

Uptown Charlotte  
8 miles away

# THE VILLAGE AT WHITEHALL

8943 S. TRYON ST. | CHARLOTTE, NC 28273

Shops at Whitehall



Arrowwood Rd



104,000 VPD



CLEAN EATZ MAI JAPANESE THE CORNER BAR NEW IMAGE BARBER SHOP HTI EMPLOYMENT SOLUTIONS  
SALSA'S MEXICAN GRILLE SAFFRON PORTOFINO'S HAVEN SPA BOUTIQUE ARM & RAZOR BARBER SHOP  
WILD WING CAFE PHO NGON CRISPY BAHN MI BEYOND EXTENSIONS SALON JASA'S HAIR CREATIONS  
PIEDMONT SOCIAL HOUSE HARRY'S GRILLE & TAVERN JUST CRIS SALON HER AURA LASH & MAKEUP  
FAMOUS TOASTERY T.O.T.S OCCUPATIONAL THERAPY COPYTHAT BUSINESS SERVICES SPORTSLINK  
AYRSLEY NAIL BAR SEW UP BY SUNG ALTERATIONS AMBASSADOR'S BUSINESS SERVICES



Whitehall Park Dr



Ayrley Town Blvd



SITE



50,000 VPD



S Tryon Street



CLICK FOR VIDEO

CONTACT

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THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

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FOR LEASE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

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## LEASING INFORMATION

SPACE AVAILABLE:

3,900 SF (2nd Gen Restaurant)

LEASE RATE:

Please Call

TICAM:

Please Call

## PROPERTY DESCRIPTION

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.

Strong Demographics:

Within a 5-mile radius, there is a population of 146,779 with an average household income of \$84,964. This population is expected to grow by 1.6% over the next five years

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.

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	6,966	51,784	146,779
AVERAGE HH INCOME	\$82,211	\$77,855	\$84,964
MEDIAN HH INCOME	\$68,077	\$70,680	\$76,035
BUSINESS ESTABLISHMENTS	880	3,832	8,608
DAYTIME EMPLOYMENT	13,719	57,523	113,938



