

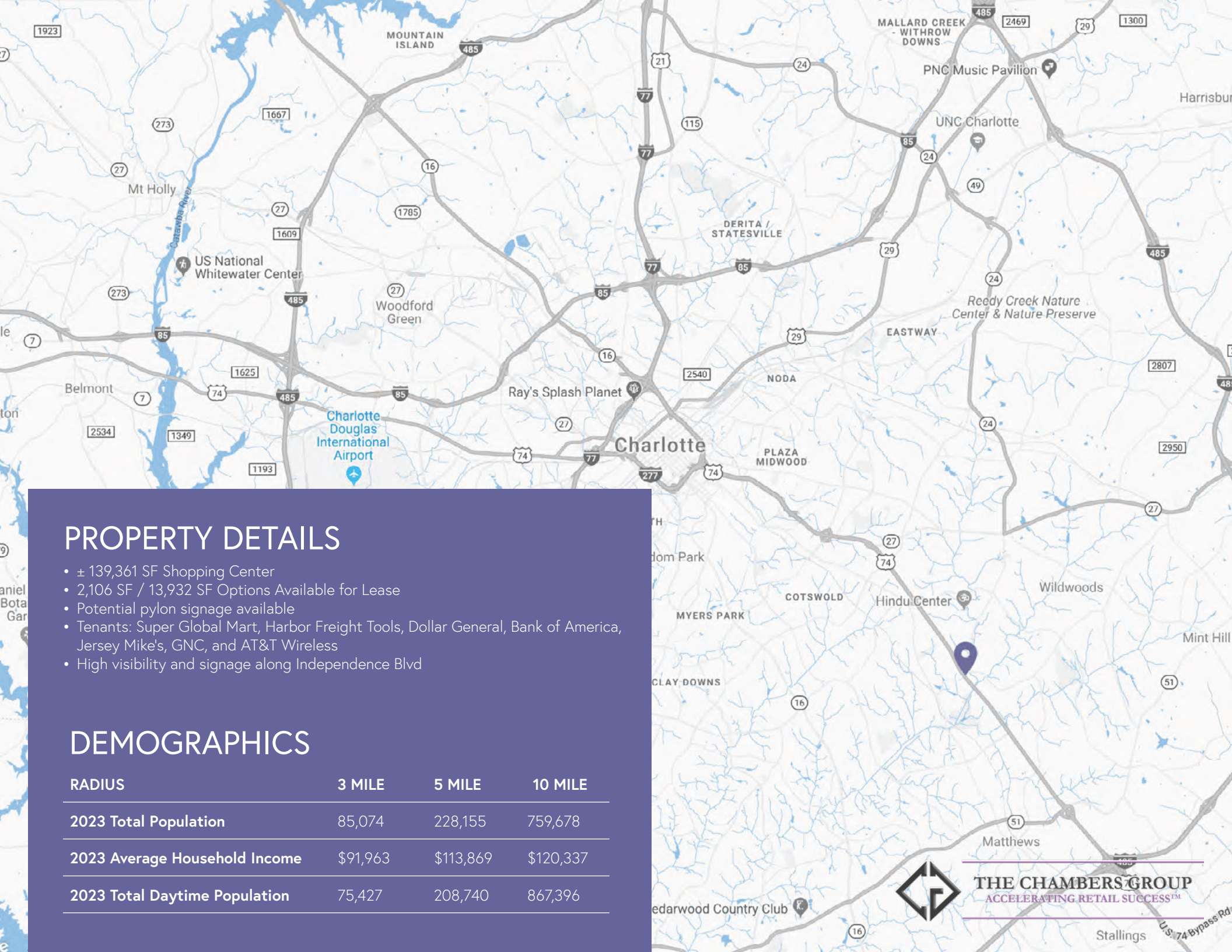
INDEPENDENCE SQUARE

7323 E. INDEPENDENCE BLVD. | CHARLOTTE, NC 28227

AVAILABLE RETAIL FOR LEASE



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PROPERTY DETAILS

- ± 139,361 SF Shopping Center
- 2,106 SF / 13,932 SF Options Available for Lease
- Potential pylon signage available
- Tenants: Super Global Mart, Harbor Freight Tools, Dollar General, Bank of America, Jersey Mike's, GNC, and AT&T Wireless
- High visibility and signage along Independence Blvd

DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
2023 Total Population	85,074	228,155	759,678
2023 Average Household Income	\$91,963	\$113,869	\$120,337
2023 Total Daytime Population	75,427	208,740	867,396



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Stallings

U.S. 74 Bypass Rd

MARKET OVERVIEW

Charlotte, North Carolina

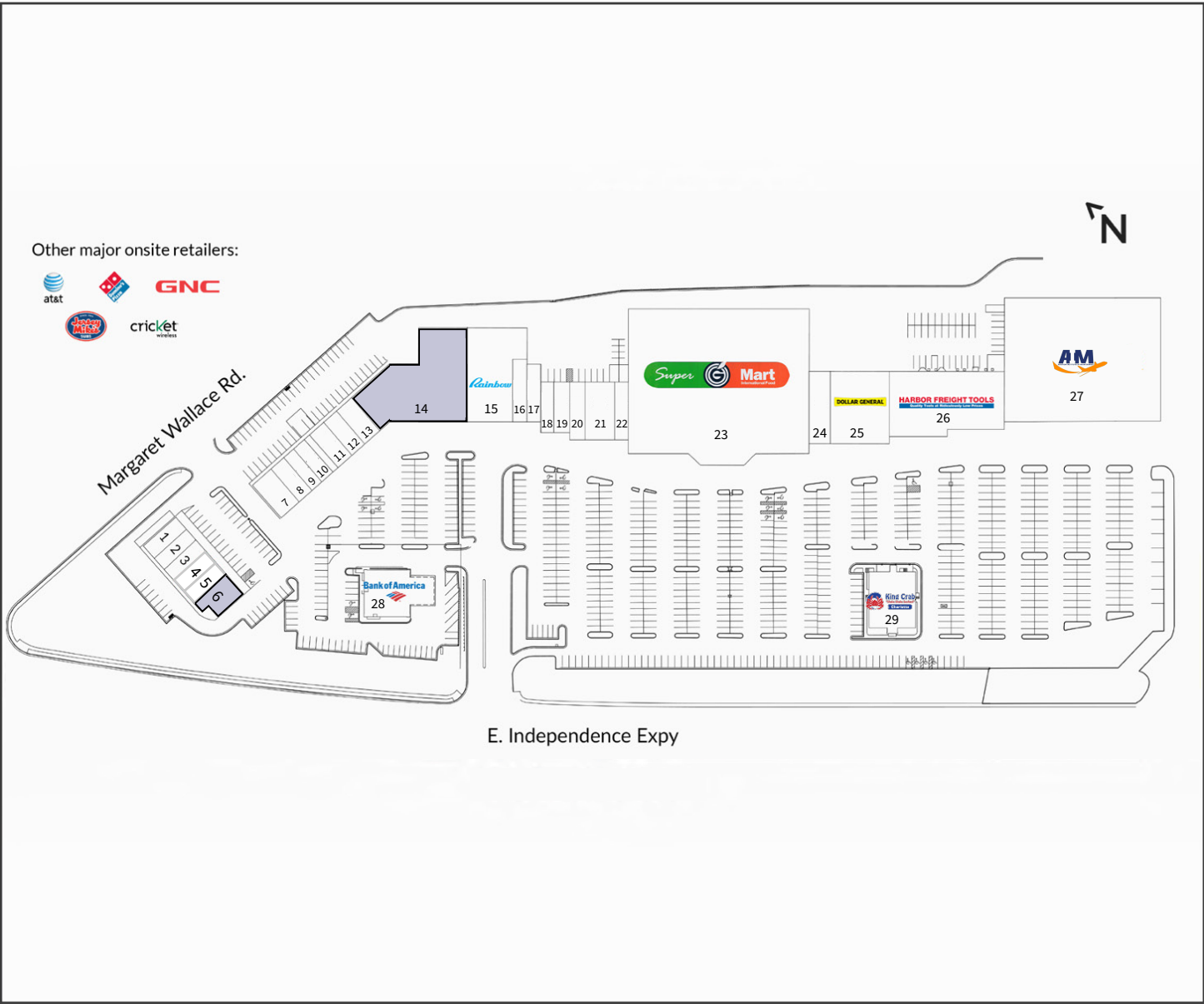
Charlotte is consistently ranked among the nation's top destinations and remains one of the fastest growing cities and regions in the United States - 10th nationwide between 2010-2019 (17.5%). With a population of more than 2.7 million, metropolitan Charlotte offers all of the advantages and amenities of big city life with easily accessible recreational opportunities and a growing employment base (10,408 new jobs announced between Q2-2020 and Q1-2021).

