

THE SHOPS AT WHITEHALL COMMONS

8146 S. TRYON ST. | CHARLOTTE, NC 28273

CONTACT

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**1,400 & 1,616 SF
AVAILABLE FOR LEASE**



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM

**CHARLOTTE
NORTH CAROLINA**



THE SHOPS AT WHITEHALL COMMONS

8146 S. TRYON ST. | CHARLOTTE, NC 28273

PROPERTY / LEASE INFORMATION

Asking Rate: Please Call

NNN: Please Call

PROPERTY DESCRIPTION

National Shadow Anchors

Walmart Supercenter, Lowe's Home Improvement, McDonald's, and Chick-fil-A (all of which are corporately owned sites), and Publix shadow anchor The Shops at Whitehall Commons. Additionally, Topgolf opened their first Charlotte location a mile away in 2017. Together, these anchors draw in considerable consumer traffic to the center.

Corporate Hub

Less than two miles from the property are the corporate offices and regional headquarters of several major corporations including Microsoft (1,000+ employees), Spectrum (2,109 employees), CPI Security (840 employees), Xerox (900 employees), and more.

Service-Oriented Tenant Lineup

With 15 of the 17 tenants being service-oriented, 94% of the asset's GLA is e-commerce resistant. The restaurant focused tenant lineup services the large daytime population driven by the surrounding corporate offices.

Strong Demographics

Within a 5-mile radius, there is a population of 149,729 with an average household income of \$82,452. This population is expected to grow by 16.65% in the next 5 years.

High Traffic Corridors

The asset is located at the highly-trafficked intersection of South Tryon St (44,000 VPD) and I-485 (106,000 VPD). S Tryon serves as a major north/south thoroughfare into the heart of uptown Charlotte and I-485 forms the perimeter the city.

Nationally Recognized Submarket

The Steele Creeke/Southwest Charlotte area is one of the most desirable commercial and residential submarkets in the state and nation. In 2017, area code 28273 was named Top 30 'Hottest Zip Codes' in the U.S. by Realtor.com and the submarket serves as the second largest employment node in the state of North Carolina.



CONTACT

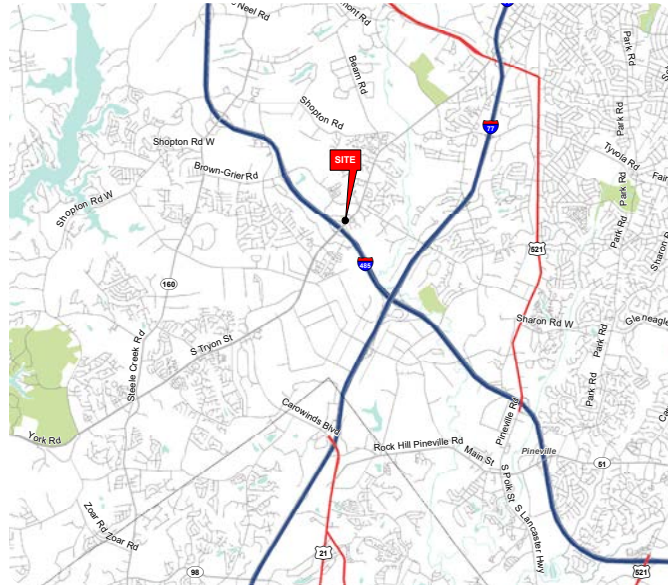
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DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	11,615	55,121	155,038
AVERAGE HH INCOME	\$112,453	\$101,131	\$109,668
MEDIAN HH INCOME	\$73,623	\$77,965	\$85,246
BUSINESS ESTABLISHMENTS	898	4,019	10,073
DAYTIME EMPLOYMENT	14,629	57,537	124,299



