

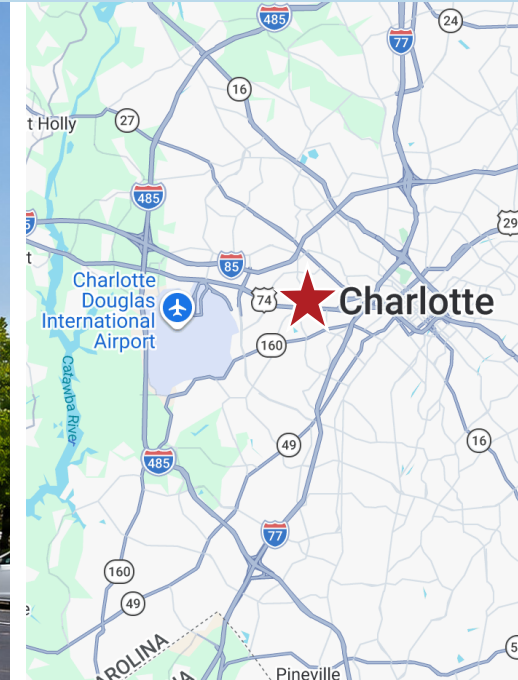
WILKINSON CROSSING

3320 WILKINSON BLVD, CHARLOTTE, NC 28208

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 4,000 SF RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS:

- 4,000 SF available for lease
- Well-positioned retail center anchored by Ashley Stewart and Rainbow, featuring a strong mix of national tenants
- 44,840 SF Walmart shadow-anchored center driving consistent foot & vehicle traffic
- Prime location at the signalized intersection of Wilkinson Boulevard and Ashley Road, with over 43,000 VPD
- Convenient access just minutes from Uptown Charlotte in West Charlotte
- **CONTACT BROKERS FOR PRICING**

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 10,246
3 Miles: 102,605
5 Miles: 225,037



AVG. HH INCOME

1 Mile: \$76,909
3 Miles: \$128,202
5 Miles: \$137,731



DAYTIME EMPLOYEES

1 Mile: 3,411
3 Miles: 101,452
5 Miles: 198,282

BROKER CONTACT:

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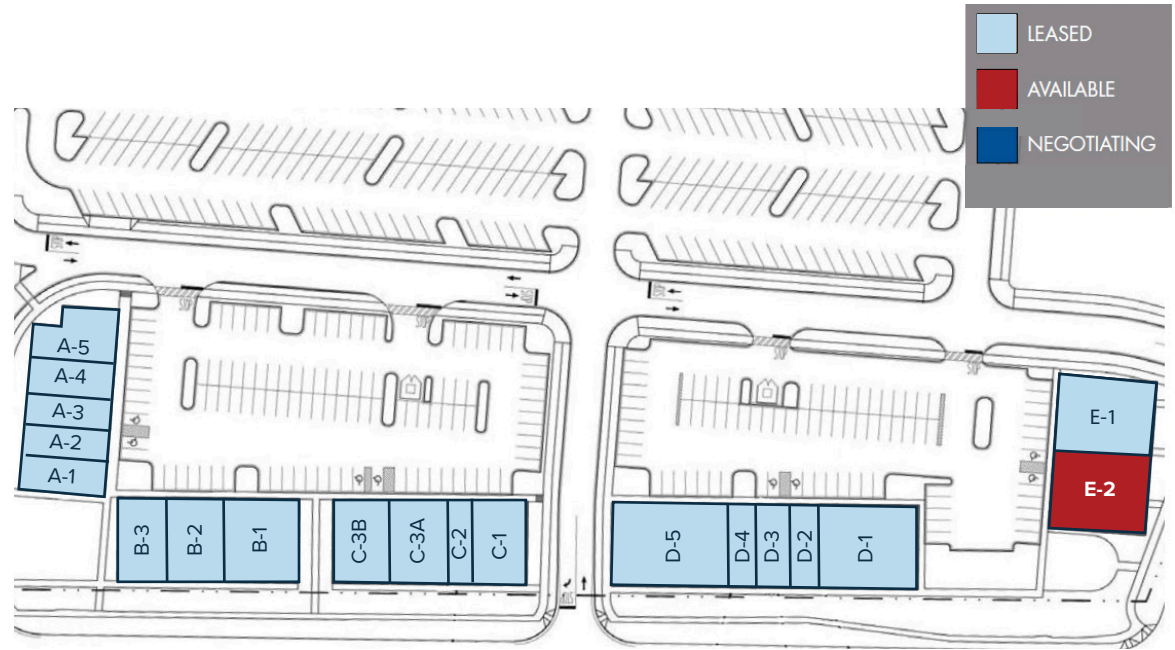
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SITE PLAN

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WILKINSON CROSSING		
SUITE	TENANT	SF
BUILDING A		
A-1	LITTLE CAESARS	1,500
A-2	The Peach Cobbler Factory	1,400
A-3	SONIC TAX	1,340
A-4	LENDMARK FINANCIAL SERVICES	1,500
A-5	T-MOBILE	2,000
BUILDING B		
B-1	AMERICA'S BEST	3,240
B-2	DENTIST	2,500
B-3	AMERICAN DELI	2,060
BUILDING C		
C-1	WINGSTOP	2,400
C-2	GNC	1,000
C-3-A	WILKINSON BEAUTY SUPPLY	2,200
C-3-B	USPS	2,800
BUILDING D		
D-1	AMERIHEALTH	4,200
D-2	SO SHARP NAIL & HAIR	1,300
D-3	VERIZON	1,500
D-4	Vapor Land	1,200
D-5	ATHLETE'S FOOT	5,000
BUILDING E		
E-1	ASHLEY STEWART	3,700
E-2	AVAILABLE 12/1/26	4,000