Located in the Piedmont region of North Carolina, Charlotte is two hours east of the Appalachian Mountains and three hours west of the Atlantic Ocean, providing residents with access to some of the highest-rated mountain attractions and beaches in the nation. Charlotte's strategic location makes the area only a two-hour plane ride from more than 53% of the U.S. population. Charlotte Douglas International Airport provides superior air service with more than 700 daily nonstop flights to 165 destinations.

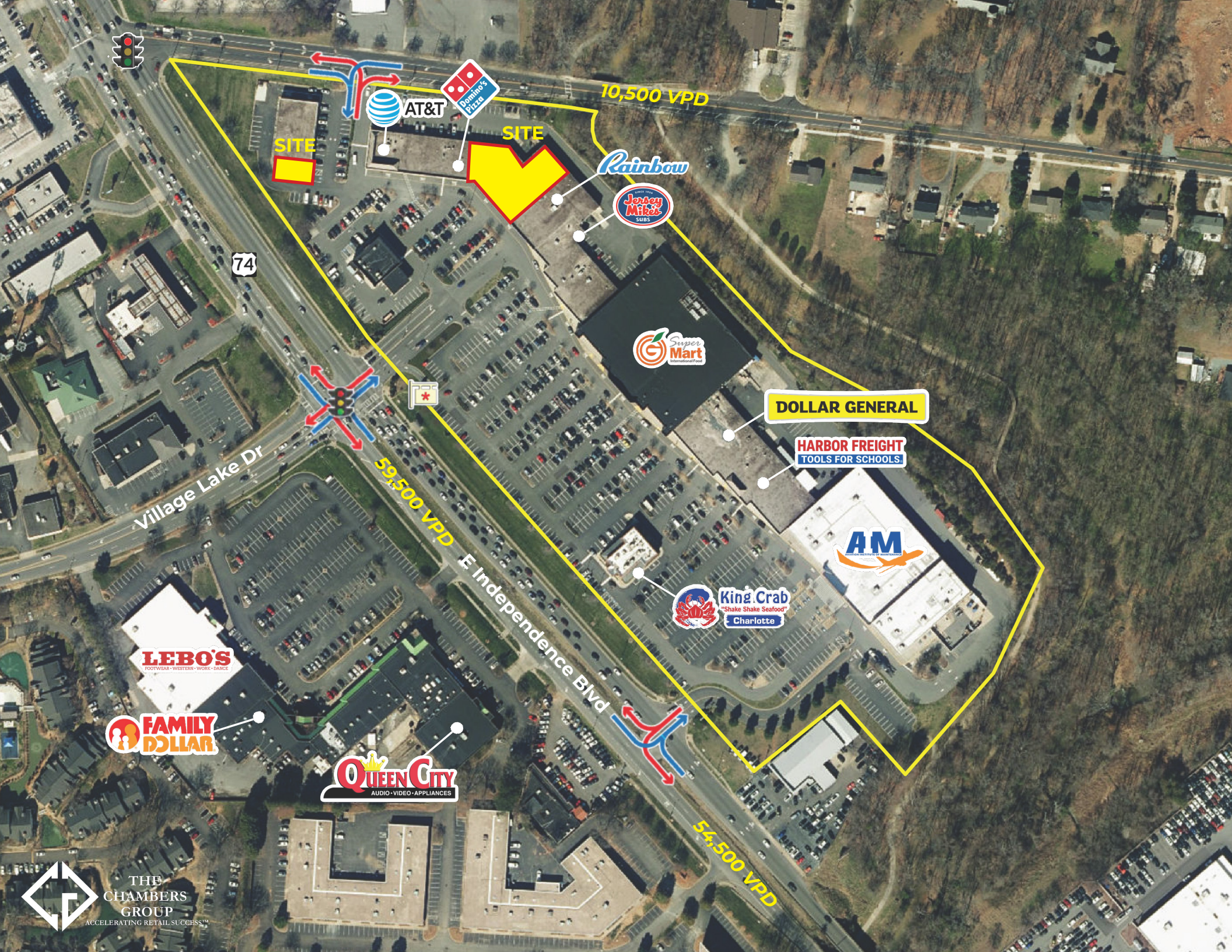


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SITE PLAN



TENANT ROSTER		
1	Leased	1,200 SF
2	Tabacco	1,200 SF
3	Metro PCS	1,200 SF
4	My Brazillian Look	1,200 SF
5	My Brazilian Place	1,200 SF
6	AVAILABLE	2,106 SF
7	AT&T	2,400 SF
8	Fortune Cookie III	1,200 SF
9	Leased	1,200 SF
10	T&Q	900 SF
11	Pho Huong Que	2,100 SF
12	Sassy Salon	1,200 SF
13	Domino's Pizza	1,200 SF
14	AVAILABLE	13,932 SF
15	Rainbow	9,518 SF
16	Jersey Mikes	1,712 SF
17	Boost Mobile	1,600 SF
18	GNC	1,400 SF
19	Regional Finance	1,400 SF
20	American Deli	1,600 SF
21	M&M Nail Supply	3,200 SF
22	Cricket Communications	1,600 SF
23	Super Global Market	51,216 SF
24	Universal Beauty	3,000 SF
25	Dollar General	9,797 SF
26	Harbor Freight Tools	11,830 SF
27	Aviation Institute of Maintenance	51,000 SF
28	Bank of America	4,000 SF
29	King Crab (Shake Shake Seafood)	5,250 SF