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Dragon Buffet
LUIGI'S

Walmart
SUPERCENTER

LOWE'S

Publix
The UPS Store

Carmella's
PIZZA GRILL

chij's

AVAILABLE
1,616 SF

Mobile

EXXON

ABC

Chick-fil'd

Arbys

McDonald's

112,000 VPD

6,700 VPD

Mr. Z's
SweetFrog
SMOOTHIE KING

Qdoba
MEXICAN GRILL
Panera
BREAD
AVAILABLE
1,400 SF

IHOP
RESTAURANT

36,000 VPD

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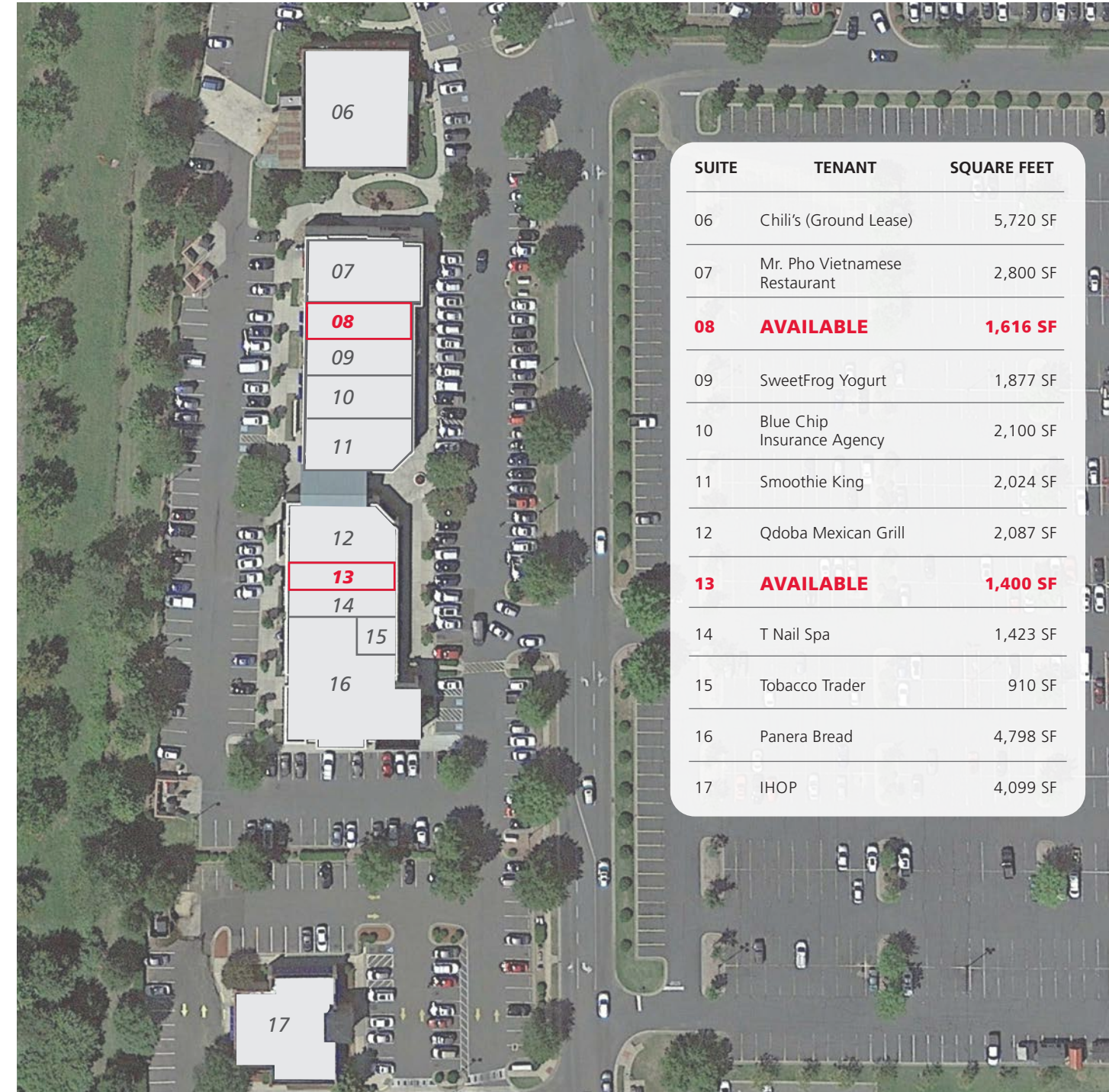
3,600 VPD

12,500 VPD

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8146 S TRYON ST. | CHARLOTTE, NC 28273

PARTNER XTEAM



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Charlotte Premium Outlet
COACH Brooks Brothers
OFF 5TH MICHAEL KORS
SALES FIFTH AVENUE OUTLET
 BANANA REPUBLIC J.CREW

SITE
 Whitehall S/C
Walmart
SUPERCENTER
LOWE'S
Publix

Berewick S/C
Harris Teeter

York Ridge S/C
ALDI

Steele Creek Crossing
Publix
five BELOW
TJ-MAXX

Steelcroft
Harris Teeter
Your Neighborhood Food Market

AtriumHealth

Rivergate
 SUPER **TARGET** **BEST BUY** **HOME DEPOT** **BOOKS-A-MILLION**
OLD NAVY OfficeMax
PETSMART **ULTA** **Marshalls** **VERSONA**
ACCESSORIES
 Tuesday Morning HomeGoods Michaels

CAROWINDS
 Theme Park

Cabela's

Aysley Grand Cinemas

Aysley Mixed Use



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