

TOWER PLACE FESTIVAL

8700 PINEVILLE-MATTHEWS ROAD | CHARLOTTE, NC 28226



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PROPERTY INFORMATION

SHOPPING CENTER GLA: _____ 114,876 SF

AVAILABLE SPACE: _____ 1,600 SF

LEASE RATE: _____ Please Call

TICAM: _____ \$5.60 / SF

PROPERTY HIGHLIGHTS

- Well located on reputable Highway 51/Pineville retail corridor
- Very strong daytime population in close proximity
- Great visibility and traffic volume on Pineville-Matthews Road (Highway 51)
- Strong regional pull with close access to Carolina Place Mall and I-485

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	10,658	69,600	192,376
AVERAGE HH INCOME	\$71,306	\$118,846	\$124,193
MEDIAN HH INCOME	\$70,298	\$86,301	\$95,201
BUSINESS ESTABLISHMENTS	1,099	4,669	11,141
DAYTIME EMPLOYMENT	11,861	62,448	137,109



37,398
POPULATION*



15,374
ESTIMATED #
HOUSEHOLDS*



\$85,105
AVERAGE
HH INCOME*



1,156
TOTAL #
BUSINESSES*



49.9%
BACHELOR/
GRAD DEGREE*

* 3 MILE RADIUS

53,000

TRAFFIC COUNTS
ON PINEVILLE-MATTHEWS RD



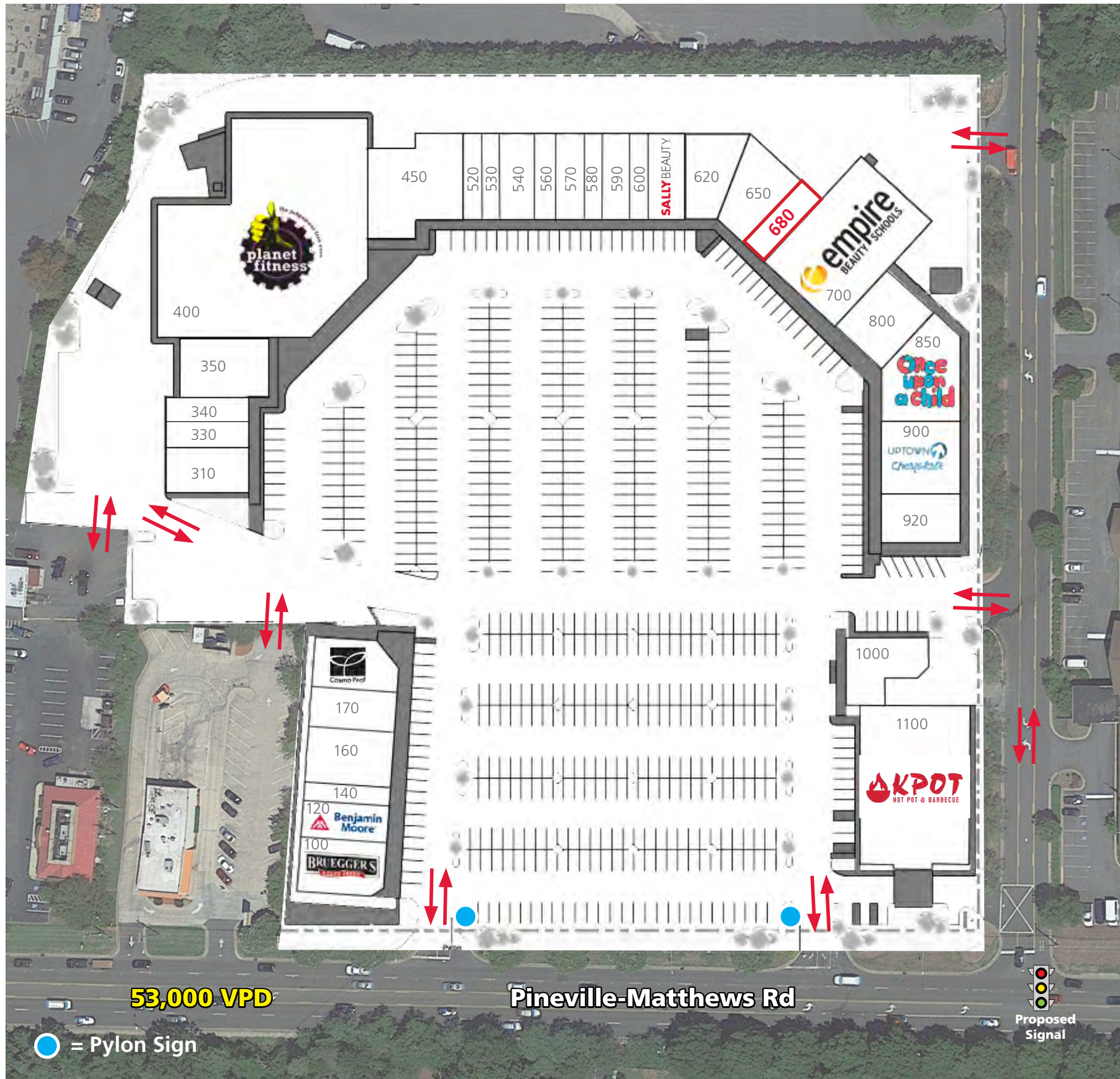
\$2,424

MONTHLY RETAIL
EXPENDITURE*



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#	TENANT	SF	#	TENANT	SF
100	Brueggers Bagels	2,959	570	Hello Chicken	1,610
120	Benjamin Moore	2,100	580	Independence Coin	1,050
140	I Extend Beauty	1,050	590	Sneaker 1	1,540
160	Thai House	3,220	600	Vina Alterations	1,120
170	Mystic Spice Restaurant (coming soon)	2,310	610	Sally Beauty	1,716
200	CosmoProf	2,670	620	Jets Pizza	2,484
310	Tavern 51	2,600	650	Burn Boot Camp	3,750
330	Pineville Humidor & Tobacco	1,500	680	Available	1,600
340	Green Life Remedies	1,500	700	Empire Beauty School	9,600
350	Our Health	3,496	800	Arthur Murray Dance (coming soon)	3,500
400	Planet Fitness	25,637	850	Once Upton a Child	4,891
450	Stephanie's Mattress	5,634	900	Uptown Cheapskate	4,200
520	Cherry Ice Cream	1,050	920	Brazile and Moorehead Dentistry	2,800
530	Nails First	1,050	1000	Las Americas Restaurant	2,871
540	Compleat Rehab	2,000	1100	KPOT Korean BBQ	12,108
560	Mosaic Hair Salon	1,260			



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