

THE SHOPS AT WHITEHALL COMMONS

8146 S TRYON ST. | CHARLOTTE, NC 28273



**1,400 SF
AVAILABLE**

CONTACT

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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.



2019 TRAFFIC COUNTS (NCDOT)

20,000 VPD on Arrowood Road
36,000 VPD on S Tryon Street
112,000 VPD on I-485

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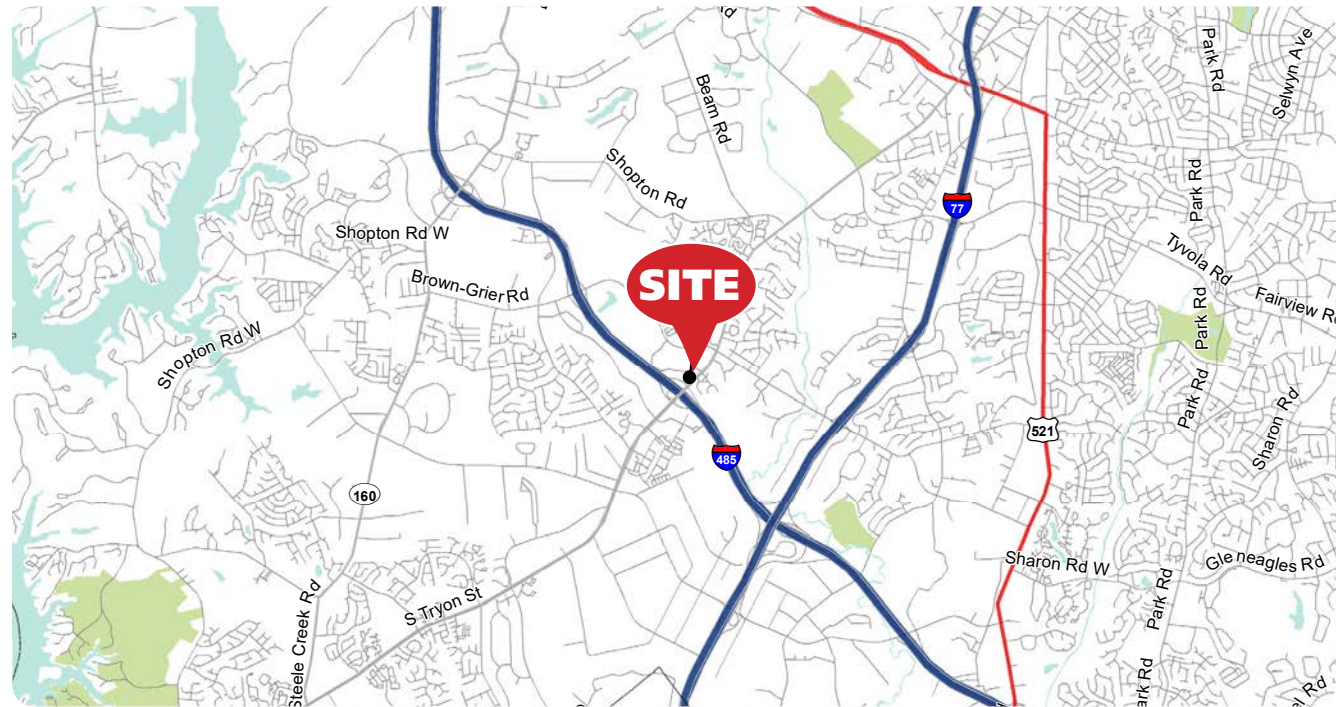
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DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	9,479	49,439	138,631
AVERAGE HH INCOME	\$60,432	\$56,734	\$70,569
MEDIAN HH INCOME	\$51,162	\$48,468	\$56,488
BUSINESS ESTABLISHMENTS	428	3,491	8,491
DAYTIME EMPLOYMENT	22,634	82,390	142,111



