

CARMEL VILLAGE

7510 Pineville-Matthews Rd
Charlotte, NC 28226



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CONTACT

John Varol | 704.644.4589
jvarol@providencegroup.com

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LEASE INFORMATION

AVAILABLE SPACES:	±2,080 SF Available
RATE:	Please Call
CAM:	\$3.57 / SF <i>(Includes mgmt fee & \$0.15 capital expenditure)</i>
ADMIN FEE:	\$0.57
INSURANCE:	\$0.24 / SF
TAX:	\$3.21 / SF
TICAM TOTAL	\$7.60 / SF

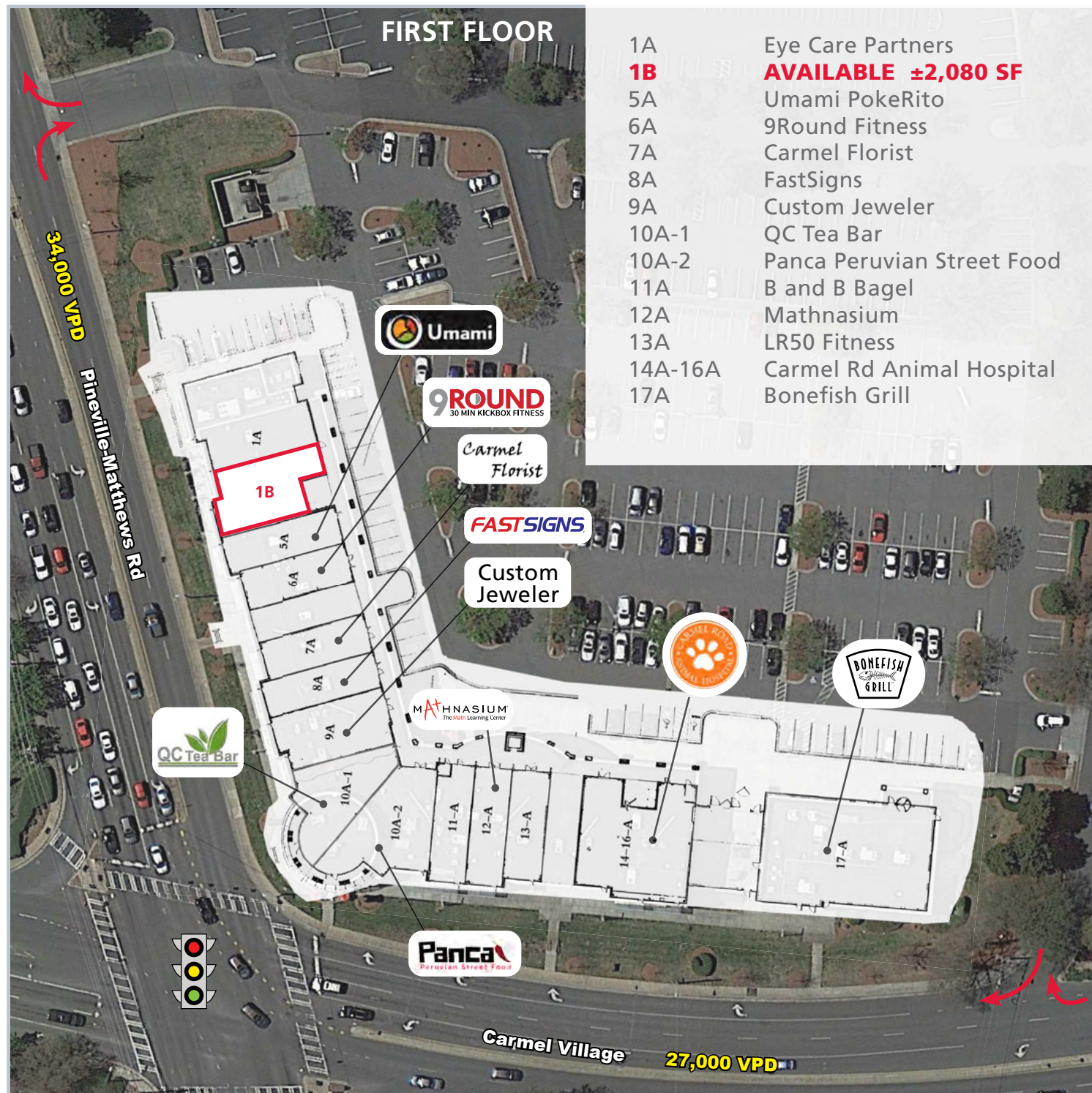
PROPERTY DESCRIPTION

Carmel Village is located in the heart of South Charlotte at the corner of Carmel Road and Pineville Matthews Road (Hwy 51) and benefits from excellent visibility on these two main thoroughfares. The center has approximately 800 feet of total road frontage. Conveniently located near some of Charlotte’s most affluent residential populations, the center also benefits from easy accessibility with over 43,000 daytime employees within 3 miles. Carmel Village has a strong tenant mix with a variety of upscale restaurant options, goods and service providers.

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
Population	14,441	80,906	212,388
Average HH Income	\$92,500	\$121,576	\$126,867
Median HH Income	\$75,423	\$87,952	\$96,130
Business Establishments	1,097	4,638	10,309
Daytime Employment	7,574	44,495	103,495



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STERLING
ELEMENTARY

South Blvd

147,000 VPD

149,000 VPD

Pineville Rd

CARmax

Centrum S/C
THE HOME DEPOT
Kmart
ANNA'S LINENS
TJ-maxx
BEST BUY
Stain Mart

DOWNTOWN
PINEVILLE

13,000 VPD

20,500 VPD

44,500 VPD

Carolina Place Pkwy

Pineville Towne Market
FOOD LION

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Carolina Pavilion

TARGET
amc THEATRES
OLD NAVY
DOLLAR TREE
DSW
WORLD MARKET
PETS MARY
VALUE CITY Furniture
ROSS DRESS FOR LESS
BED BATH & BEYOND
KOHLS
buybuy BABY
NORDSTROM
RACK
BABIES R US
BIG LOTS
huggregg
PETSMART

SOUTH MECK
HIGH SCHOOL

McMullen Creek

Walmart
Neighborhood Market

DOLLAR TREE
Curlington
STAPLES
RUGGED WEAR HOUSE

Atrium Health

Park 51 Shops

BLACK LION
ALDI

Tower Place

planet fitness

Johnston Road Plaza

FOOD LION

LOWE'S

CHARLOTTE CATHOLIC HS

SITE
Carmel Village

34,500 VPD

33,500 VPD

32,000 VPD

Carolina Place Mall
belk
JCPenney
DICK'S SPORTING GOODS
Dillard's
BARNES & NOBLE

Carmel Commons

THE FRESH MARKET
planet fitness
Party City
PET SUPPLIES PLUS
CHUCK E. CHEESE
PIZZA HUT

Blue Heron Dr

SAM'S CLUB
BJS
ASHLEY FURNITURE
at home
HAVERTYS
GOOD'S
ROOMS TO GO
ETHAN ALLEN
Bassett
LEE LIGHTING

Carmel Rd
Johnston Rd



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