

# WILKINSON CROSSING

3320 WILKINSON BLVD, CHARLOTTE, NC 28208

FOR LEASE

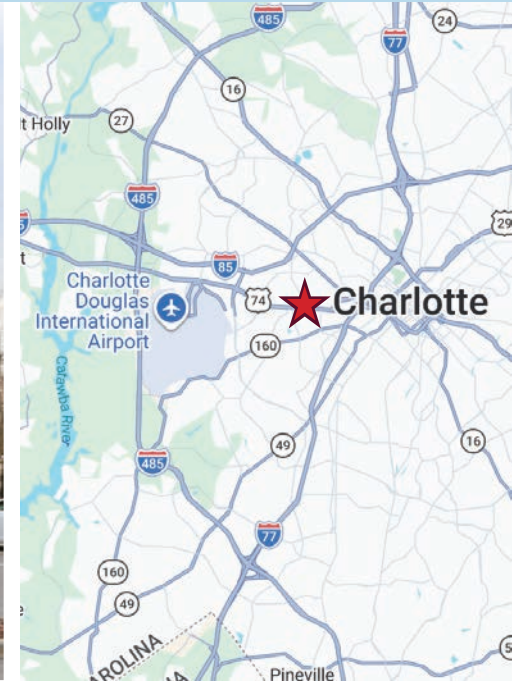
**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,200 – 7,700 SF RETAIL SPACE AVAILABLE FOR LEASE

SUITE E-1: 3,700 SF

SUITE E-2: 4,000 SF

SUITE E-1 & E-2 CAN BE  
COMBINED TO TOTAL 7,700 SF



## PROPERTY HIGHLIGHTS

- 1,200 – 7,700 SF available for lease
- Well-positioned retail center anchored by Ashley Stewart and Rainbow, featuring a strong mix of national tenants
- 44,840 SF Walmart shadow-anchored center driving consistent foot & vehicle traffic
- Prime location at the signalized intersection of Wilkinson Boulevard and Ashley Road, with over 43,000 VPD
- Convenient access just minutes from Uptown Charlotte in West Charlotte
- **Contact Brokers for Pricing**

## DEMOGRAPHICS (2025)



### POPULATION

1 Mile: 10,246  
3 Miles: 102,605  
5 Miles: 225,037



### AVG. HH INCOME

1 Mile: \$76,909  
3 Miles: \$128,202  
5 Miles: \$137,731



### DAYTIME EMPLOYEES

1 Mile: 3,411  
3 Miles: 101,452  
5 Miles: 198,282

## BROKER CONTACT

### JOHN CALHOUN

704.927.2883  
jcalhoun@newsouthprop.com

### MACLAIN HUGE

704.927.2887  
mhuge@newsouthprop.com



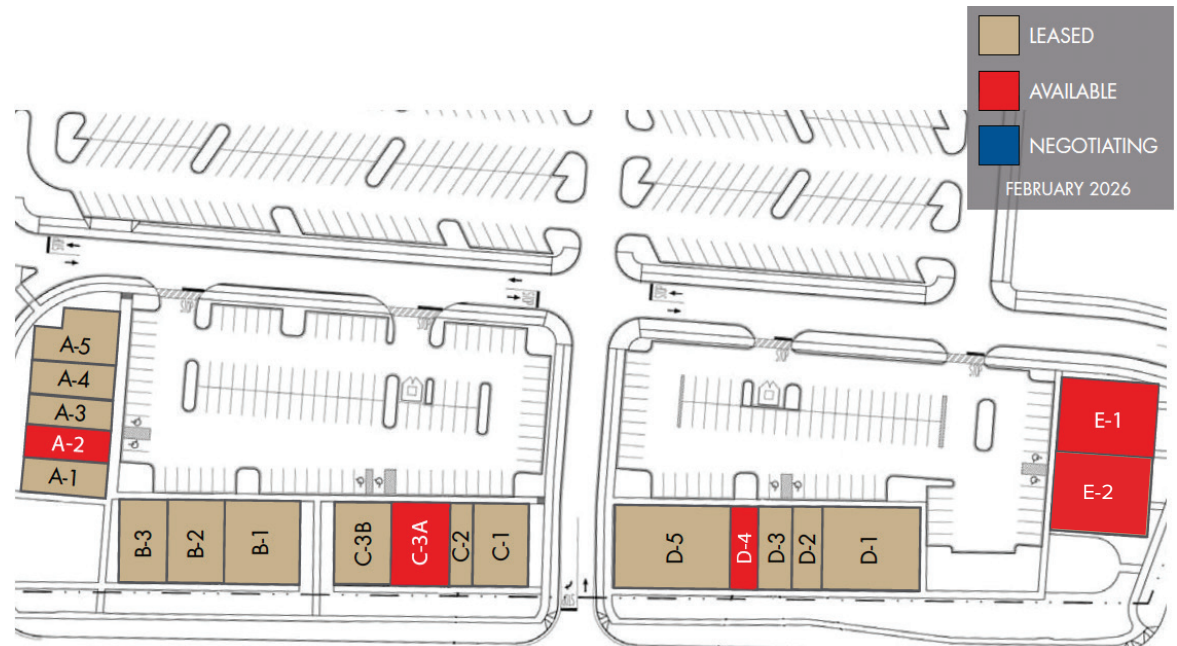
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## SITE PLAN

