



RETAIL FOR LEASE



TOWN CENTER CHARLOTTE, NORTH CAROLINA

- **ADDRESS:** 1001 East W.T. Harris Boulevard
Charlotte, North Carolina 28213
- **DESCRIPTION:** Located off W.T. Harris Blvd., less than a mile from both the UNCC Campus and CMC University Hospital, Town Center is an office/retail development anchored with Monterrey Mexican Restaurant, UPS Store, Clearwire, Allstate, and Kabuto Japanese Steak House.
- **TOTAL GLA:** 40,098 SF
- **SPACE AVAILABLE:** 1,737 SF; 1,737 SF; 2,544 SF
- **TENANTS:** Monterrey Mexican Restaurant, Kabuto Steak House, Allstate Insurance, The UPS Store.
- **TRAFFIC COUNTS:** 51,500 AADT on East W.T. Harris Boulevard
48,500 AADT on University City Boulevard
- **DEMOGRAPHICS:**

	1 mile	3 miles	5 miles
Population	8,607	51,744	142,311
Avg HH. Income	\$58,582	\$60,929	\$64,051



PROPERTY LOCATION



- A: Monterrey Mexican Restaurant
- C: Davidson Beauty Systems
- D: The Reserves Network
- E: Available - 1,737 sf
- F: Available - 1,737 sf
- G: Wells Chiropractic
- H: Fire Salon
- I: Available - 2,544 sf
- K: Kabuto Japanese Steak House
- L: Clearwire
- M: Allstate Insurance
- N: Yan's Alterations & Tailoring
- O: Just For You Barber Shop
- P: The UPS Store
- Q: Signal Graphics
- S: Golden Accents
- T: University City Vision



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