

# TOWER PLACE FESTIVAL

8700 PINEVILLE-MATTHEWS ROAD | CHARLOTTE, NC 28226



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## PROPERTY INFORMATION

SHOPPING CENTER GLA: \_\_\_\_\_ 114,876 SF  
 AVAILABLE SPACE: \_\_\_\_\_ 1,120 SF, 1,600 SF & 3,500 SF  
 2,310 SF - 2nd Gen Restaurant  
 LEASE RATE: \_\_\_\_\_ Please Call  
 TICAM: \_\_\_\_\_ \$5.75 / SF

## PROPERTY HIGHLIGHTS

- Well located on reputable Highway 51/Pineville retail corridor
- Very strong daytime population in close proximity
- Great visibility and traffic volume on Pineville-Matthews Road (Highway 51)
- Strong regional pull with close access to Carolina Place Mall and I-485

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	10,658	69,600	192,376
AVERAGE HH INCOME	\$71,306	\$118,846	\$124,193
MEDIAN HH INCOME	\$70,298	\$86,301	\$95,201
BUSINESS ESTABLISHMENTS	1,099	4,669	11,141
DAYTIME EMPLOYMENT	11,861	62,448	137,109



**37,398**  
POPULATION\*



**15,374**  
ESTIMATED #  
HOUSEHOLDS\*



**\$85,105**  
AVERAGE  
HH INCOME\*



**1,156**  
TOTAL #  
BUSINESSES\*



**49.9%**  
BACHELOR/  
GRAD DEGREE\*

\* 3 MILE RADIUS

**53,000**

TRAFFIC COUNTS  
ON PINEVILLE-MATTHEWS RD



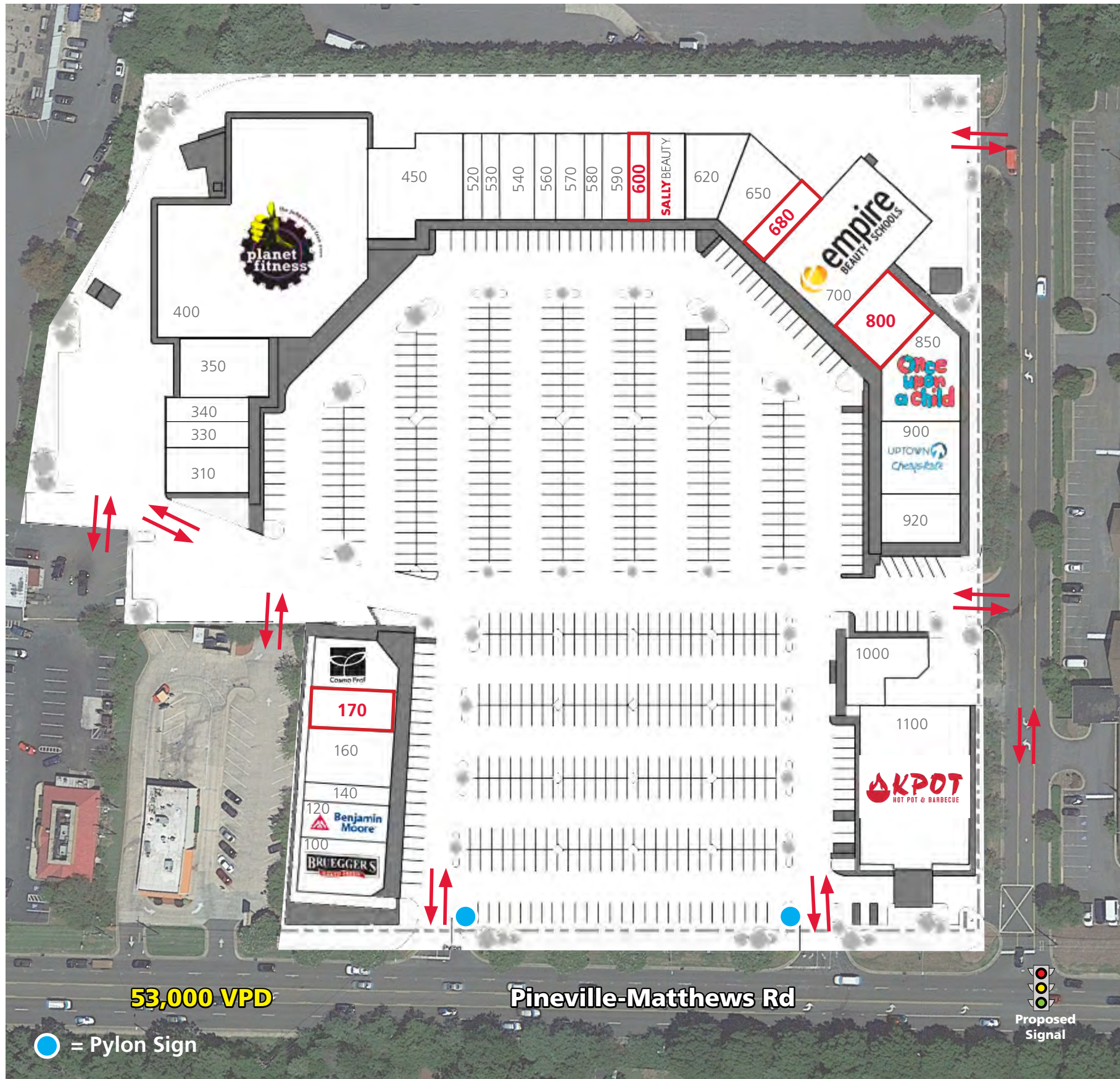
**\$2,424**

MONTHLY RETAIL  
EXPENDITURE\*



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#	TENANT	SF	#	TENANT	SF
100	Brueggers Bagels	2,959	570	Hello Chicken	1,610
120	Benjamin Moore	2,100	580	Independence Coin	1,050
140	I Extend Beauty	1,050	590	Sneaker 1	1,540
160	Thai House	3,220	<b>600</b>	<b>Available 6/1/24</b>	<b>1,120</b>
<b>170</b>	<b>Available 2nd Gen Restaurant</b>	<b>2,310</b>	610	Sally Beauty	1,716
200	CosmoProf	2,670	620	Jets Pizza	2,484
310	Tavern 51	2,600	650	Burn Boot Camp	3,750
330	Pineville Humidor & Tobacco	1,500	<b>680</b>	<b>Available</b>	<b>1,600</b>
340	Green Life Remedies	1,500	700	Empire Beauty School	9,600
350	Our Health	3,496	<b>800</b>	<b>Available</b>	<b>3,500</b>
400	Planet Fitness	25,637	850	Once Upon a Child	4,891
450	Stephanie's Mattress	5,634	900	Uptown Cheapskate	4,200
520	Cherry Ice Cream	1,050	920	Brazile and Moorehead Dentistry	2,800
530	Nails First	1,050	1000	Las Americas Restaurant	2,871
540	Compleat Rehab	2,000	1100	KPOT Korean BBQ	12,108
560	Mosaic Hair Salon	1,260			



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