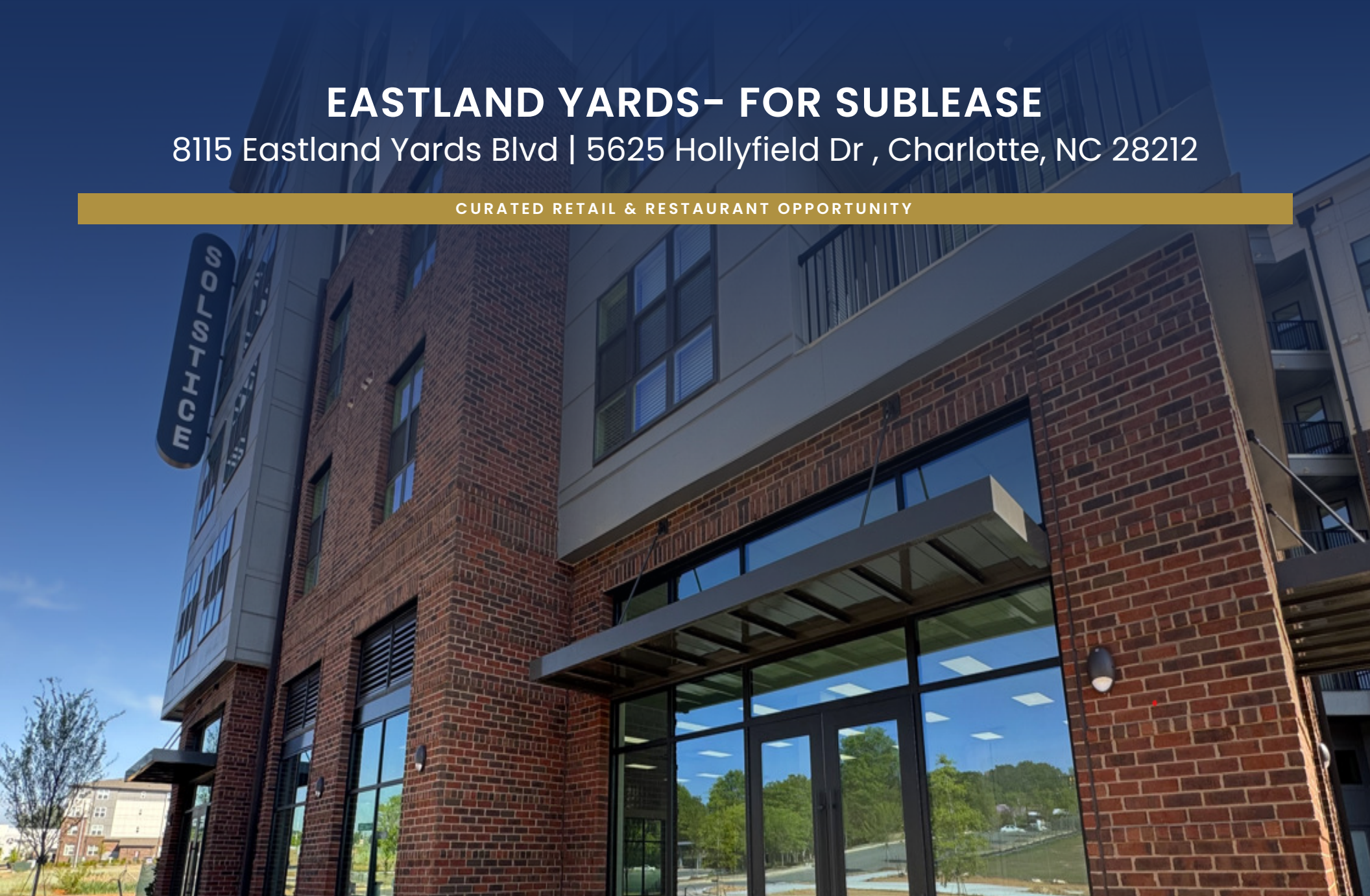


EASTLAND YARDS- FOR SUBLEASE

8115 Eastland Yards Blvd | 5625 Hollyfield Dr , Charlotte, NC 28212

CURATED RETAIL & RESTAURANT OPPORTUNITY



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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Position your concept at the heart of East Charlotte's most anticipated mixed-use redevelopment. Eastland Yards offers newly delivered, first-generation retail and restaurant space designed to serve a vibrant and growing community. Delivered in warm vanilla shell condition, the available suites provide maximum flexibility for buildout, allowing tenants to create a tailored customer experience. The project is intentionally curated to attract dynamic retail and culinary operators that reflect the diversity and culture of the surrounding neighborhood. Available spaces include: ±4,164 RSF (divisible) – 8115 Eastland Yards Blvd and ±3,796 RSF – 5625 Hollyfield Drive

OFFERING SUMMARY

Lease Rate:	Contact Broker
Lease Type:	Triple Net- NNN+(TICAM)
Number of Units:	2
Available SF:	±3,776 - 4,164 SF
Condition:	First Generation Warm Vanilla Shell
Grease Interceptor:	1,000 Gallon Installed
Delivery:	Available Now

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PROPERTY HIGHLIGHTS

Building Name	Eastland Yards
Use:	Retail / Restaurant
Signage:	Building Façade & Canopy Signage Available
Ceiling height	14'–16'+ clear heights across available suites
Parking:	Surface & Structured Parking Available
Year Built	2025