74

Village Lake Dr

59,500 VPD

E Independence Blvd

10,500 VPD

54,500 VPD

SITE

SITE

DOLLAR GENERAL

HARBOR FREIGHT
TOOLS FOR SCHOOLS

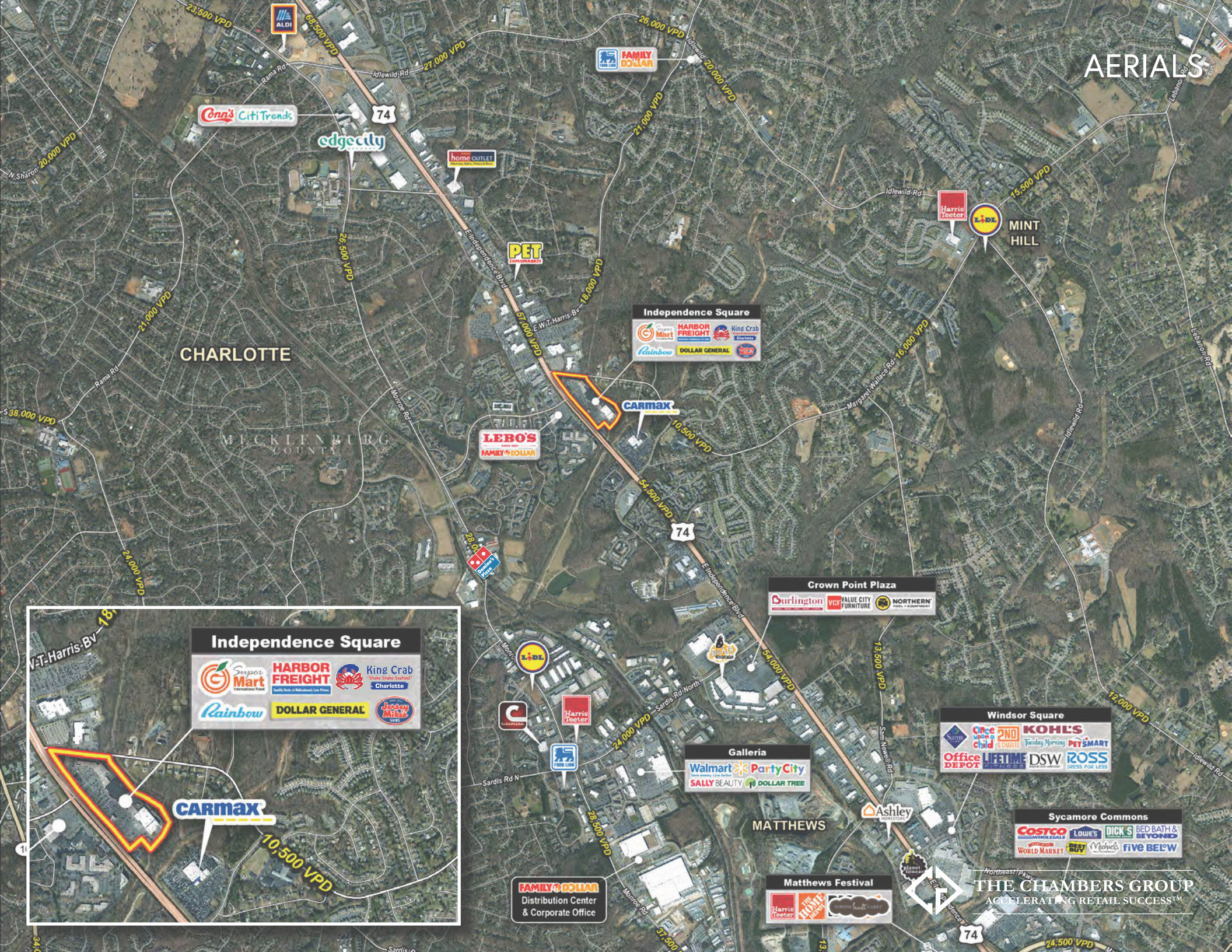
AM

King Crab
"Shake Shake Seafood"
Charlotte

LEBO'S
FOOTWEAR - WESTERN - WORK - DANCE

FAMILY
DOLLAR

QUEEN CITY
AUDIO - VIDEO - APPLIANCES



Charlotte
edgecity

CHARLOTTE

MECKLENBURG COUNTY

MINT HILL

MATTHEWS

Independence Square

Support Mart
HARBOR FREIGHT
King Crab
Rainbow
DOLLAR GENERAL
MIX

CARMAX

10,500 VPD

Independence Square

Support Mart
HARBOR FREIGHT
King Crab
Rainbow
DOLLAR GENERAL
MIX

Crown Point Plaza

Durlington
VALUE CITY FURNITURE
NORTHERN

Windsor Square

Office DEPOT
LIFETIME
DSW
ROSS

Sycamore Commons

COSTCO
LOWE'S
DICK'S
BED BATH & BEYOND
WORLD MARKET
MICKEL'S
FIVE BELOW

FAMILY DOLLAR
Distribution Center & Corporate Office

Matthews Festival

Harris Teeter
HOME DEPOT
KROGER

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PHOTOS



CONTACT FOR LEASING DETAILS

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