



HIGH-VISIBILITY RETAIL LEASE OPPORTUNITY IN CRAMERTON

5106 WILKINSON BOULEVARD
CRAMERTON, NC 28032

TODD AKERS

☎ (704) 898-1055
✉ ToddAkers@KWCommercial.com
🌐 www.toddakers.com

EXECUTIVE SUMMARY

Executive Summary
The Offering

DEMOGRAPHICS

Demographic Summary
Traffic Count Report

MAPS

Nearby Establishments
Regional Context Map

LOCATION OVERVIEW

Cramerton, NC

ABOUT TODD AKERS

Todd's Value Proposition
Strategic Marketing Approach
KW Commercial Network



Exclusively Listed by:

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EXECUTIVE SUMMARY

5106 WILKINSON BLVD

HIGH-VISIBILITY RETAIL LEASE OPPORTUNITY IN CRAMERTON

Positioned along the high-traffic corridor of Wilkinson Boulevard (US-29/74), this ±6,600 SF freestanding retail building offers prime visibility and access within the growing Cramerton retail market. Constructed in 2000, the asset features dual street frontage (119' on Wilkinson Blvd and 68' on Abbey St) and sits on a 0.69-acre parcel.

Unit B is now available for lease, offering ±3,300 SF of retail/flex space with strong exposure along Wilkinson Blvd. The property benefits from excellent visibility, strong traffic counts, pylon signage, 1 overhead door, 17' ceilings, and direct access to major transportation corridors, making it ideal for retail, showroom, service, fitness, or specialty commercial users seeking a highly visible location within the Charlotte metro area.



LEASE HIGHLIGHTS



Available Retail/Flex Space

±3,300 SF available for lease within a freestanding multi-tenant retail building.



Prime Highway Visibility

Excellent exposure along Wilkinson Blvd with over 22,000 vehicles per day.



Flexible Commercial Layout

Ideal for retail, showroom, fitness, service, or specialty commercial users.



Strong Charlotte Metro Access

Convenient access to I-85, Gastonia, Belmont, and the greater Charlotte MSA.



Established Retail Corridor

Located within an active commercial corridor surrounded by retail and residential growth.



Transit & Infrastructure Connectivity

Close proximity to Charlotte Douglas International Airport and regional transportation routes.

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PROPERTY DETAILS

Address	5106 Wilkinson Blvd, Cramerton, NC 28032
County/Submarket	Gaston County Submarket – Retail
GLA	6,600 SF
Available Space	Unit B - 3,300 SF
Asking Rent	\$12/SF NNN
Year Built	2000
Tenancy	Multi-Tenant Building
Land Area	0.69 AC (30,056 SF)
Zoning	RET01
FAR	0.22
Parking	12 Surface Spaces
Frontage	119' on Wilkinson Blvd / 68' on Abbey St
Nearest Airport	Charlotte Douglas International – 17 min drive
Key Features	Highway Visibility • Pylon Signage • HVAC • 1 overhead door • 17' ceilings

