

# INDEPENDENCE SQUARE

7323 E. INDEPENDENCE BLVD. | CHARLOTTE, NC 28227

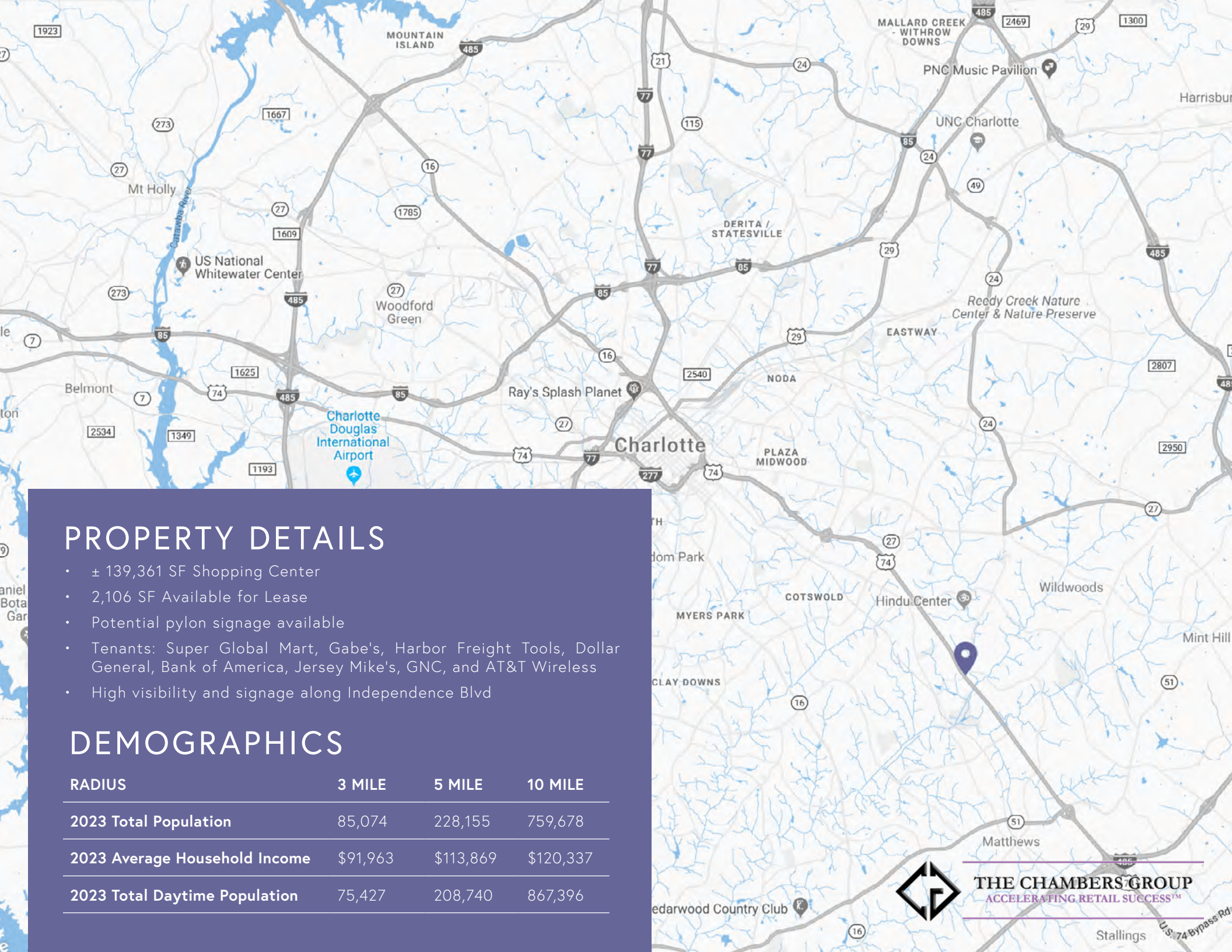
AVAILABLE RETAIL FOR LEASE



Updated: September 2023



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## PROPERTY DETAILS

- ± 139,361 SF Shopping Center
- 2,106 SF Available for Lease
- Potential pylon signage available
- Tenants: Super Global Mart, Gabe's, 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