Strategically located in East Charlotte, the property benefits from strong connectivity to Central Avenue and surrounding residential neighborhoods, providing consistent local traffic and a built-in customer base. Surrounded by a diverse and growing population, the area continues to see public and private investment, positioning Eastland Yards as a key destination for culturally relevant retail and culinary experiences.



- Two distinct retail opportunities: End-cap configurations
- Suite 101 | featuring wrap-around frontage and maximum exposure
- Suite 121 | offering expansive storefront frontage (50'+) for strong brand visibility
- First-generation warm vanilla shell, allowing full customization
- Flexible layouts with subdivision potential to accommodate a range of users
- Potential outdoor patio seating enhancing customer experience
- Strong connectivity to surrounding residential neighborhoods
- Built-in customer base supported by a growing and diverse population

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AVAILABLE SPACES

LEASE INFORMATION

Location:	End-Cap	Lease Term:	Negotiable
Total Space:	3,776 - 4,164 SF	Lease Rate:	Contact Broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
8115 Eastland Yards Blvd, Suite 101	Available	4,164 SF	Standalone feel with long continuous frontage Prominent end-cap retail space with multi-directional exposure Expansive storefront with wrap-around visibility High-impact signage opportunities along Eastland Yards Blvd Ideal for flagship retail, restaurant, or experiential concepts
5625 Hollyfield Drive, Suite 121	Available	3,776 SF	Strong linear frontage (50'+) ideal for branding and display Efficient layout with excellent storefront visibility Façade and canopy signage available Well-suited for retail, service, or dining users

