

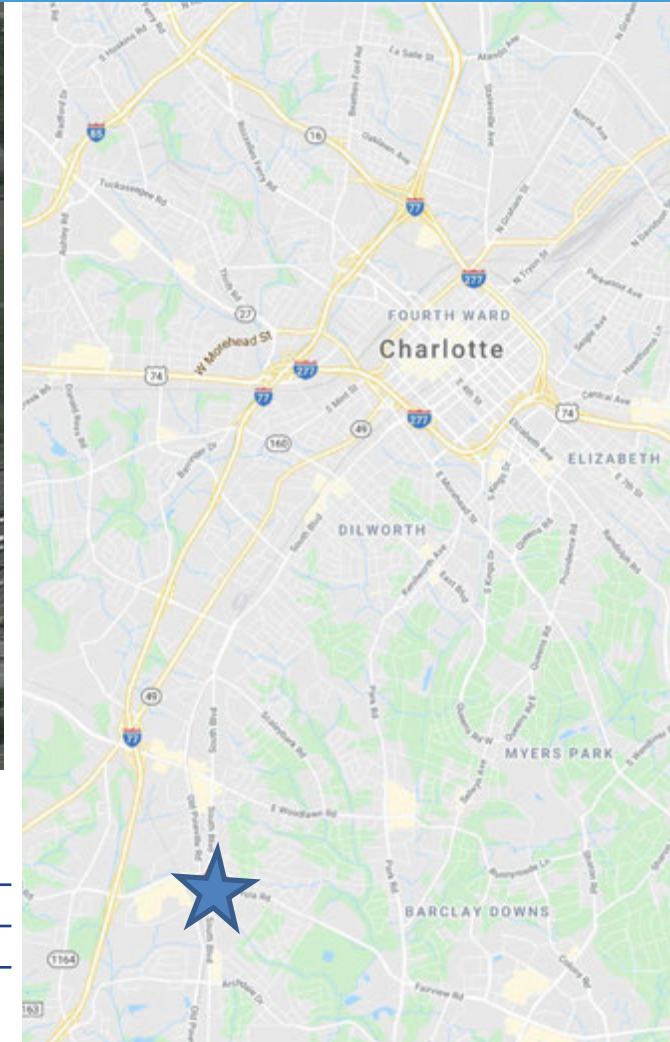
TYVOLA SQUARE

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

FOR LEASE

NS New South Properties
NEWSOUTHPROP.COM

PAD SITE OPPORTUNITIES AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ▶ **8,100 SF FREE-STANDING PAD SITE COMING AVAILABLE**
EXISTING TENANT OPERATING AND NOT TO BE DISTURBED
 - Outstanding front-row visibility with full access to South Blvd
- ▶ **2,100 SF FINANCIAL SERVICES/BRANCH BUILDING AVAILABLE**
 - Available Immediately
 - Landlord will consider retail/QSR restaurant uses
 - Outstanding front-row visibility with full access to South Blvd

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,556	96,400	229,324
Avg. HH Income	\$84,076	\$102,992	\$119,878
Daytime Pop.	11,436	102,895	322,496

BROKER CONTACT

SCOTT MILEHAM
704.927.2886
smileham@newsouthprop.com



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AERIAL

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TYVOLA SQUARE

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SITE PLAN

PAD SITE OPPORTUNITIES AVAILABLE FOR LEASE



	TENANT	SQFT
1	Available	2,100
2	2nd & Charles	20,186
3	Ross	32,003
4	America's Best Contact & Eye	3,105
5	Ashley HomeStore	26,200
6	PetSmart	21,400
7	Family Dollar	10,087
8	K&G Fashion Superstore	28,109

	TENANT	SQFT
9	Alecia's Beauty Supply	3,000
10	American Deli	2,100
11	Metro by T-Mobile	1,772
12	Party City	11,766
13	Dollar Tree	9,560
14	US Army Recruiting	6,600
15	Available	8,100

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