# 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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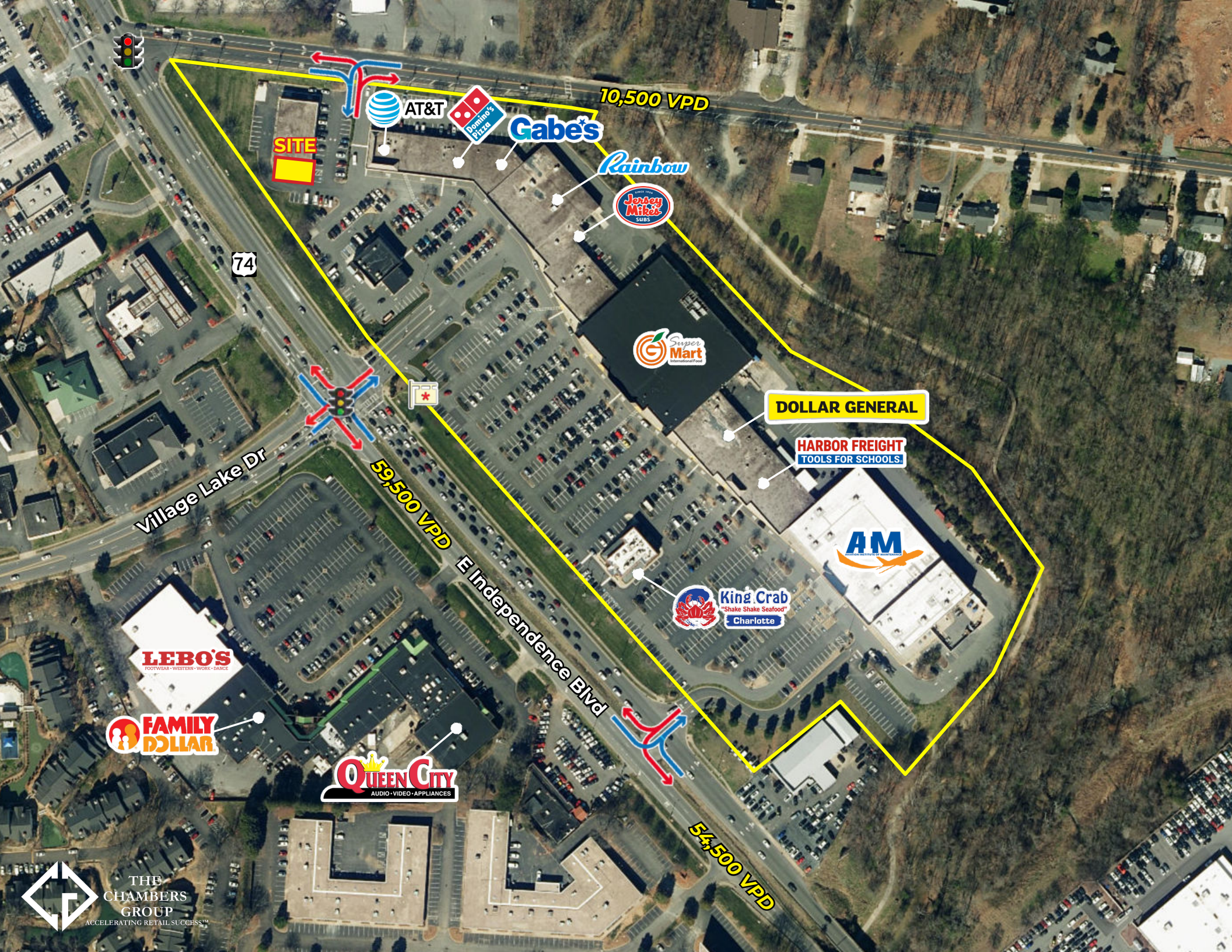
# SITE PLAN



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
<b>6</b>	<b>AVAILABLE</b>	<b>2,106 SF</b>
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	Gabe's	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



