



# Tyvola Square

Charlotte, NC

Charlotte-Concord-Gastonia (NC-SC)



**Tracy Zart**

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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



## Property Overview

Tyvola Square is a 186,085 square foot community center in Charlotte, North Carolina, which benefits from its strategic location along South Blvd., a major commercial corridor in the market.

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Charlotte, NC

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	26,200
6	PetSmart	21,400
7	Family Dollar	10,084
8	K&G Fashion Superstore	28,109
9	Toro Taxes	3,000
10	American Deli	2,100
11	Metro by T-Mobile	1,772
12	Available	11,766
13	Dollar Tree	9,560
14	US Army Recruiting	6,600
15	Centerwell	8,100

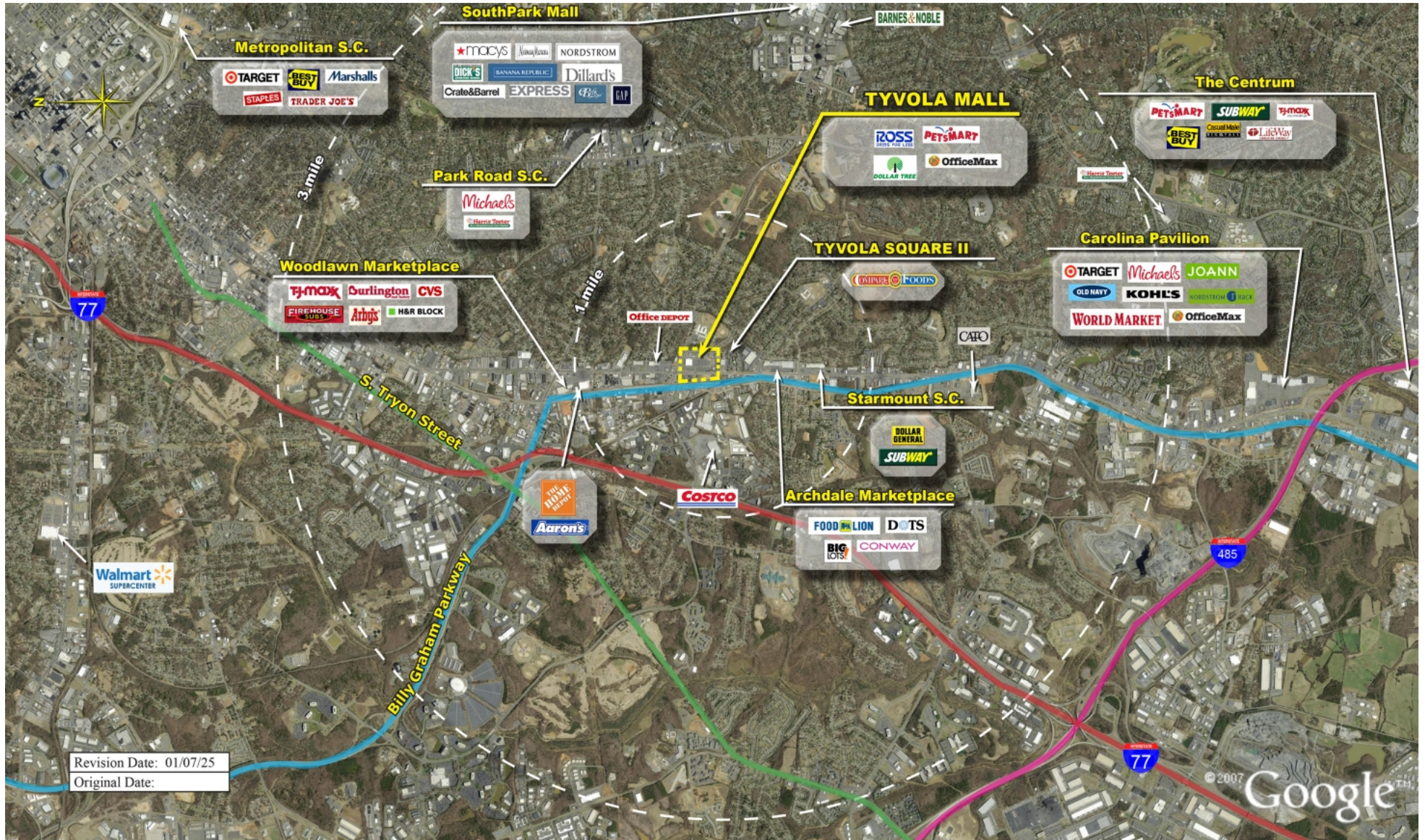


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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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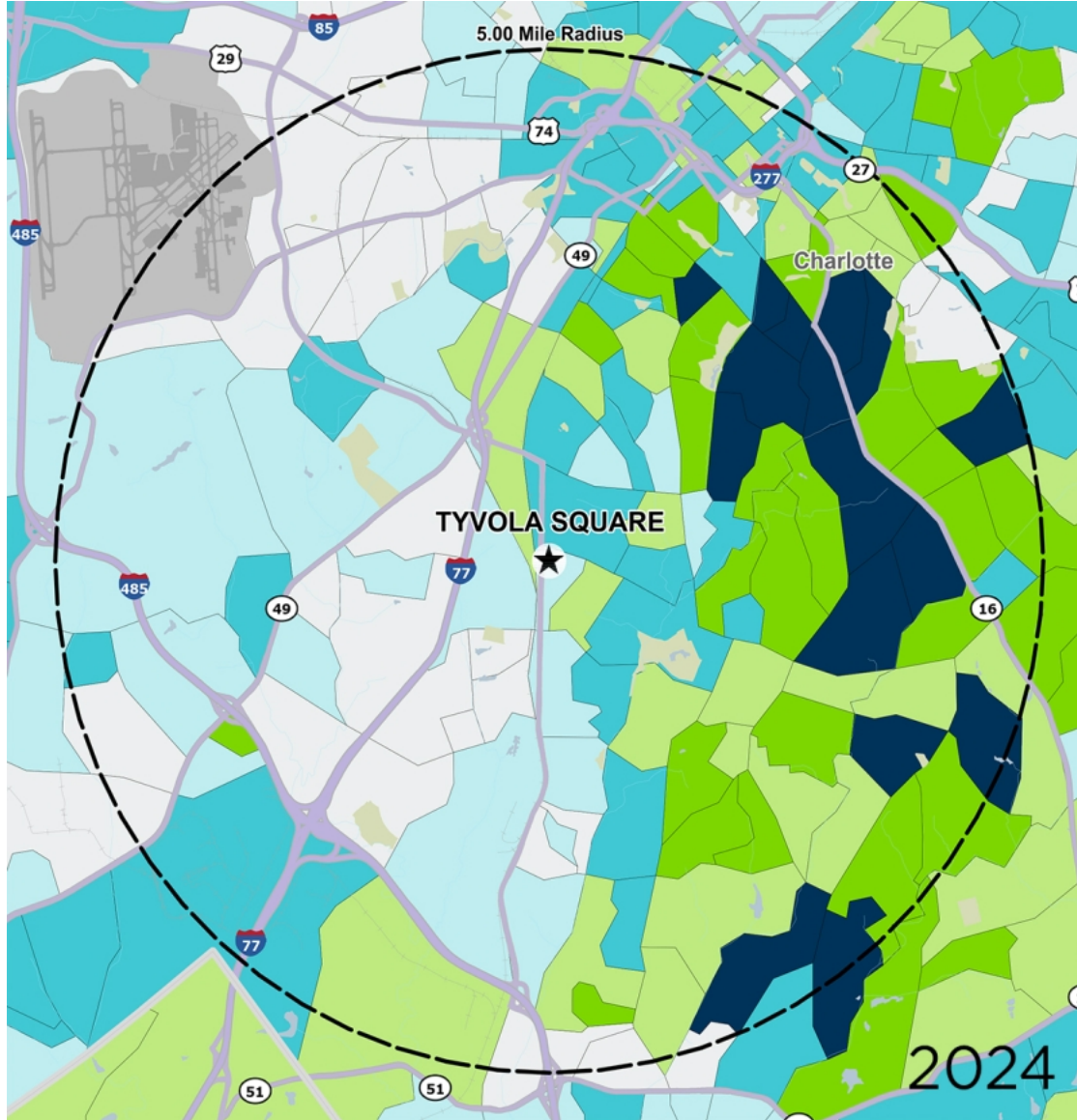




COMPETITION MAP

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by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,816	102,076	231,391
Daytime Pop	12,713	124,238	465,704
Households	4,155	45,505	106,269
Average HH Income	\$108,632	\$140,692	\$157,585
Median HH Income	\$83,669	\$88,549	\$95,243
Per Capita Income	\$46,037	\$63,723	\$73,255

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems



# Tyvola Square

South Blvd. & Tyvola Rd., Charlotte, NC



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