



# Tyvola Square II

Charlotte, NC

Charlotte-Concord-Gastonia (NC-SC)



**Matt Hockeborn**

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	42,453 SF
PARKING SPACES	216
PARKING RATIO	5.09 per 1,000 SF

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DENSITY AERIAL

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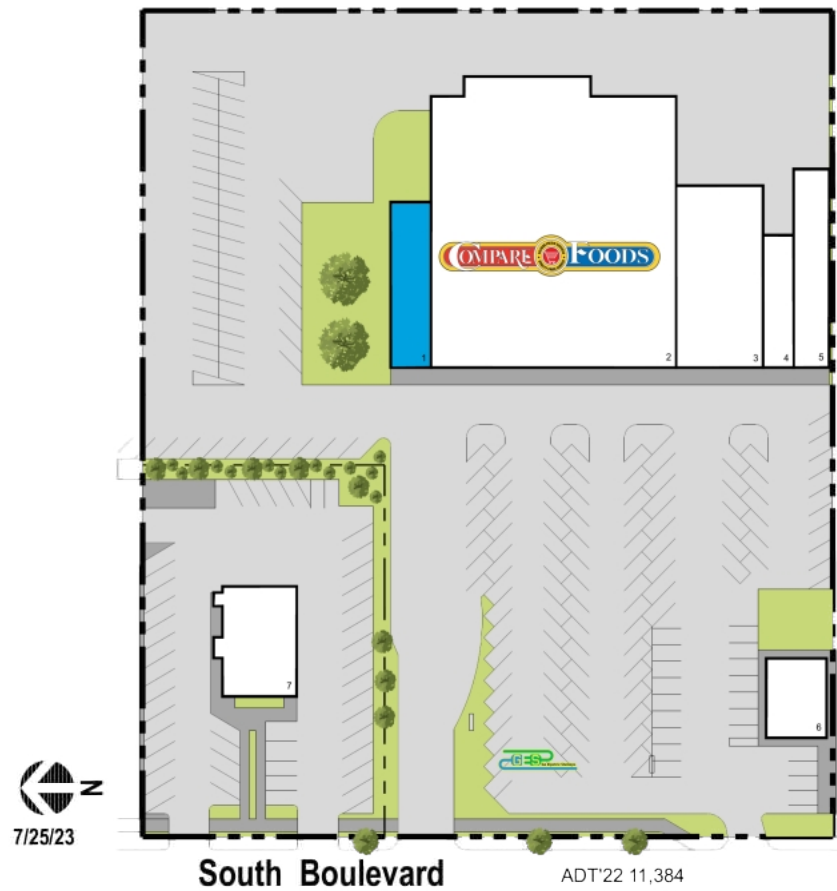
# Tyvola Square II

Charlotte, NC

www.kimcorealty.com/103840

■ Available

	TENANT	SQ FT
1	Available	2,512
2	Compare Foods	24,928
3	RentWay	6,050
4	Wash Land	1,600
5	South End Salon & Spa	2,400
6	Vietnam Grille	1,792
7	Morazan Restaurant	3,171



