

# SOUTHWOOD VILLAGE

201 W. ARROWOOD ROAD | CHARLOTTE, NC 28273



## CONTACT

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**FOR LEASE**



**PROPERTY / LEASE INFORMATION**

Shopping Center GLA: \_\_\_\_\_ 60,807 SF  
 Space Available: \_\_\_\_\_ 1,760 SF  
 Lease Rate: \_\_\_\_\_ Please call  
 TICAM: \_\_\_\_\_ \$5.60 / SF

**PROPERTY DESCRIPTION**

- Excellent SW Charlotte neighborhood grocery retail opportunity
- Well located at intersection of W. Arrowood Rd and Nations Ford
- Established Compare Foods Anchor
- Dense one mile radius population

**DEMOGRAPHICS (2024)**

	1 MILE	3 MILE	5 MILE
POPULATION	8,813	72,403	190,800
AVERAGE HH INCOME	\$64,605	\$112,232	\$147,471
MEDIAN HH INCOME	\$50,018	\$83,645	\$101,758
BUSINESS ESTABLISHMENTS	333	4,608	14,172
DAYTIME EMPLOYMENT	3,605	57,071	165,954

**2024 TRAFFIC COUNTS (NCDOT)**

- 18,000 VPD on Arrowood Rd.
- 9,300 VPD on Nations Ford Rd.

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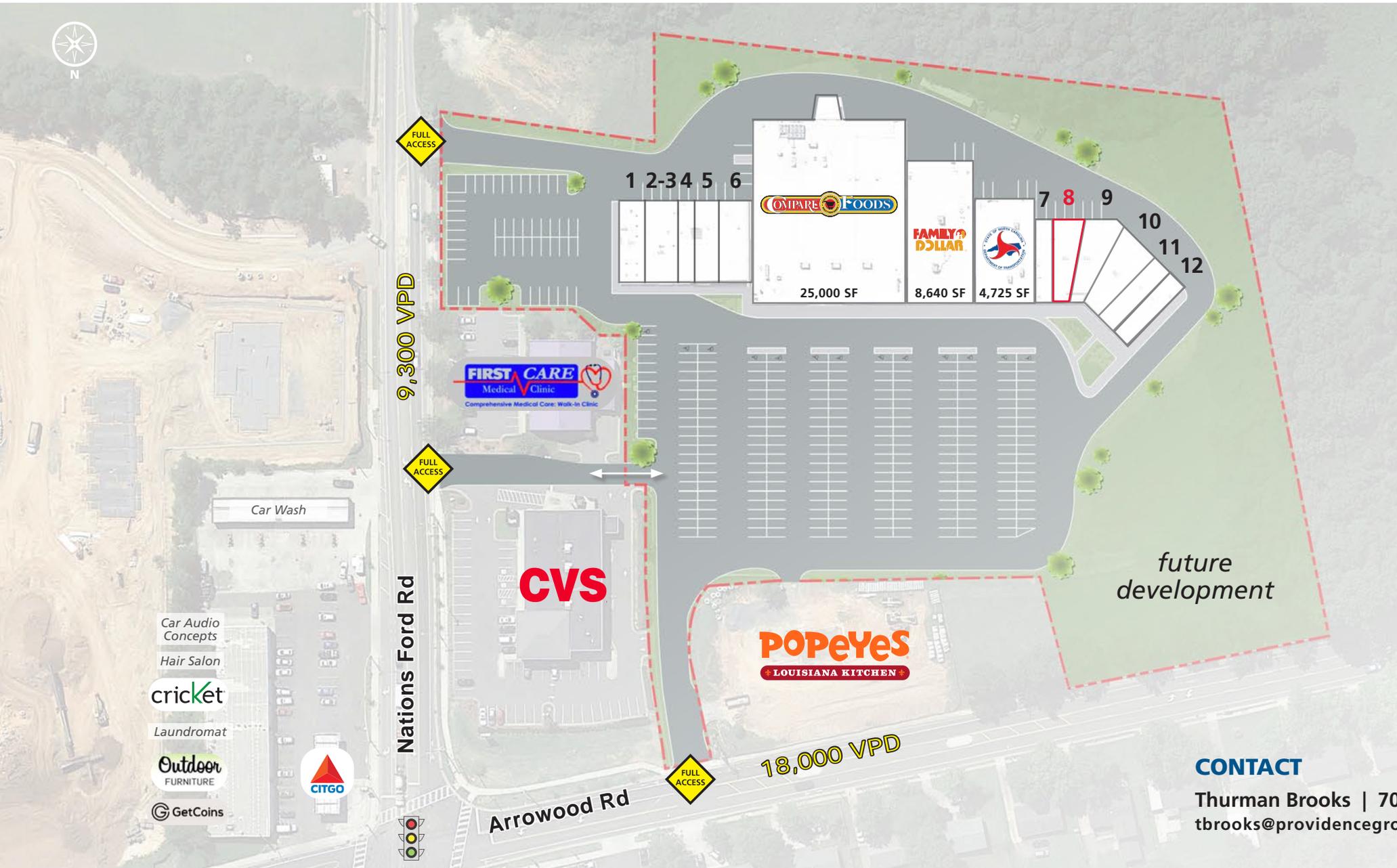
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SUITE	Tenant	Sq Ft
1	Tortiteria Elizabeth	1,800 SF
2-3	Big Apple Deli	1,740 SF
4	United Tax Express	1,200 SF
5	Imam Beauty Supply	1,920 SF
6	Southern States Chiropractic	2,400 SF
7	Total Wireless	1,275 SF
<b>8</b>	<b>AVAILABLE</b>	<b>1,760 SF</b>
9	Fantasia Sports Bar	3,982 SF
10	Montclair Tobacco & Vape	2,118 SF
11	Vi Nails	1,582 SF
12	Maos Beauty Salon	1,500 SF

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Nations Ford Rd  
9,300 VPD

Arrowwood Rd  
18,000 VPD

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Charlotte Premium Outlet  
**COACH** Brooks Brothers  
 OFF 5TH MICHAEL KORS  
 BANANA REPUBLIC J.CREW

Berewick S/C  
**Harris Teeter**

Whitehall S/C  
**Walmart** SUPERCENTER  
**LOWE'S**  
**Publix**

Steele Creek Crossing  
**Publix**  
**five BELOW**  
**TJ-MAXX**

York Ridge S/C  
**ALDI**

**CAROWINDS**  
 Theme Park

Steelcroft  
**Harris Teeter**  
 Your Neighborhood Food Market

Rivergate  
 SUPER **TARGET** **BEST BUY** **THE HOME DEPOT** **BOOKS-A-MILLION**  
**PETSMART** **ULTA** **Marshall's**  
 HomeGoods Michaels Versona ACCESSORIES

**Cabela's**

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