

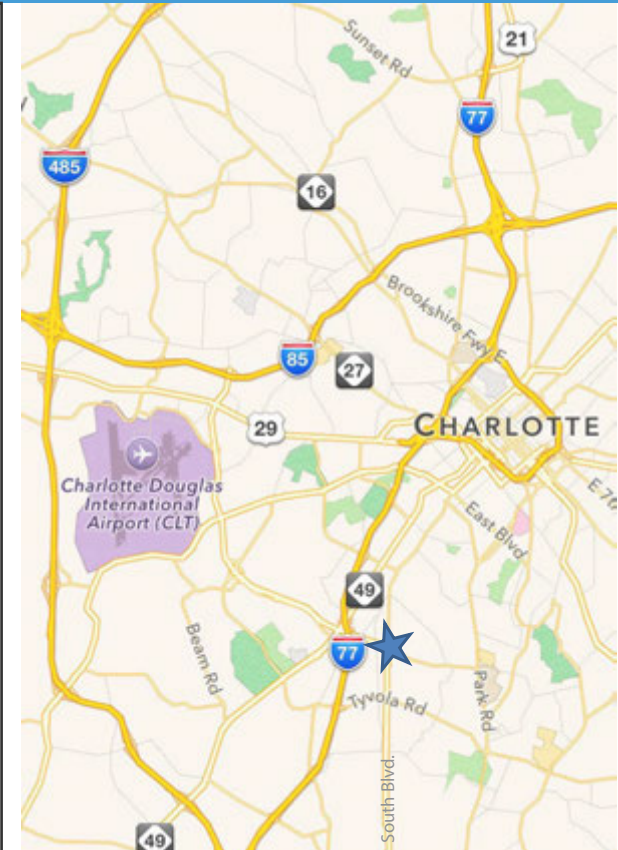
# WOODLAWN MARKETPLACE

WOODLAWN ROAD AT SOUTH BOULEVARD CHARLOTTE, NC 28217

RETAIL SPACE  
AVAILABLE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 28,000 SF ANCHOR SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- **Prime anchor space available with brand new façade and storefront renovations complete**
- Highly visible location in major commercial corridor with excellent traffic counts at major intersection of Woodlawn Road and South Boulevard
- Anchored by TJ Maxx, Burlington Coat Factory and Home Depot
- Co-tenants include CVS Pharmacy, Arby's, Firehouse Subs, H&R Block, Family Dollar, CORT Furniture Rental and Rainbow Apparel

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,441	98,555	240,061
Avg. HH Income	\$87,291	\$106,752	\$114,716
Daytime Pop.	15,081	123,273	331,803

## TRAFFIC COUNTS

Woodlawn Road: 45,335 VPD  
South Boulevard: 25,997 VPD

**SCOTT MILEHAM**  
704.927.2886  
smileham@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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WOODLAWN ROAD AT SOUTH BOULEVARD, CHARLOTTE, NC 28217