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WILKINSON CROSSING		
SUITE	TENANT	SF
<b>BUILDING A</b>		
A-1	LITTLE CAESARS	1,500
<b>A-2</b>	<b>AVAILABLE</b>	<b>1,400</b>
A-3	SONIC TAX	1,340
A-4	LENDMARK FINANCIAL SERVICES	1,500
A-5	T-MOBILE	2,000
<b>BUILDING B</b>		
B-1	AMERICA'S BEST	3,240
B-2	DENTIST	2,500
B-3	AMERICAN DELI	2,060
<b>BUILDING C</b>		
C-1	WINGSTOP	2,400
C-2	GNC	1,000
<b>C-3-A</b>	<b>AVAILABLE</b>	<b>2,200</b>
C-3-B	USPS	2,800
<b>BUILDING D</b>		
D-1	AMERIHEALTH	4,200
D-2	SO SHARP NAIL & HAIR	1,300
D-3	VERIZON	1,500
<b>D-4</b>	<b>AVAILABLE</b>	<b>1,200</b>
D-5	ATHLETE'S FOOT	5,000
<b>BUILDING E</b>		
<b>E-1</b>	<b>AVAILABLE 7/1/26</b>	<b>3,700</b>
<b>E-2</b>	<b>AVAILABLE 12/1/26</b>	<b>4,000</b>



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SUITE PHOTOS

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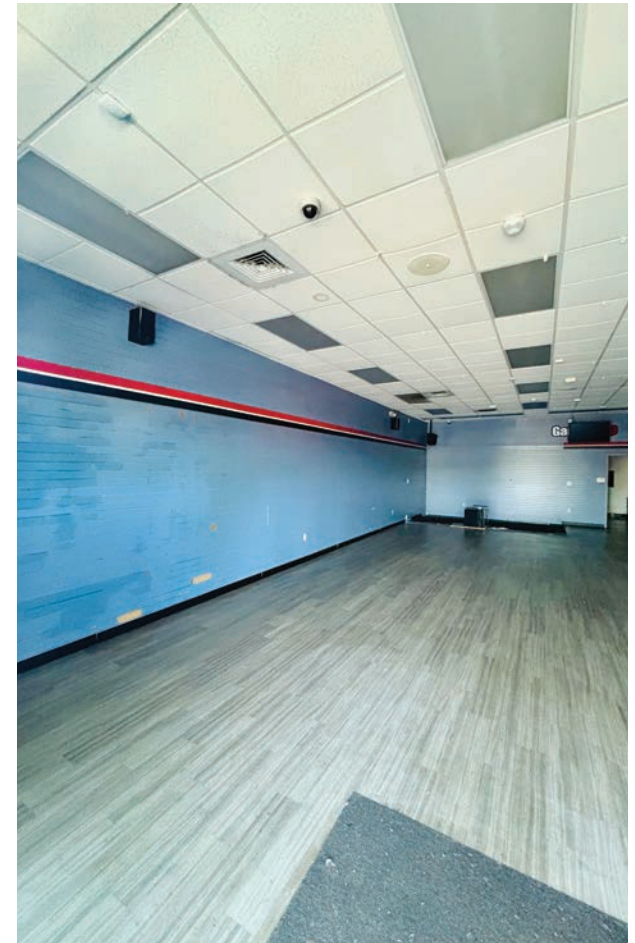
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SUITE A-2 PHOTOS

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SUITE A-2: ± 1,400 SF RETAIL SPACE



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CORRIDOR AERIAL

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MACLAIN HUGUE | 704.927.2887 | [mhuge@newsouthprop.com](mailto:mhuge@newsouthprop.com)