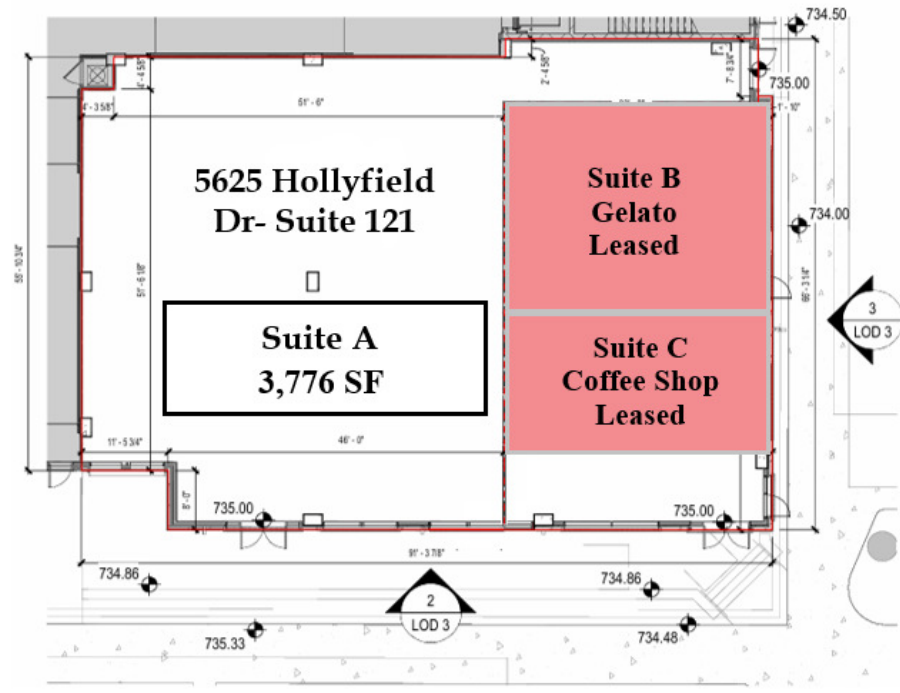
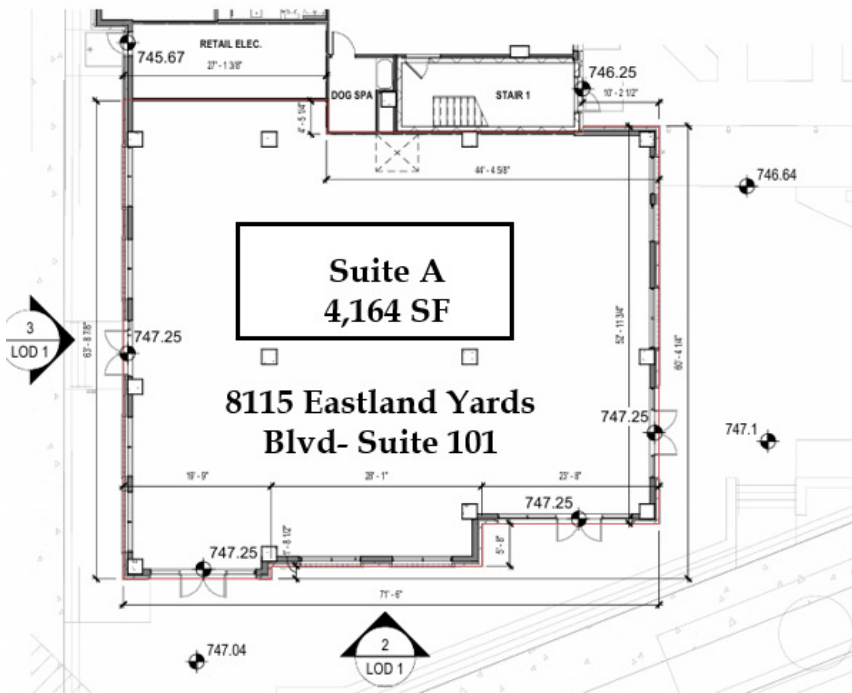
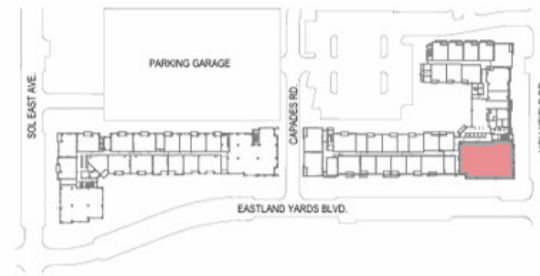
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FLOOR PLANS



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8115 EASTLAND YARDS BOULEVARD, CHARLOTTE, NC 28212