### 2022 TRAFFIC COUNTS (NCDOT)

50,000 VPD on S Tryon Street  
104,000 VPD on I-485

### CONTACT

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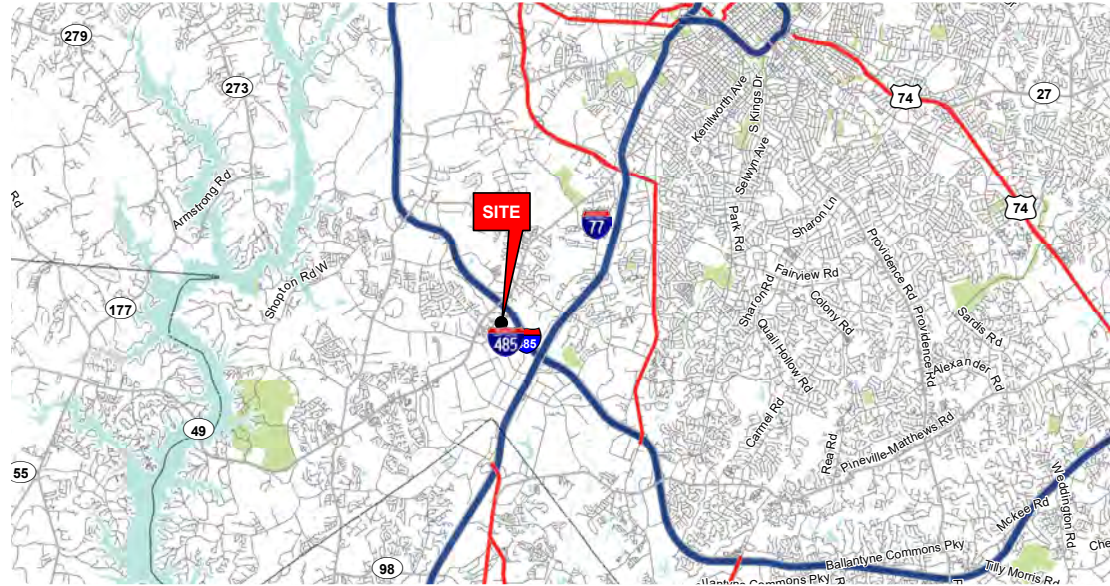
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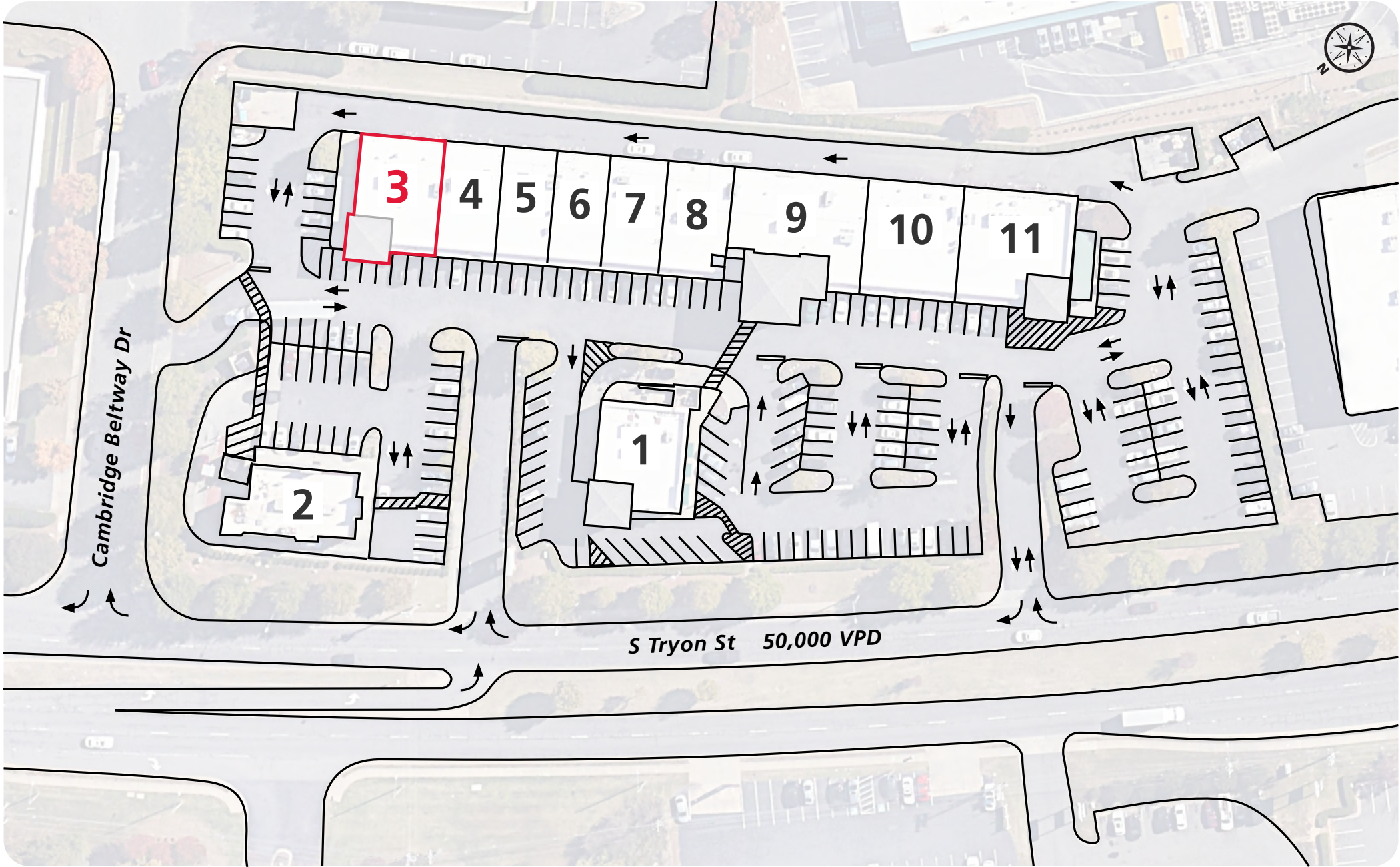
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SUITE	TENANT
1	Starbucks
2	Burger King
3	<b>AVAILABLE (3,900 SF)</b>
4	AT&T
5	H&R Block
6	Hungry Howie's
7	Almonte Salon & Spa
8	Pink & White Nails
9	Concentra Urgent Care
10	Fortune Cookie II
11	Don Pedro Mexican Restaurant



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

Berewick S/C  
**Harris Teeter**

Whitehall S/C  
**Walmart** *SUPERCENTER*  
**LOWE'S**  
**Publix**

Steele Creek Crossing  
**Publix**  
**five BELOW**  
**TJ-MAXX**

York Ridge S/C  
**ALDI**

**CAROWINDS**  
Theme Park

**Cabela's**

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

Steelcroft  
**Harris Teeter**  
*Your Neighborhood Food Market*

**Atrium Health**

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