

WILKINSON CROSSING

3320 WILKINSON BLVD, CHARLOTTE, NC 28208

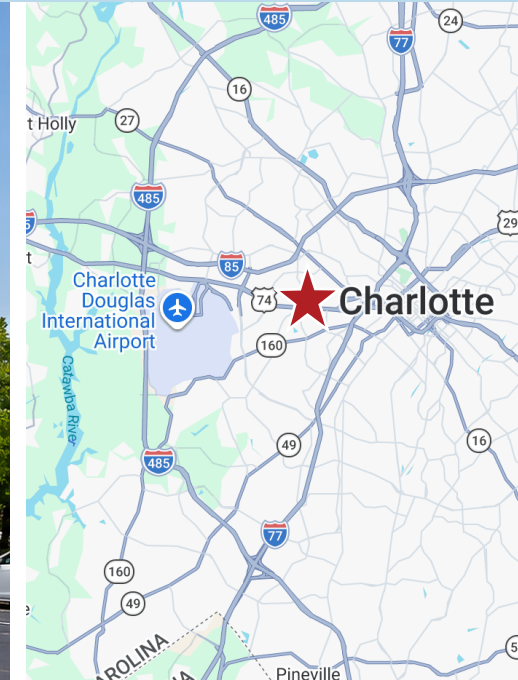
FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,700 - 4,000 SF RETAIL SPACE AVAILABLE FOR LEASE

SUITE E-1: 3,700 SF

SUITE E-2: 4,000 SF



PROPERTY HIGHLIGHTS:

- 3,700 - 4,000 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:

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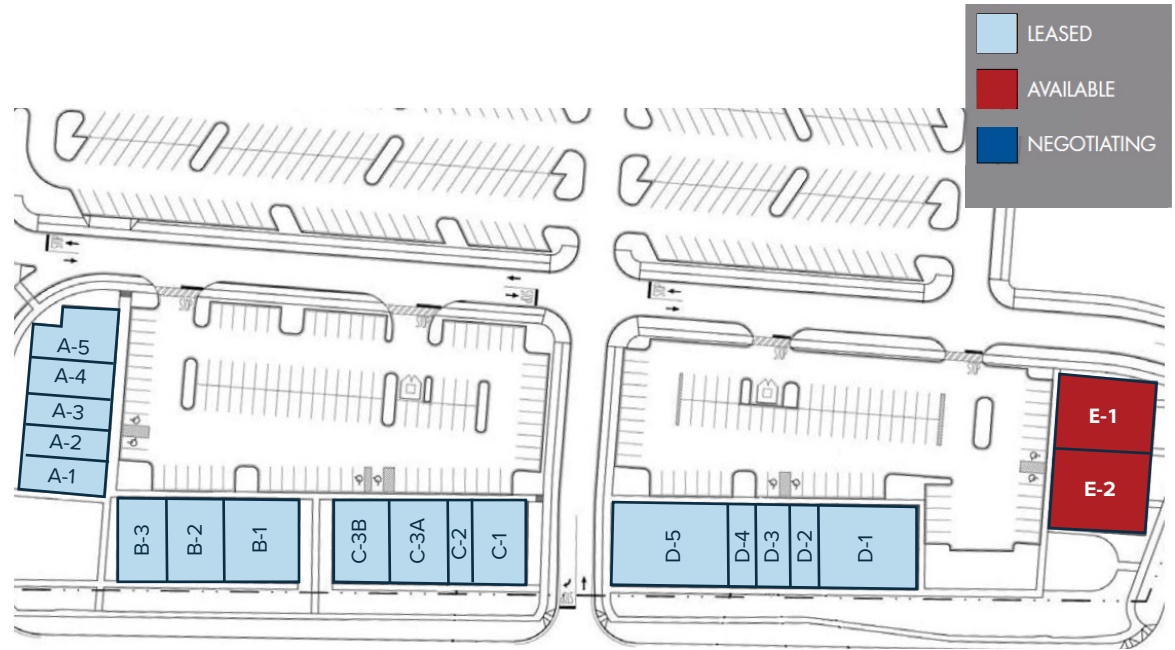
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SITE PLAN

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WILKINSON CROSSING		
SUITE	TENANT	SF
BUILDING A		
A-1	LITTLE CAESARS	1,500
A-2	The Peach Cobbler Factory	1,400
A-3	SONIC TAX	1,340
A-4	LENDMARK FINANCIAL SERVICES	1,500
A-5	T-MOBILE	2,000
BUILDING B		
B-1	AMERICA'S BEST	3,240
B-2	DENTIST	2,500
B-3	AMERICAN DELI	2,060
BUILDING C		
C-1	WINGSTOP	2,400
C-2	GNC	1,000
C-3-A	WILKINSON BEAUTY SUPPLY	2,200
C-3-B	USPS	2,800
BUILDING D		
D-1	AMERIHEALTH	4,200
D-2	SO SHARP NAIL & HAIR	1,300
D-3	VERIZON	1,500
D-4	Vapor Land	1,200
D-5	ATHLETE'S FOOT	5,000
BUILDING E		
E-1	AVAILABLE	3,700
E-2	AVAILABLE 9/1/26	4,000



