46,904      |               |



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## Property Photos



## Property Photos



## Property Photos



## Property Photos



IMG\_6109



IMG\_6114

## Property Photos