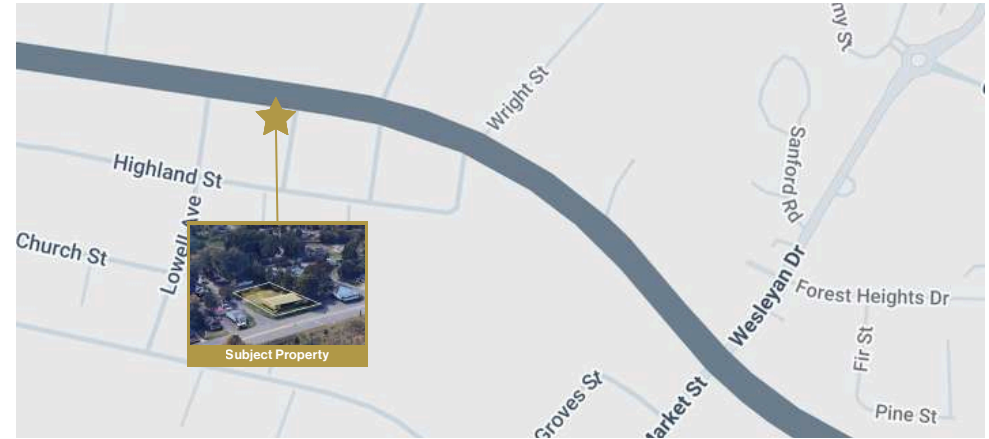


DEMOGRAPHIC SUMMARY

5106 WILKINSON BLVD

HIGH-VISIBILITY RETAIL LEASE OPPORTUNITY IN CRAMERTON

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	4,928		42,827		105,404	
2024 Estimate	4,590		39,964		98,535	
2020 Census	4,336		38,156		95,082	
Growth 2024–2029	7.36%		7.16%		6.97%	
Growth 2020–2024	5.86%		4.74%		3.63%	
2024 Population by Hispanic Origin	310		3,616		8,869	
2024 Population by Race	4,590		39,964		98,535	
White	3,598	(78.39%)	28,826	(72.13%)	69,698	(70.73%)
Black	465	(10.13%)	5,533	(13.84%)	15,188	(15.41%)
Am. Indian & Alaskan	19	(0.41%)	98	(0.25%)	244	(0.25%)
Asian	67	(1.46%)	928	(2.32%)	2,231	(2.26%)
Hawaiian & Pacific Island	0	(0.00%)	135	(0.34%)	517	(0.52%)
Other	441	(9.61%)	4,442	(11.12%)	10,658	(10.82%)
U.S. Armed Forces	19		52		82	
Households						
2029 Projection	2,302		17,712		43,123	
2024 Estimate	2,138		16,492		40,237	
2020 Census	1,996		15,682		38,729	
Growth 2024–2029	7.67%		7.40%		7.17%	
Growth 2020–2024	7.11%		5.17%		3.89%	
Owner Occupied	1,162	(54.35%)	10,518	(63.78%)	25,791	(64.10%)
Renter Occupied	975	(45.60%)	5,974	(36.22%)	14,446	(35.90%)
2024 Households by HH Income	2,138		16,492		40,236	
<\$25,000	515	(24.09%)	3,228	(19.57%)	8,045	(19.99%)
\$25,000–\$50,000	450	(21.05%)	3,412	(20.69%)	8,188	(20.35%)
\$50,000–\$75,000	429	(20.07%)	2,833	(17.18%)	7,446	(18.51%)
\$75,000–\$100,000	266	(12.44%)	2,224	(13.49%)	4,803	(11.94%)
\$100,000–\$125,000	187	(8.75%)	1,380	(8.37%)	3,615	(8.98%)
\$125,000–\$150,000	99	(4.63%)	1,142	(6.92%)	2,774	(6.89%)
\$150,000–\$200,000	97	(4.54%)	1,176	(7.13%)	2,808	(6.98%)
\$200,000+	95	(4.44%)	1,097	(6.65%)	2,557	(6.36%)
2024 Average Household Income	\$73,035		\$85,307		\$84,014	
2024 Median Household Income	\$56,624		\$64,518		\$62,552	
2024 Med Household Income	\$49,013		\$46,894		\$49,619	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mockingbird Ln	Wilkinson Blvd	0.03 S	2024	1,140	MPSI	0.10
2	Mockingbird Lane	Wilkinson Blvd	0.03 S	2025	1,057	MPSI	0.11
3	US 29 / US 74	Wilkinson Blvd	0.08 SE	2024	22,331	MPSI	0.31
4	Wilkinson Blvd	Wesleyan Dr	0.07 SE	2025	17,249	MPSI	0.32
5	2491	Groves St	0.03 NW	2024	394	MPSI	0.37
6	Market Street	Groves St	0.05 NE	2025	10,965	MPSI	0.37

