



Tyvola Square

Charlotte, NC

Charlotte-Concord-Gastonia (NC-SC)



Matt Hockeborn

Leasing Representative

(704) 362-6102

mhockeborn@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)	186,085 SF
PARKING SPACES	1,036
PARKING RATIO	5.57 per 1,000 SF

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Google Earth

DENSITY AERIAL

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www.kimcorealty.com/103800

■ Available ● Curbside Pick-up



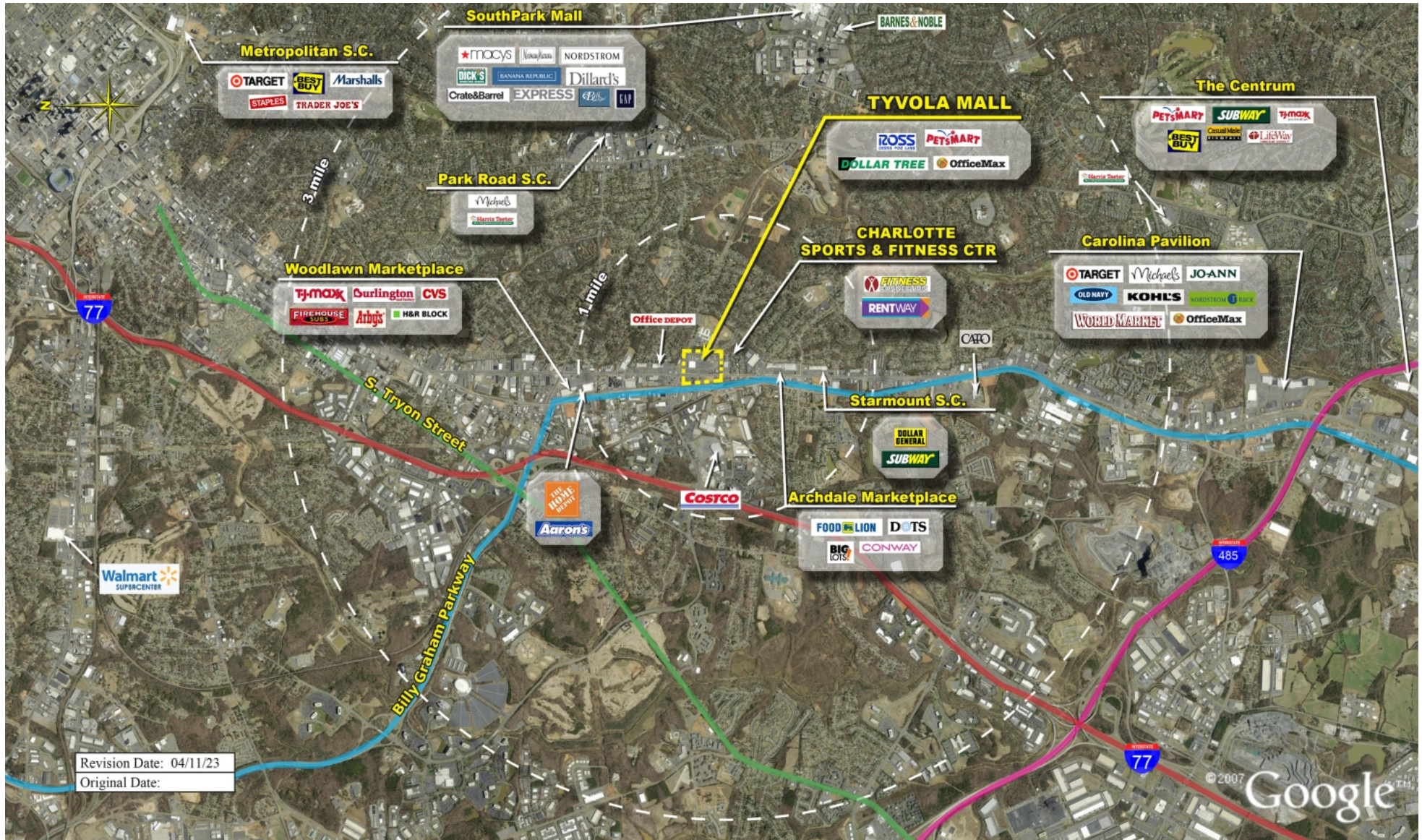
	TENANT	SQ FT
1	Available	2,100
2	2nd & Charles	20,186
3	Ross Dress for Less	32,003
4	America's Best Contacts & [...]	3,105
5	Ashley Furniture HomeStore	26,200
6	PetSmart	21,400
7	Family Dollar	10,084
8	K&G Fashion Superstore	28,109
9	Available	3,000
10	American Deli	2,100
11	Metro by T-Mobile	1,772
12	Party City	11,766
13	Dollar Tree	9,560
14	US Army Recruiting	6,600
15	Centerwell	8,100

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.