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MARKET AERIAL

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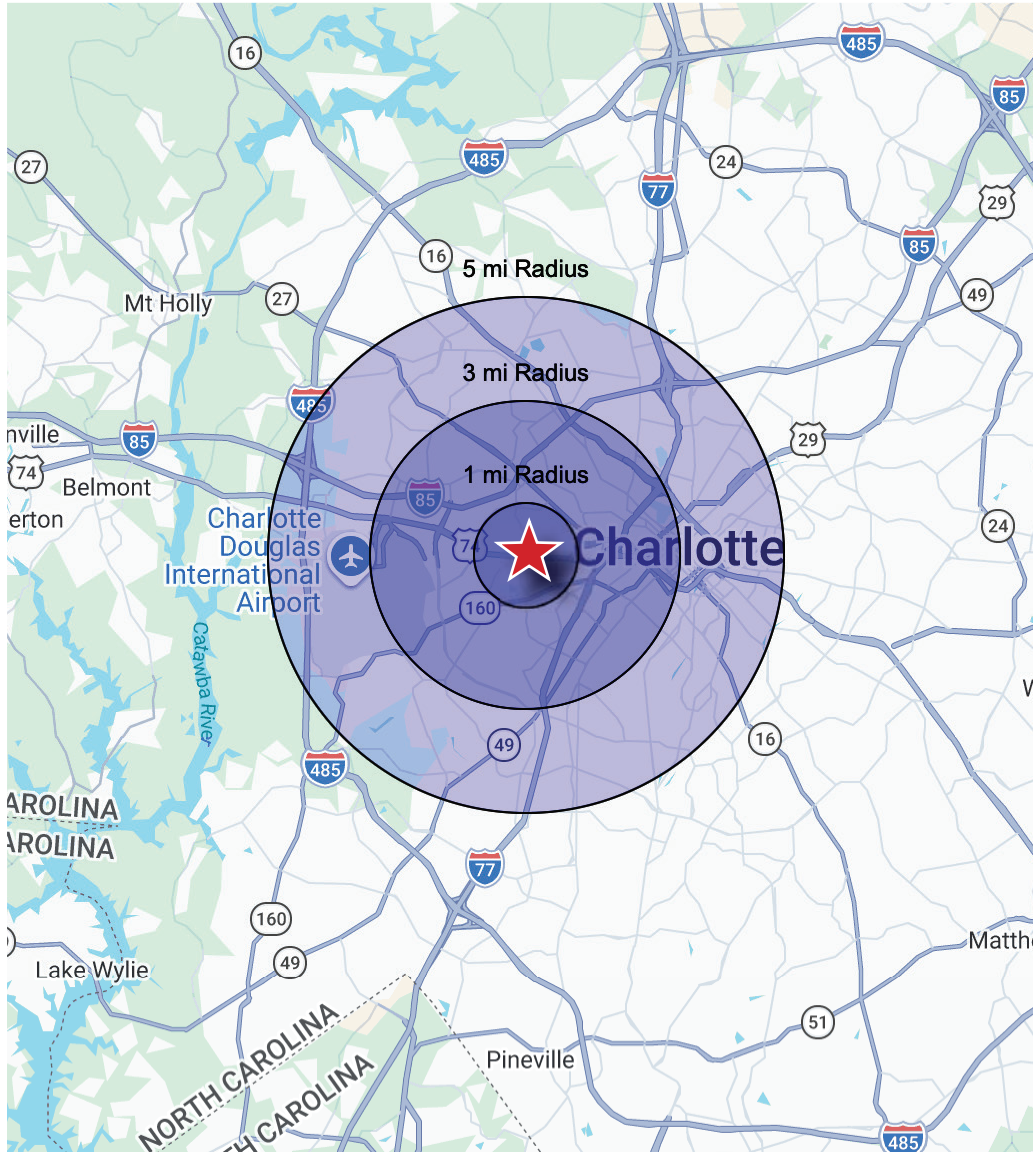


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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	10,246	102,605	225,037
2030 Projected Population	12,691	117,780	248,743
Projected Annual Growth (2025-2030)	2,445 4.8%	15,175 3.0%	23,706 2.1%
HOUSEHOLDS			
2025 Estimated Households	4,219	49,473	106,096
2030 Projected Households	5,278	57,554	119,509
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$76,909	\$128,202	\$137,731
BUSINESSES			
2025 Estimated Total Businesses	421	8,762	17,983
2025 Estimated Total Employees	3,411	101,452	198,282

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