

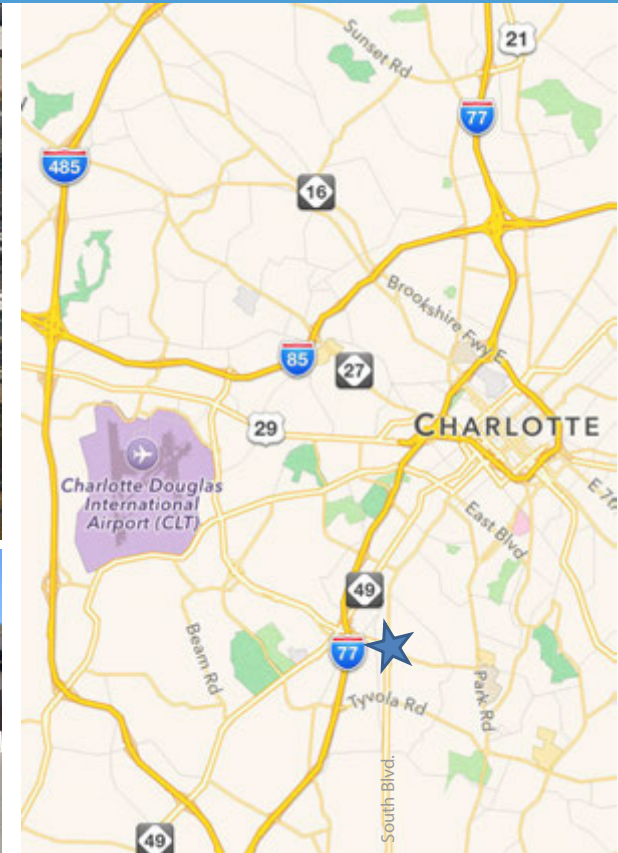
WOODLAWN MARKETPLACE

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



POPULATION

1 Mile: 8,867
3 Miles: 77,258
5 Miles: 191,393



AVG. HH INCOME

1 Mile: \$54,068
3 Miles: \$86,741
5 Miles: \$94,180

SCOTT MILEHAM

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"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."

WOODLAWN MARKETPLACE

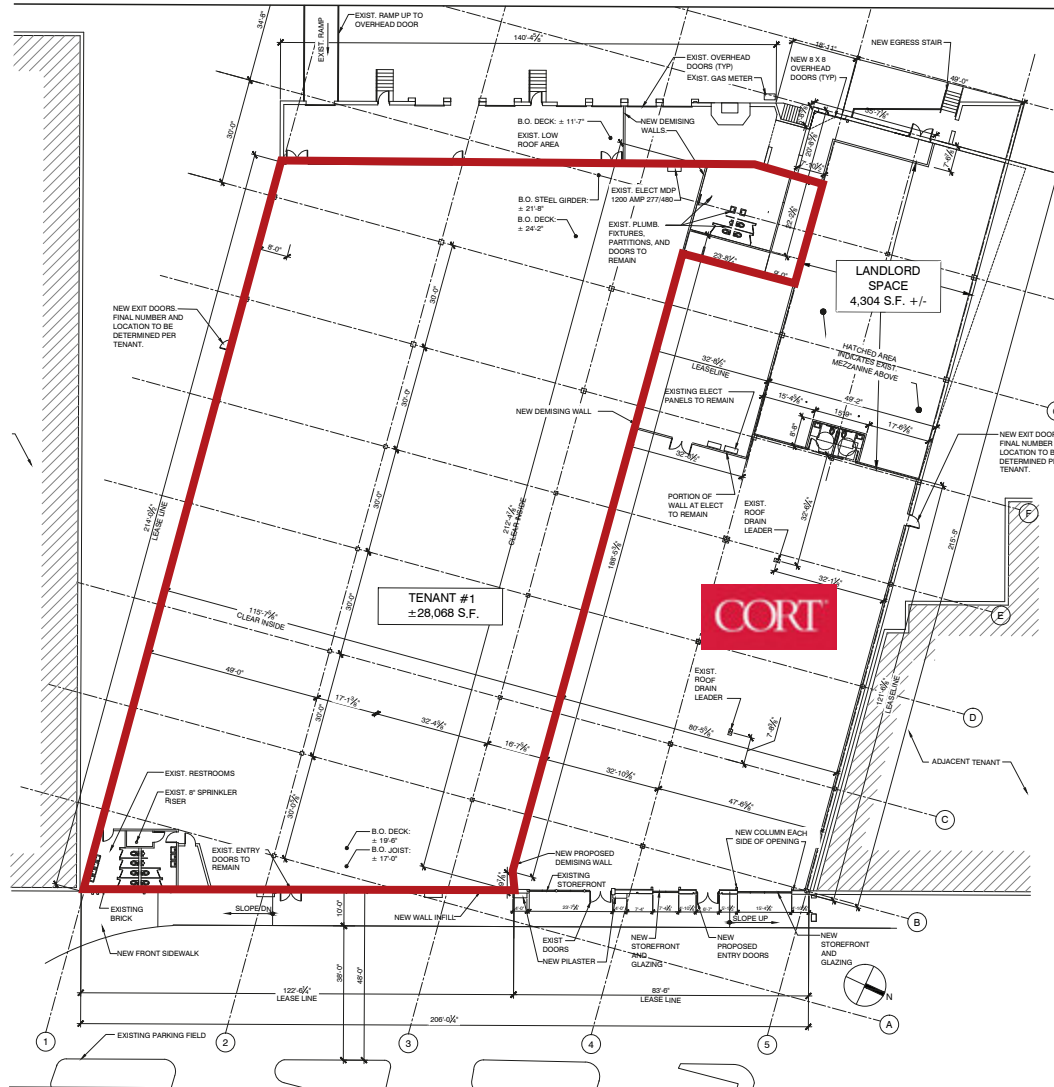
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SITE PLAN

NS New South Properties

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A Project No.