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SUITE PHOTOS

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CORRIDOR AERIAL

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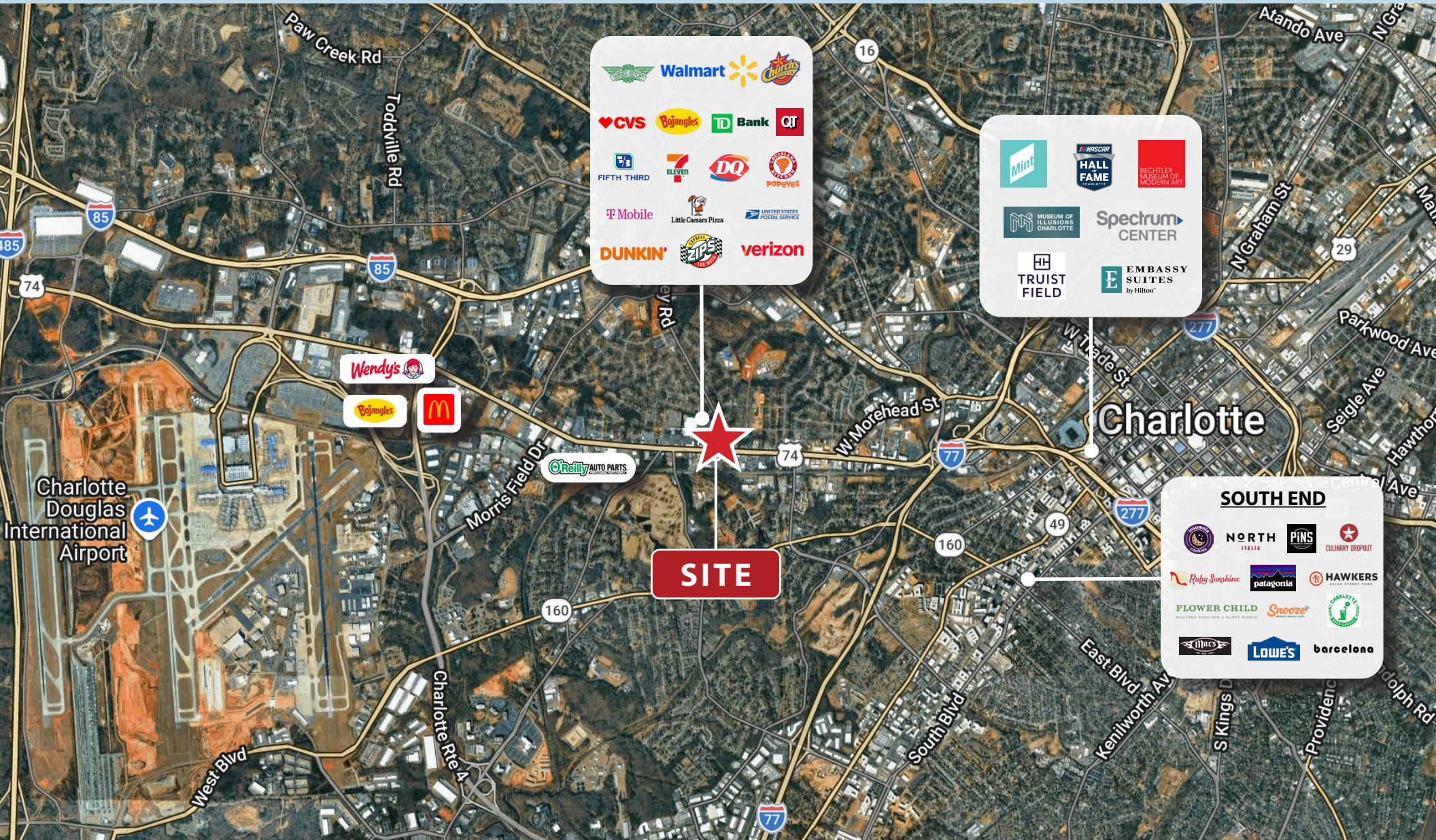
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MARKET AERIAL

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3 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%)

2025 Estimated Households	4,219	49,473	106,096
2030 Projected Households	5,278	57,554	119,509

2025 Estimated Average Household Income	\$76,909	\$128,202	\$137,731
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2025 Estimated Total Businesses	421	8,762	17,983
2025 Estimated Total Employees	3,411	101,452	198,282

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