SITE  
AERIAL

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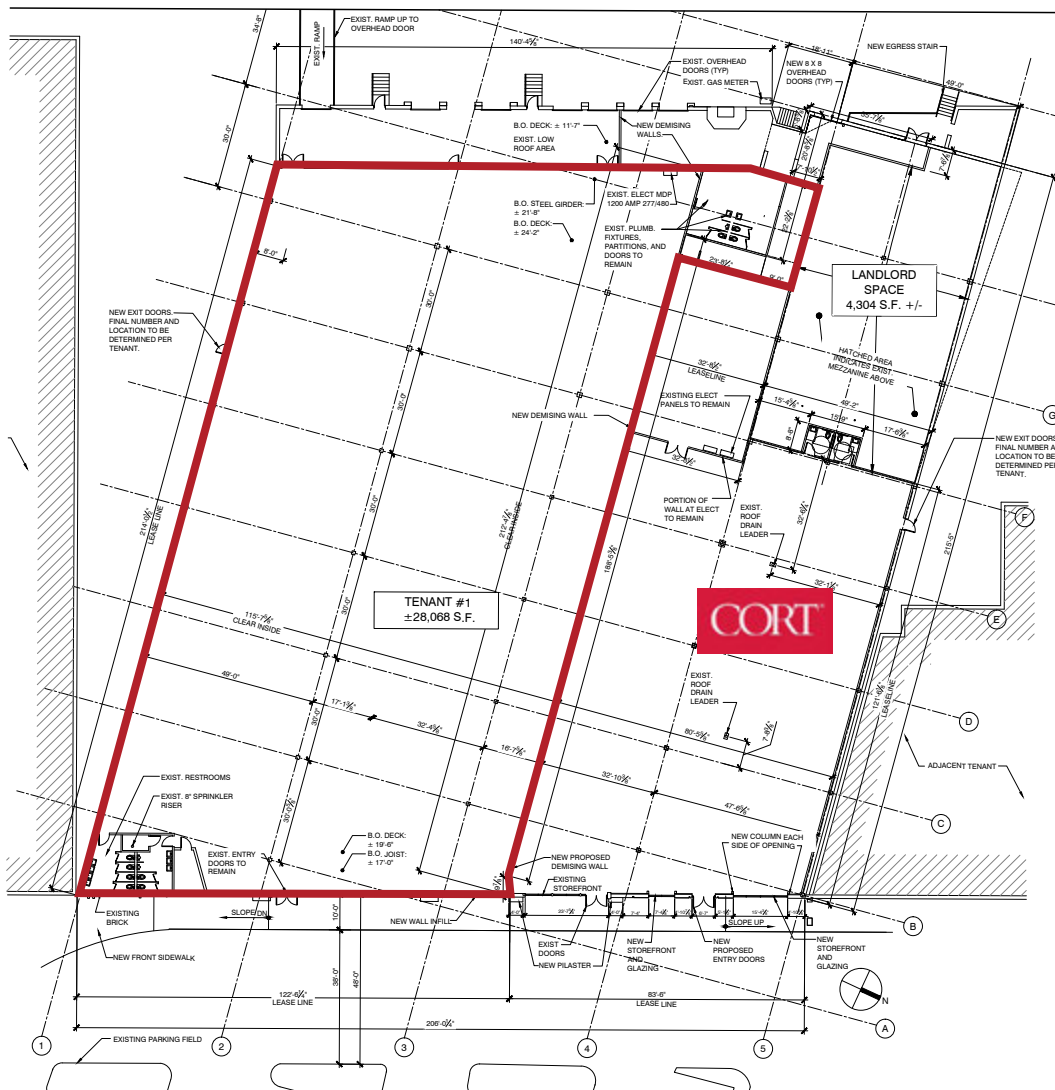
SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

# WOODLAWN MARKETPLACE

WOODLAWN ROAD AT SOUTH BOULEVARD, CHARLOTTE, NC 28217

## SITE PLAN

± 28,000 SF ANCHOR SPACE AVAILABLE



**M&S ARCHITECTURE**  
1115 S. PLANTATION BLVD., SUITE 100, CHARLOTTE, NC 28217  
704.375.1111

Project:  
KIMCO SITE # 144  
WOODLAWN MARKETPLACE  
LEASE OUTLINE DRAWING  
SOUTH BOULEVARD & WOODLAWN AVENUE  
CHARLOTTE, NC

Client:  
KIMCO REALTY CORPORATION  
6000 PIEDMONT ROW DRIVE SOUTH  
SUITE 300  
CHARLOTTE, NC 28267

Revised LOD	Date
REVISED LOD	02-04-15
REVISED LOD	01-07-15
REVISED LOD	11-11-14
REVISED LOD	11-05-14
REVISED LOD	09-04-14
No. Description	Date
12	12-19-07

Drawn By: AS NOTED  
Date: 02-04-15  
Sheet Size:

LEASE OUTLINE DRAWING  
LOD-1  
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## SITE PLAN

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Non-Controlled Availability

TENANT	SQ FT
1 TJ Maxx	31,954
2 Burlington	48,000
3 Rainbow Shops	5,000
4 Firehouse Subs	2,000
5 H&R Block	3,500
6 Family Dollar	5,316
7 E&D Nail & Hair Salon	1,260
8 Brewington Barber Shop	740
9 Arby's	1,808
10 CVS	10,722
11 Home Depot	85,600
12 Available	27,496
13 Cort Furniture Rental	13,254
14 Speedee Oil Change & Tune Up	2,835
15 Papa John's	1,750

