



Woodlawn Marketplace

Charlotte, NC

Charlotte-Concord-Gastonia (NC-SC)



Matt Hockeborn

Leasing Representative

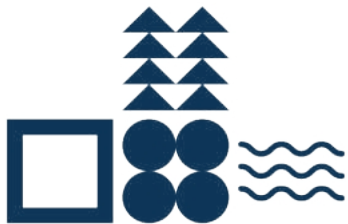
(704) 362-6102

mhockeborn@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)

247,182 SF

PARKING SPACES

1,108

Matt Hockeborn

Leasing Representative | (704) 362-6102 | mhockeborn@kimcorealty.com

Woodlawn Marketplace

Charlotte, NC

www.kimcorealty.com/101440



Google Earth

DENSITY AERIAL

Matt Hockeborn

Leasing Representative | (704) 362-6102 | mhockeborn@kimcorealty.com



Woodlawn Marketplace

Charlotte, NC

www.kimcorealty.com/101440

■ Available ● Curbside Pick-up



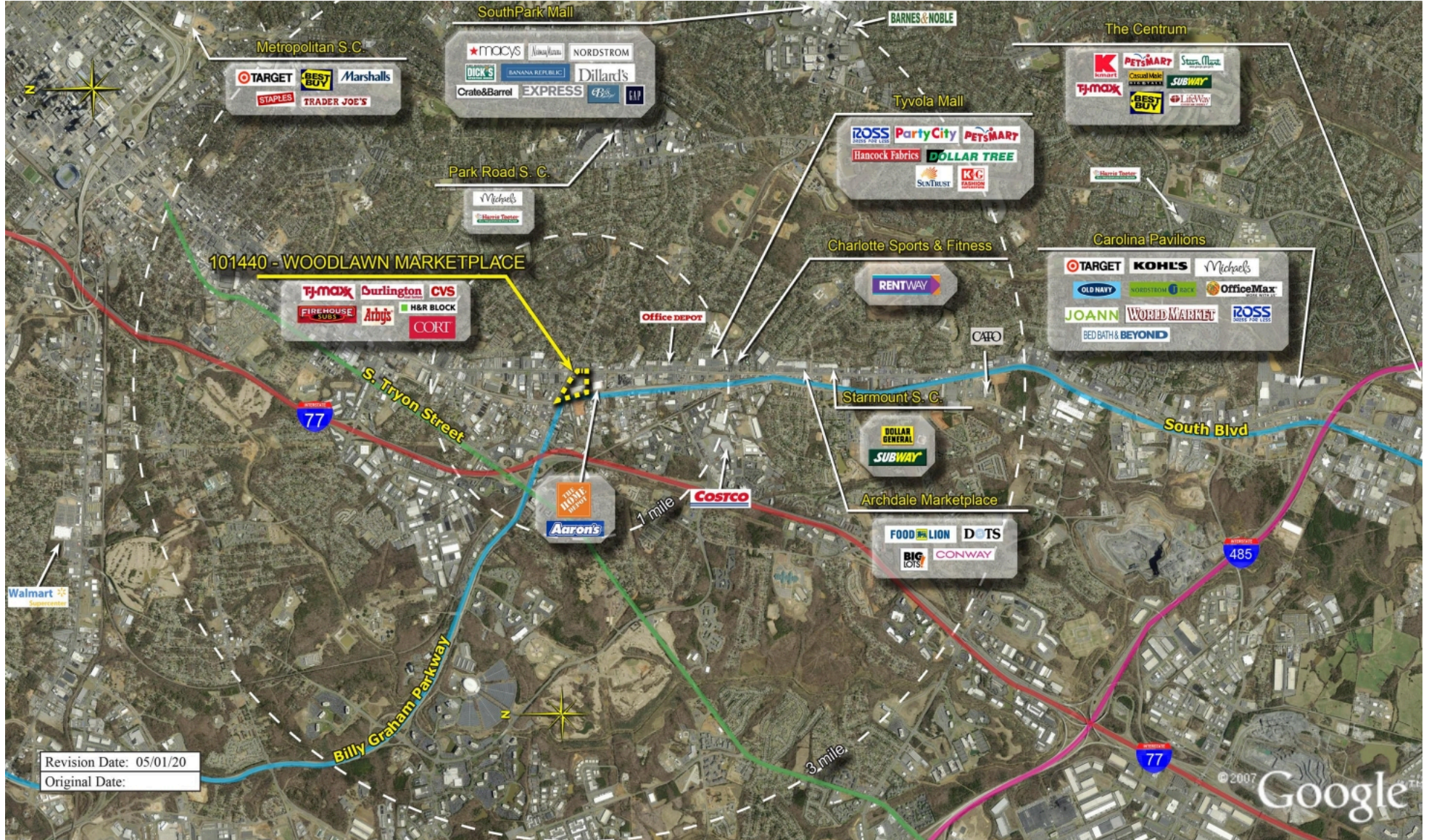
	TENANT	SQ FT
1	TJ Maxx	31,954
2	Burlington	48,000
3	Rainbow Shops	5,000
4	Firehouse Subs	2,000
5	H&R Block	3,500
6	Available	5,316
7	E&D Nail & Hair Salon	1,260
8	Brewington Barber Shop	740
9	Arby's	1,808
10	CVS	10,722
11	Home Depot	85,600
12	Micro Center	40,947
14	Speedee Oil Change & Tune Up	2,835
15	Papa Johns	1,750