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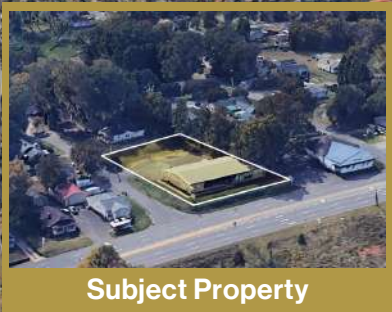
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NEARBY ESTABLISHMENTS

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Subject Property

FRANKLIN SQUARE 3
Hillbillys Barbeque & Steaks
CAROMONT REGIONAL MEDICAL CENTER

ONE FIFTEEN CRAFT
RIVER ROOM
CROSSFIT BELMONT
Terra Mia RESTAURANT AND BAR/GRILL
SPRUCE GOOSE STATION
Belmont Abbey COLLEGE

GEORGIO'S RESTAURANT
BURGER KING
VIPizza
ASIAN GARDEN

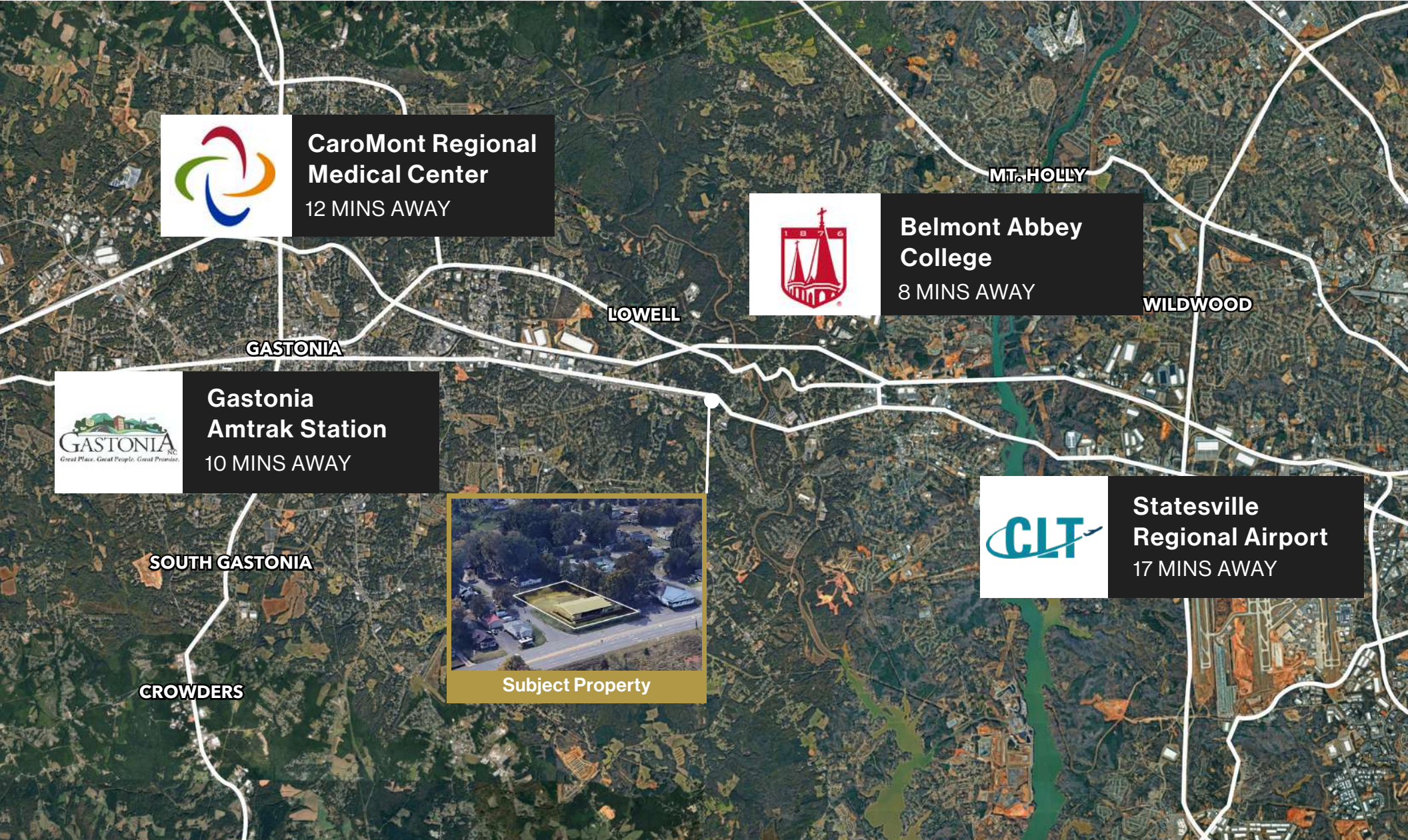

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CaroMont Regional Medical Center
12 MINS AWAY




Belmont Abbey College
8 MINS AWAY



Gastonia Amtrak Station
10 MINS AWAY



Statesville Regional Airport
17 MINS AWAY



Subject Property

CRAMERTON, NC

Cramerton, NC, is a high-growth, affluent suburb located strategically in Gaston County, just 12 miles from Charlotte. The town has successfully transitioned into a premier community, attracting high-earning households with a median income significantly above the regional average. This desirability is driven by top-rated schools, a focused quality of life, and amenities like the popular Goat Island Park. This robust residential base ensures consistent and strong consumer demand for commercial properties within the town.

The primary commercial artery is the high-traffic Wilkinson Boulevard (US-29/74), a critical regional connector. This corridor is central to the town's proactive "Build a Better Boulevard" and future CATS Silver Line Light Rail plans. Cramerton offers investors a stable market defined by strong demographics, clear municipal support for commercial vitality, and strategic positioning along a key growth path in the Charlotte MSA.