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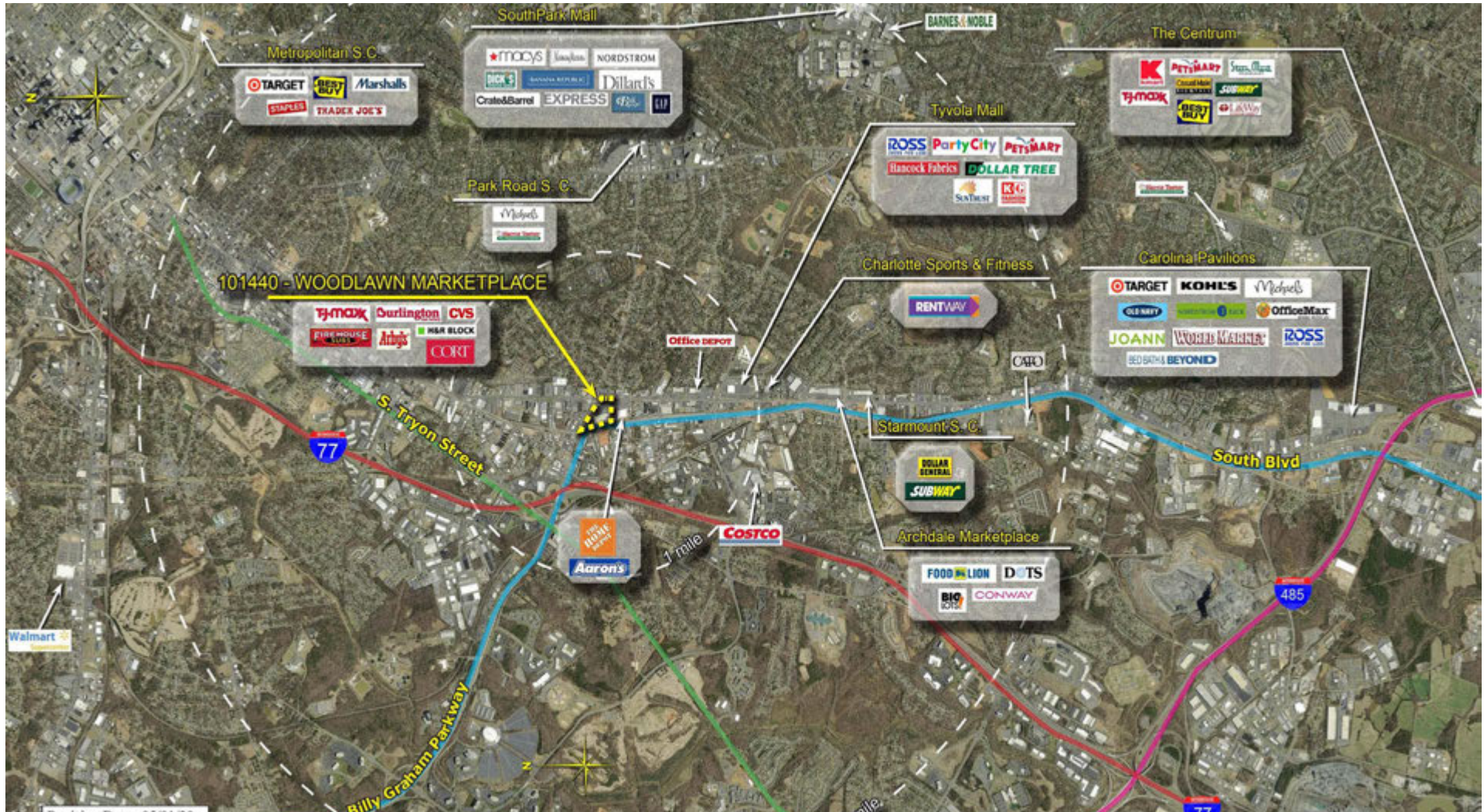


# WOODLAWN MARKETPLACE

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MARKET  
AERIAL

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