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Matt Hockeborn

Leasing Representative | (704) 362-6102 | mhockeborn@kimcorealty.com

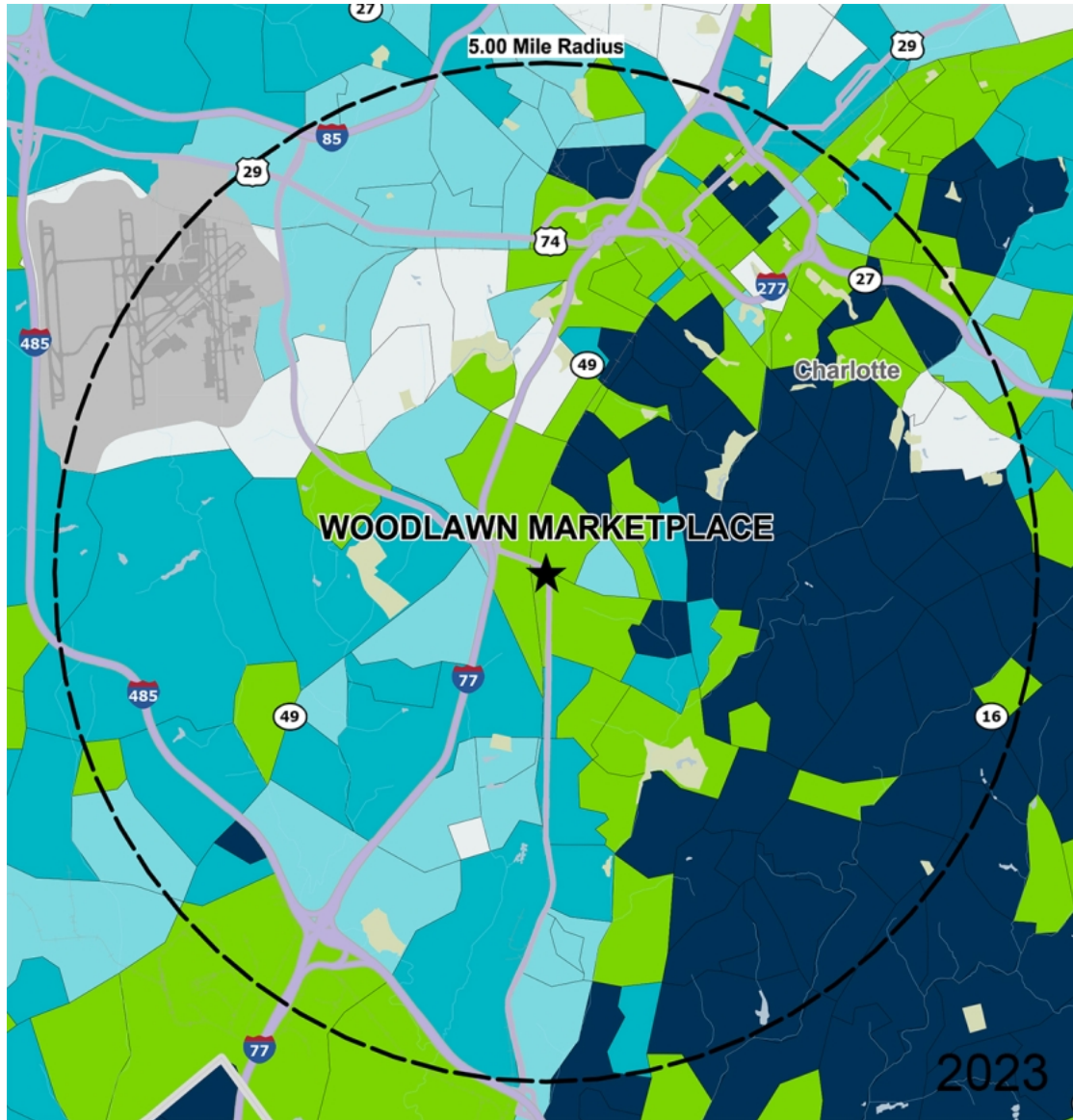




COMPETITION MAP

Matt Hockeborn

Leasing Representative | (704) 362-6102 | mhockeborn@kimcorealty.com



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,873	93,210	232,536
Daytime Pop	21,409	158,953	483,249
Households	4,606	41,326	105,069
Average HH Income	\$87,468	\$126,941	\$130,580
Median HH Income	\$65,424	\$78,521	\$79,631
Per Capita Income	\$40,839	\$57,318	\$60,528

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Woodlawn Marketplace

South Blvd. & Woodlawn Rd., Charlotte, NC



Matt Hockeborn

Leasing Representative

(704) 362-6102

mhockeborn@kimcorealty.com