5106 WILKINSON BLVD

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5,376
Residents

35.2
Median Age

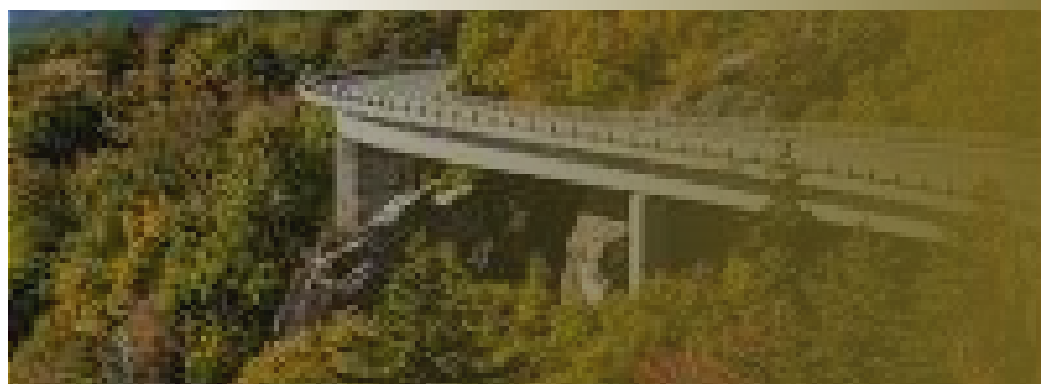
3.8%

Gaston County for Work & Life (Low Unemployment Rate)

High Growth Rate

People Moving to Gaston County Daily

96,100+
Workers in the Region



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Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

Strategic Marketing Approach

- **Professional Offering Materials** – Custom BOV, listing memorandum, and one-pager designed for developers, investors, and institutional buyers.
- **Online Exposure** – Featured on KWCommercial.com, Crexi, LoopNet, and CoStar with targeted SEO.
- **Broker Outreach** – Direct outreach to KW's national network of over 2,000 commercial brokers and 180,000 residential agents for potential buyer referrals.
- **Investor Database** – Sent to Todd's curated list of regional and national developers with proven interest in urban infill and TOD opportunities.
- **Local Stakeholder Engagement** – Engagement with Charlotte-based developers, architects, and planners to generate early interest and vision alignment.
- **Social & Email Campaigns** – KW-branded campaign with sponsored posts and targeted newsletters highlighting development potential.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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