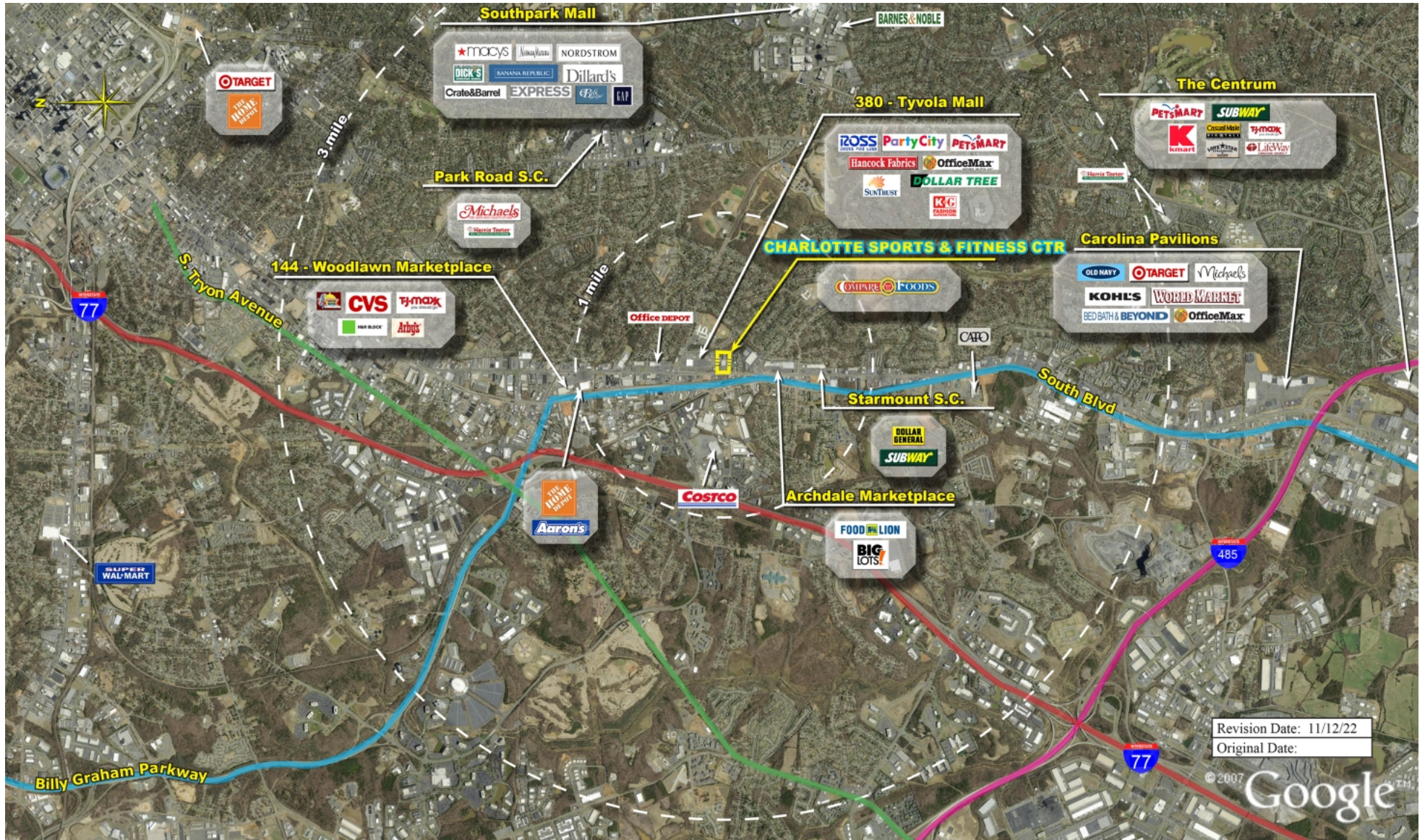
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants,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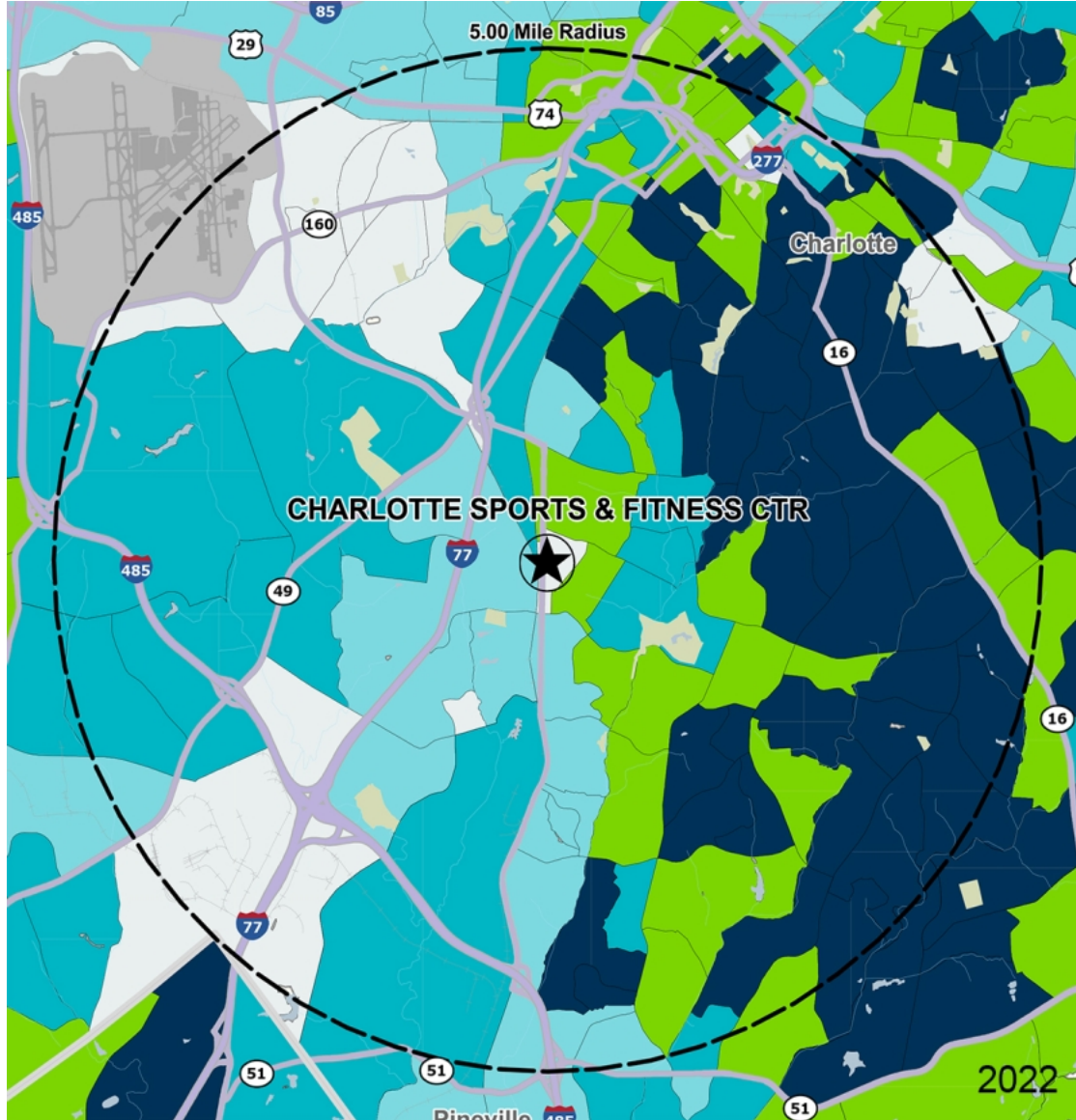
COMPETITION MAP

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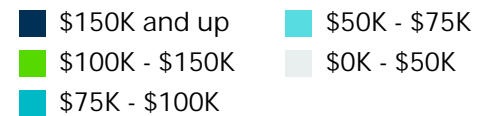
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,400	94,406	216,300
Daytime Pop	21,841	148,153	435,045
Households	3,853	41,286	96,232
Average HH Income	\$80,794	\$117,727	\$137,536
Median HH Income	\$63,660	\$74,828	\$82,055
Per Capita Income	\$33,214	\$52,399	\$62,177

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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South Blvd. & Tyvola Rd., Charlotte, NC



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