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

KIMCO REALTY CORPORATION
6000 PIEDMONT ROW DRIVE SOUTH
SUITE 200
CHARLOTTE, NC 28287

REVISION	DATE
REVISED LOD	08-04-15
REVISED LOD	09-07-15
REVISED LOD	11-14-14
REVISED LOD	11-26-14
REVISED LOD	09-24-14

LEASE OUTLINE DRAWING

LOD-1

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TENANT

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

TRAFFIC COUNTS MPSI

Woodlawn Road: 34,500 VPD
South Boulevard: 25,200 VPD

Non-Controlled Availability



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AERIAL
SITE PLAN

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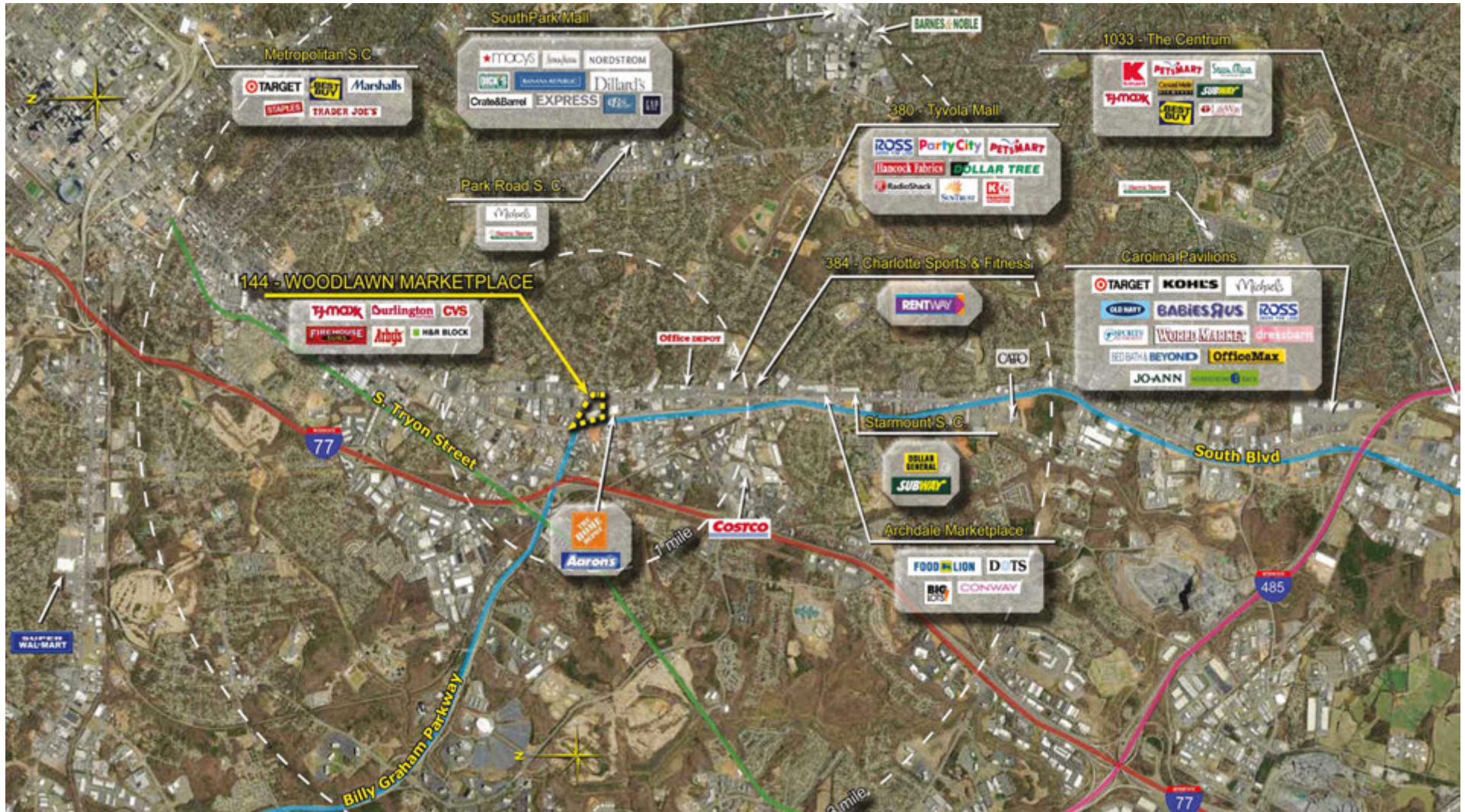
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