PARTNER X TEAM

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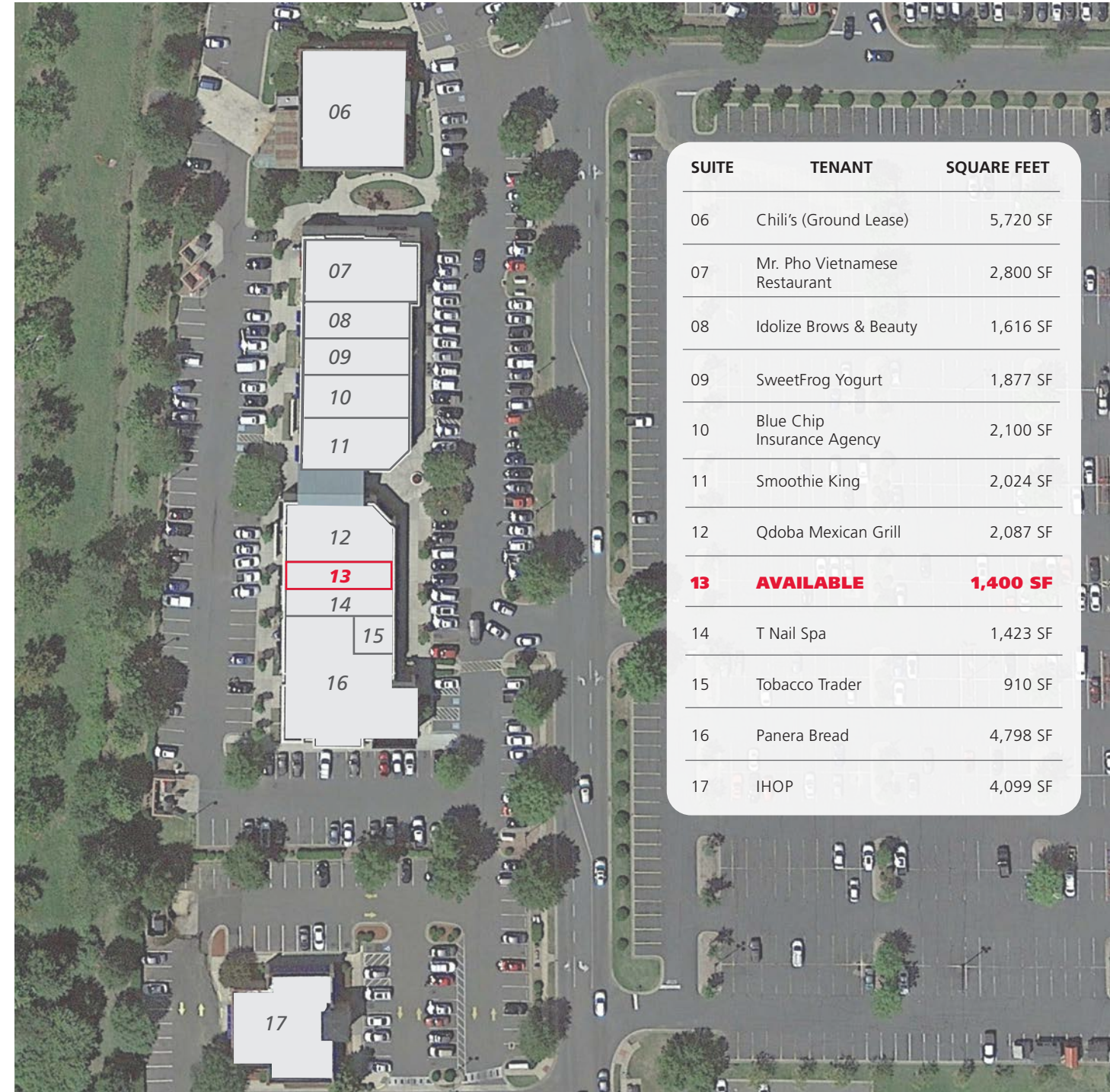


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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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

Berewick S/C
Harris Teeter

SITE
Whitehall S/C
Walmart SUPERCENTER
LOWE'S
Publix

Steele Creek Crossing
Publix
five BELOW
TJ-MAXX

York Ridge S/C
ALDI

CAROWINDS
Theme Park

Steelcroft
Harris Teeter
Your Neighborhood Food Market

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

Cabela's

5,300 VPD
6,700 VPD
8,100 VPD
34,500 VPD
40,000 VPD

128,000 VPD
115,000 VPD
28,000 VPD
21,000 VPD
17,500 VPD
33,500 VPD
32,500 VPD
16,000 VPD

110,000 VPD
43,500 VPD
39,000 VPD
38,500 VPD
126,000 VPD
76,000 VPD
153,000 VPD
89,500 VPD
161,000 VPD

20,500 VPD
156,000 VPD
157,000 VPD
154,000 VPD
15,500 VPD
13,000 VPD

Steele Creek Rd
Arrowwood Rd
Sandy Porter Rd
Westinghouse Blvd
Carowinds Blvd
Regent Pkwy
Woodlawn Rd
Old Pineville Rd
Archdale Dr
Tyvola Rd
Nations Ford Rd
Hebron St
South Blvd
Sharon Rd
Downs Rd
Park Rd
Polk St

Charlotte Hwy
York Rd