ADDITIONAL PHOTOS



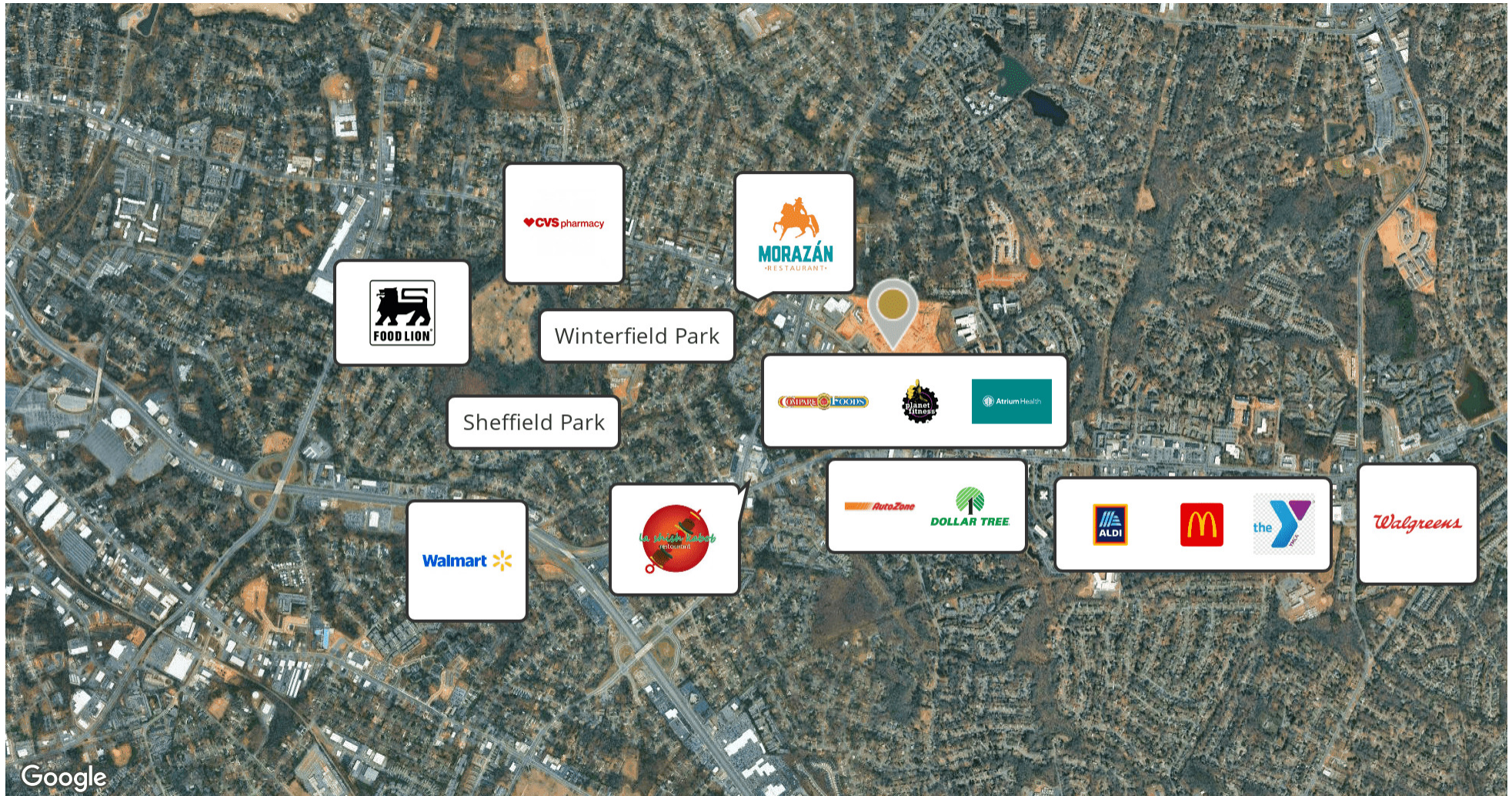
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RETAILER MAP