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SUITE PHOTOS

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CORRIDOR AERIAL

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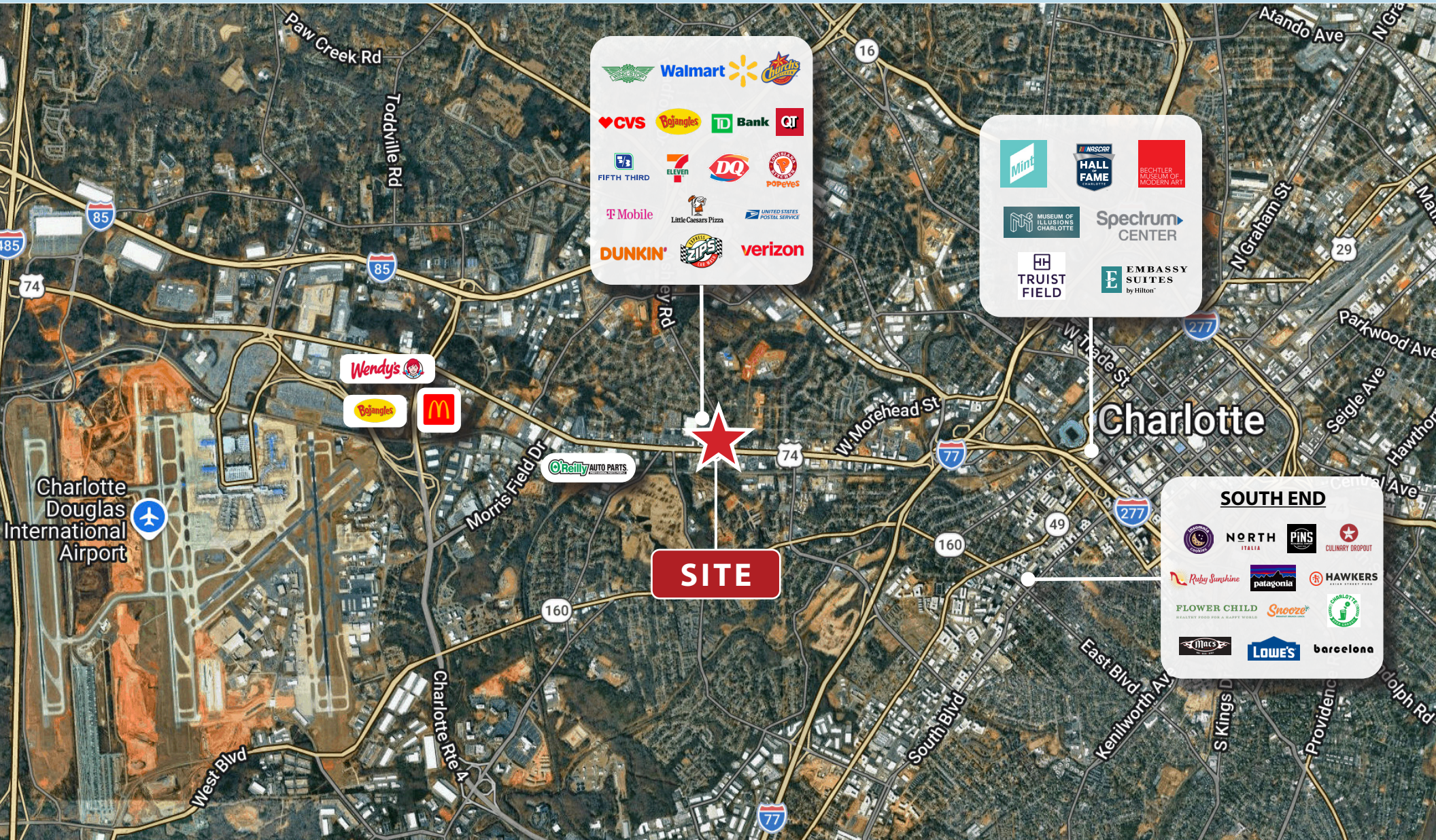
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MARKET AERIAL

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A map of Charlotte, North Carolina, illustrating the spatial extent of the study area. Concentric circles are drawn around the city center, labeled '1 mi Radius', '3 mi Radius', and '5 mi Radius'. The map shows major highways (Interstates 77, 85, 485, and State Routes 29, 16, 49, 51, 74) and surrounding cities (Mt Holly, Belmont, Pineville, Matthews, Lake Wylie). The Charlotte Douglas International Airport is also marked. The word 'Charlotte' is prominently displayed in the center.

3 MILE

2025 Estimated Population	10,246	102,605	225,037
2030 Projected Population	12,691	117,780	248,743
Projected Annual Growth (2025-2030)	2,445 (4.8%)	15,175 (3.0%)	23,706 (2.1%)

2025 Estimated Households	4,219	49,473	106,096
2030 Projected Households	5,278	57,554	119,509

2025 Estimated Average Household Income	\$76,909	\$128,202	\$137,731
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2025 Estimated Total Businesses	421	8,762	17,983
2025 Estimated Total Employees	3,411	101,452	198,282

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