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**SITE**

10,500 VPD

74

Village Lake Dr

59,500 VPD

E Independence Blvd

**DOLLAR GENERAL**

**HARBOR FREIGHT**  
TOOLS FOR SCHOOLS

**AM**

**King Crab**  
"Shake Shake Seafood"  
Charlotte

**LEBO'S**  
FOOTWEAR - WESTERN - WORK - DANCE

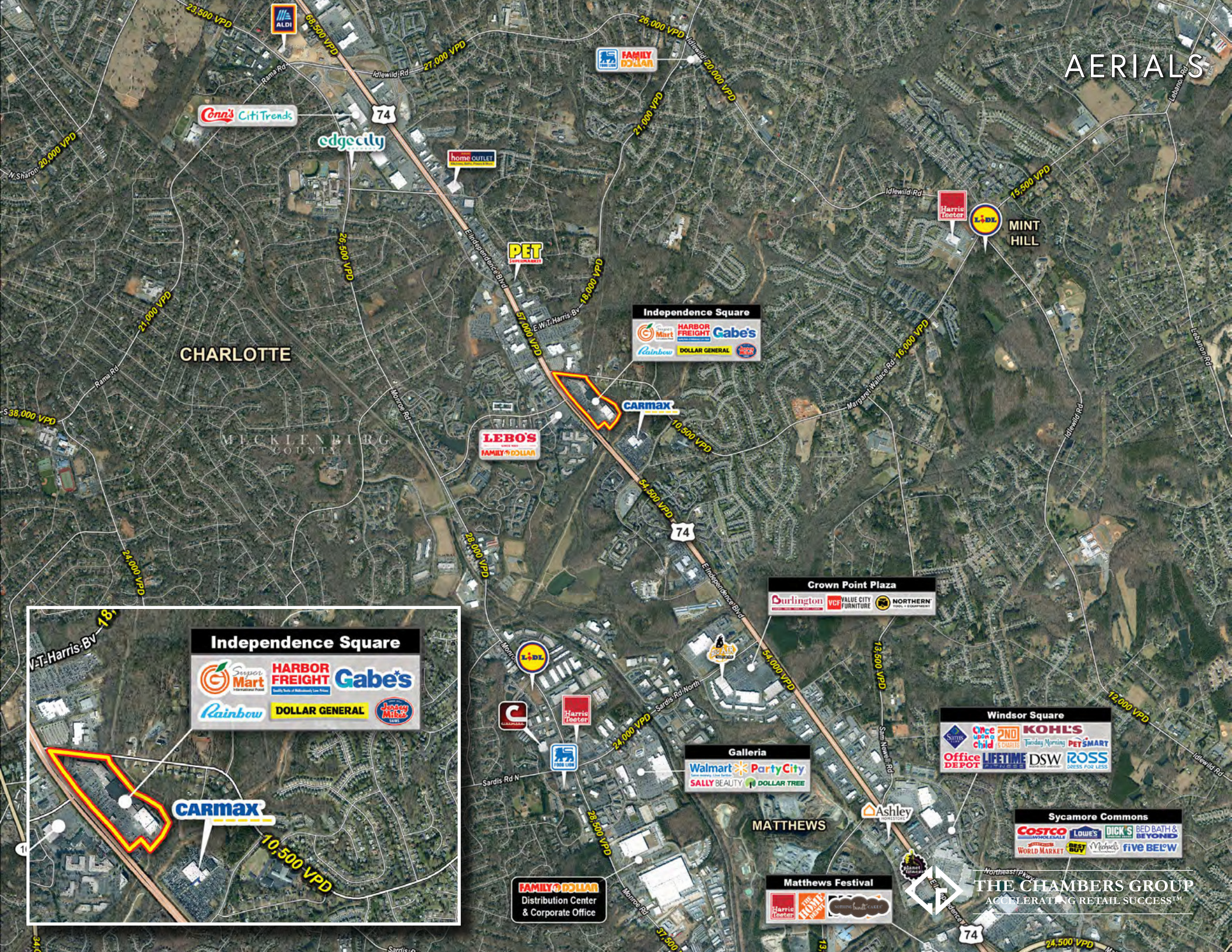
**FAMILY DOLLAR**

**QUEEN CITY**  
AUDIO - VIDEO - APPLIANCES

54,500 VPD



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Conn's Citi Trends

edgecity

home OUTLET

PET

Independence Square

CHARLOTTE

MECKLENBURG COUNTY

Mart's HARBOR FREIGHT Gabe's Rainbow DOLLAR GENERAL Party City

CARMAX

LEBO'S FAMILY DOLLAR

10,500 VPD

Crown Point Plaza

Durlington VFC VALUE CITY FURNITURE NORTHERN

Independence Square

Mart's HARBOR FREIGHT Gabe's Rainbow DOLLAR GENERAL Party City

CARMAX

10,500 VPD

Galleria

Walmart Party City SALLY BEAUTY DOLLAR TREE

Windsor Square

Office DEPOT Kohls LIFETIME DSW ROSS

Sycamore Commons

COSTCO LOWE'S DICK'S BED BATH & BEYOND WORLD MARKET BEST BUY MICHELS FIVE BELOW

MATTHEWS

Matthews Festival

Harris Teeter Home Depot Dunkin' Donuts

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# PHOTOS



## CONTACT FOR LEASING DETAILS

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