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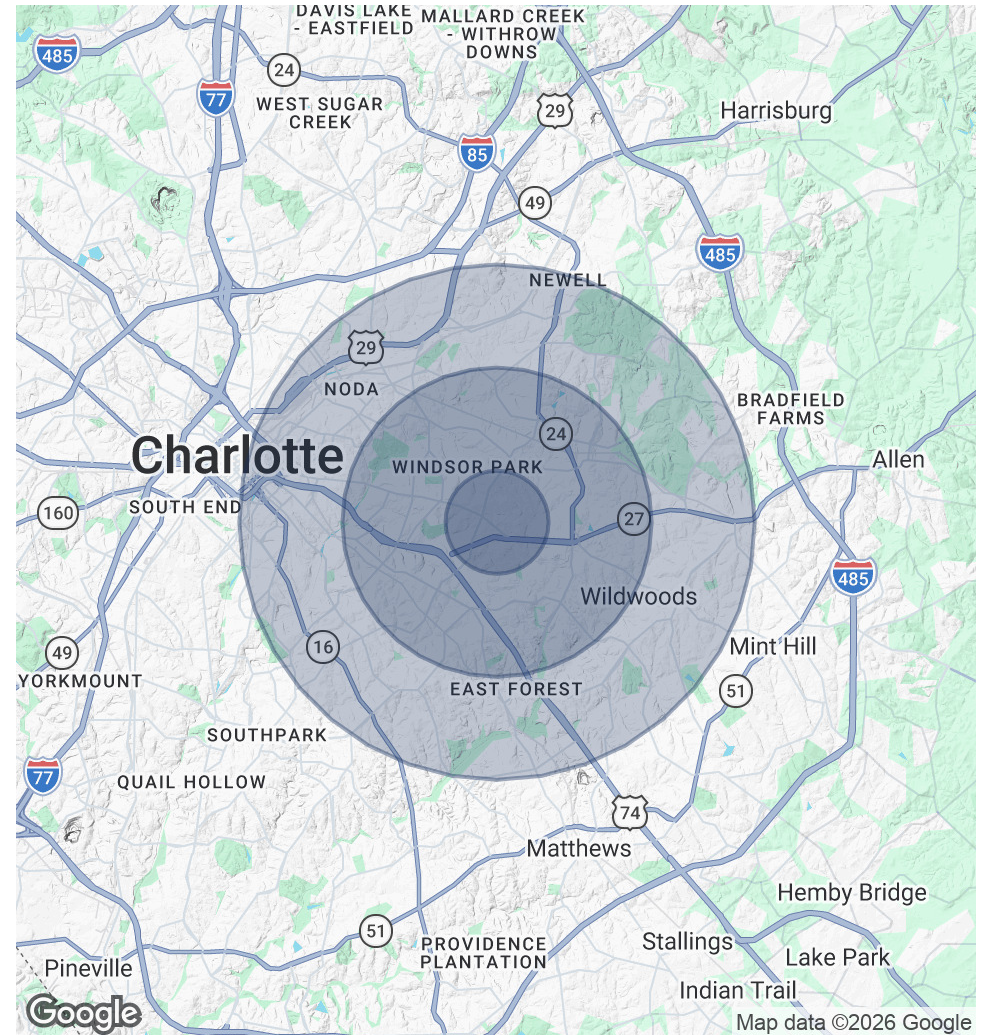
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,432	119,386	267,368
Average Age	31.6	33.7	35.1
Average Age (Male)	27.7	33.0	34.2
Average Age (Female)	34.2	34.6	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,187	45,970	106,468
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$67,334	\$80,453	\$113,462
Average House Value	\$265,203	\$321,782	\$469,982

2023 American Community Survey (ACS)



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CURATED TENANT VISION



Eastland Yards is thoughtfully designed to attract a curated mix of retail and culinary operators that enhance and reflect the surrounding community. The redevelopment features a pedestrian-friendly environment with activated storefronts and outdoor engagement, positioning Eastland Yards as a premier destination for retail and dining.

WE ARE SEEKING:

Established local and regional restaurant operators

Chef-driven and culturally relevant dining concepts

Boutique retail and service-oriented brands

Operators with a strong identity and proven track record

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