

# RETAIL FOR LEASE

# CITY PARK

Tyvola Road & City Park Drive, Charlotte NC 28217 | Mecklenburg County



## HIGHLIGHTS:

- Join Panera, Chipotle, Starbucks, and Firehouse at the main entrance of City Park.
- 170 acre master planned mixed use Development.
- 5 million SF of office space existing or under construction in the sub-market.
- 72,898 employees within 3 miles.
- 3,139 hotel rooms within 3 miles, plus 204 additional rooms under construction at City Park.
- 9,474 Apartment units within 3 miles plus 267 at City Park.
- Less than 1 mile from Belk Corporate HQ and the Charlotte VA Hospital and The Sealed Air Corporate HQ.
- 3 miles from Charlotte Douglas International Airport; the 5th busiest airport in the United States.
- Traffic Counts
  - 22,000 W Tyvola Road AADT

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Population	381	44,065	150,492
Daytime Population	13,736	72,898	192,307
Average HH Income (\$)	75,003	48,960	71,018

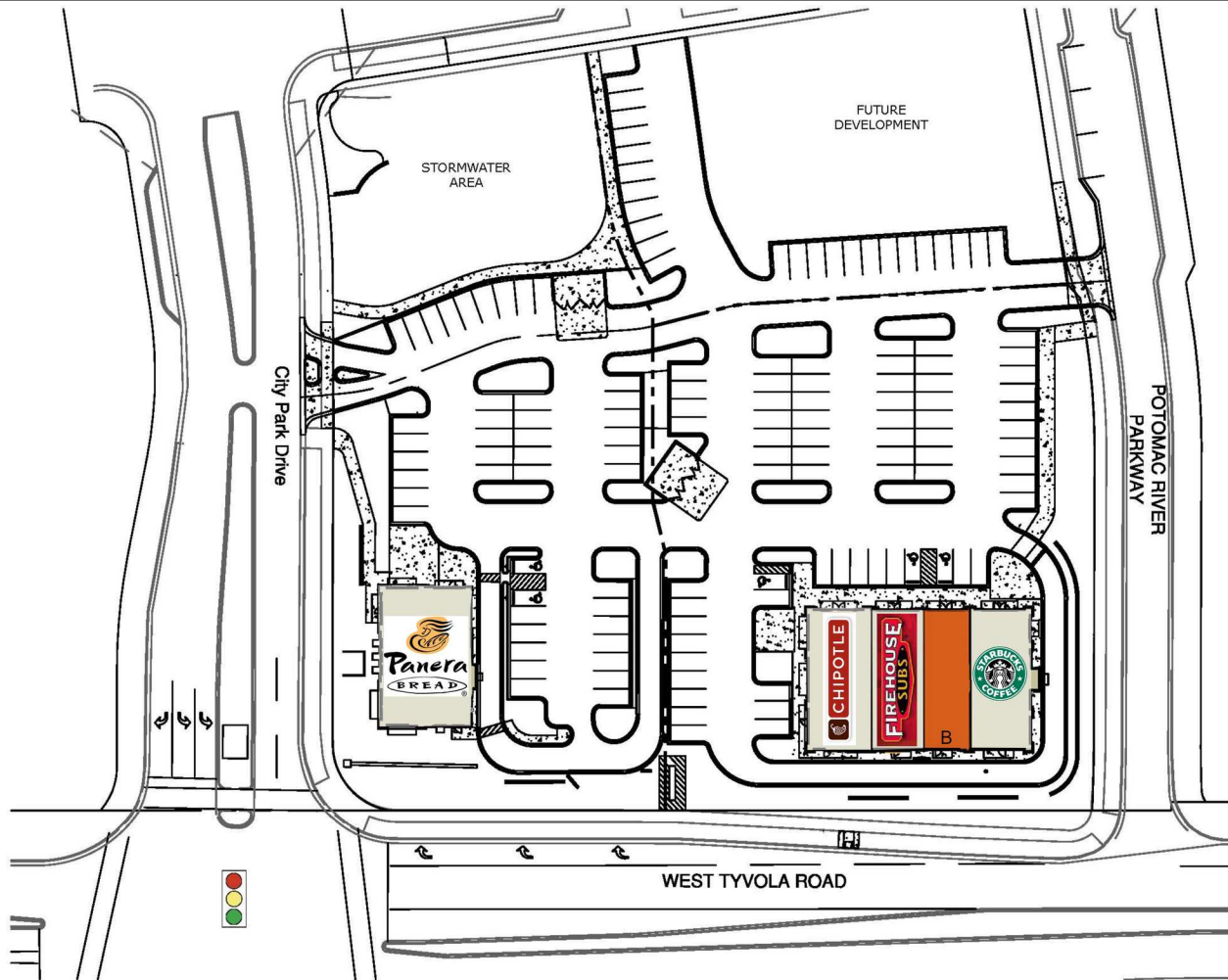
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A	Starbucks	2,200	D	Chipotle Mexican Grill	2,250
B	Available	1,575	E	Panera Bread	3,220
C	Firehouse Subs	1,820			

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