

# SOUTHWOOD VILLAGE

201 W. ARROWOOD ROAD | CHARLOTTE, NC 28273





**PROPERTY / LEASE INFORMATION**

Shopping Center GLA: \_\_\_\_\_ 60,807 SF  
 Space Available: \_\_\_\_\_ Fully Leased  
 Lease Rate: \_\_\_\_\_ Please call  
 TICAM: \_\_\_\_\_ \$5.60 / SF

**PROPERTY DESCRIPTION**

- Excellent SW Charlotte neighborhood grocery retail opportunity
- Well located at intersection of W. Arrowood Rd and Nations Ford
- Established Compare Foods Anchor
- Dense one mile radius population

**DEMOGRAPHICS (2020)**

	1 MILE	3 MILE	5 MILE
POPULATION	9,780	71,776	185,192
AVERAGE HH INCOME	\$66,709	\$87,443	\$105,711
MEDIAN HH INCOME	\$47,653	\$68,284	\$78,924
BUSINESS ESTABLISHMENTS	398	3,872	12,640
DAYTIME EMPLOYMENT	4,328	54,444	154,638

**2020 TRAFFIC COUNTS (NCDOT)**

- 17,000 VPD on Arrowood Rd.
- 18,500 VPD on Nations Ford Rd.

**CONTACT**

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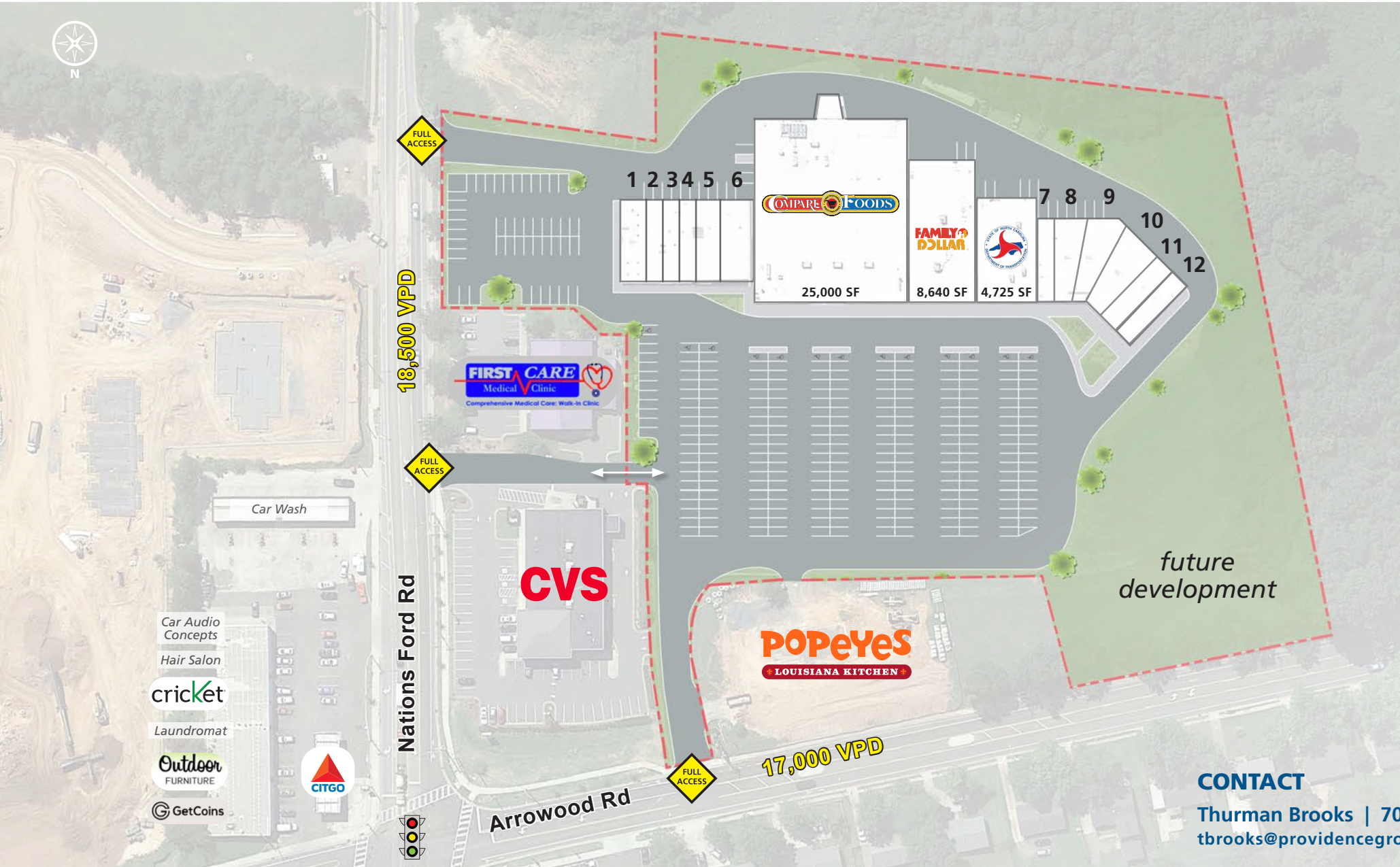


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SUITE	Tenant	Sq Ft
1	Tortiteria Elizabeth	1,800 SF
2	Hix Insurance	1,300 SF
3	Big Apple Deli	1,440 SF
4	United Tax Express	1,200 SF
5	Imam Beauty Supply	1,920 SF
6	Southern States Chiropractic	2,400 SF
7	Anthony's Barbershop	1,275 SF
8	360 Nutrition	1,760 SF
9	Fantasia Sports Bar	3,982 SF
10	Montclair Tobacco & Vape	2,118 SF
11	Vi Nails	1,582 SF
12	Maos Beauty Salon	1,500 SF

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**XTEAM**  
RETAIL ADVISORS

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EXCELLENCE IN RETAIL REAL ESTATE





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