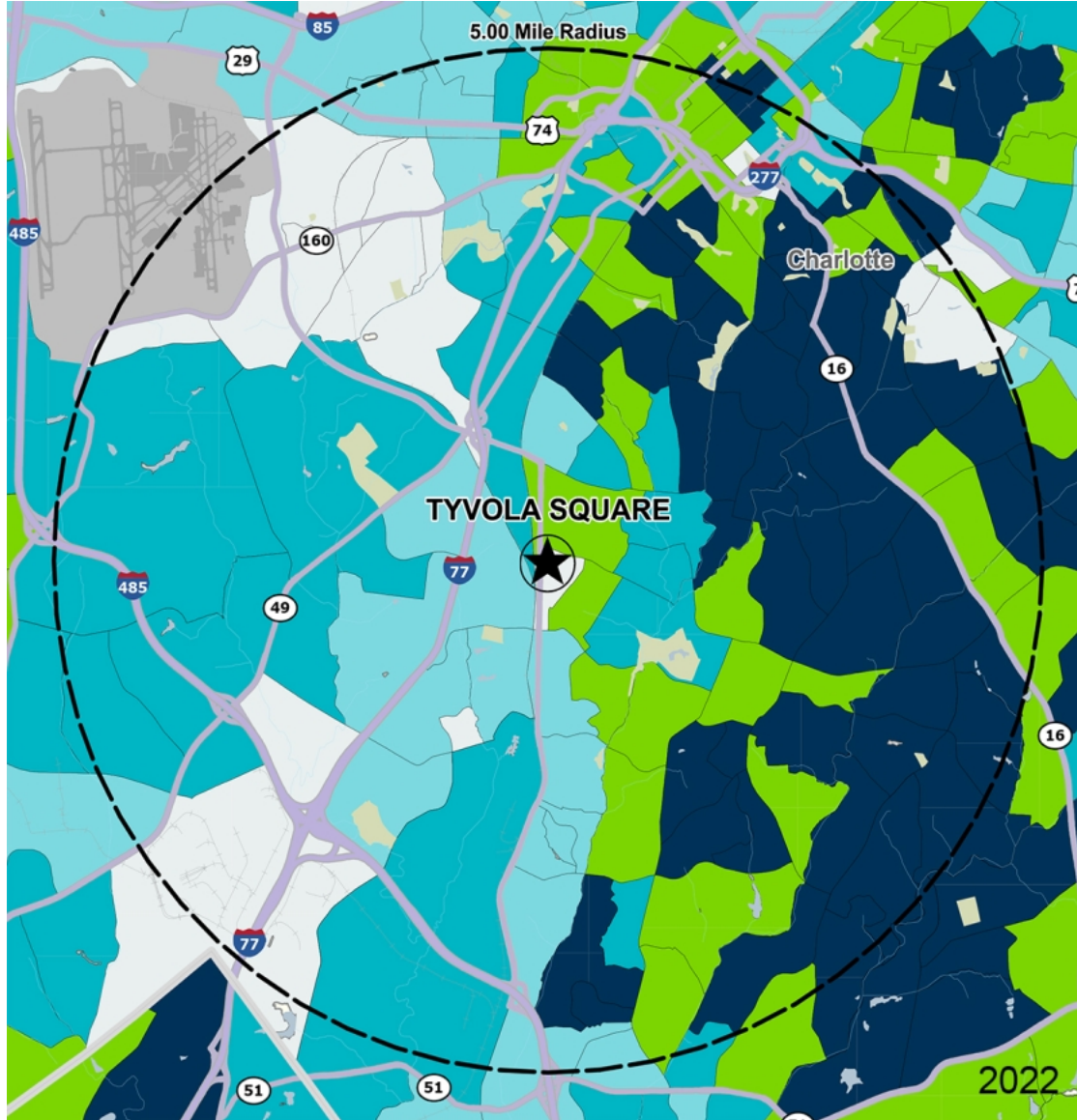
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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,606	94,109	221,977
Daytime Pop	23,472	147,568	452,789
Households	3,630	41,175	99,212
Average HH Income	\$83,089	\$120,857	\$137,612
Median HH Income	\$65,921	\$76,255	\$82,482
Per Capita Income	\$35,127	\$53,903	\$62,689

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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South Blvd. & Tyvola Rd., Charlotte, NC



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