

# 1.83 ACRE HARD CORNER OUTPARCEL AVAILABLE

13230 CAROWINDS BLVD | CHARLOTTE, NC | 28273



WILD OATS  
TATTOO NC



**SITE**

Carowinds Blvd 12,500 VPD

S Tryon St 33,500 VPD

Japan 49



CLICK FOR VIDEO

## CONTACT

Andrew Tanneberger | 704.315.5250  
atanneberger@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
www.PROVIDENCEGROUP.COM

**FOR GROUND LEASE  
OR FOR SALE**



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THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE



## SALE / LEASE INFORMATION

ASKING PRICE: Please call  
GROUND LEASE: Please call  
NNN's: Please call

## PROPERTY COMMENTS

Excellent Hard Corner Outparcel at the intersection of S. Tryon & Carowinds Blvd on the going to work side of the road. This 1.83 acre outparcel has multiple access points, fantastic visibility and high traffic count numbers. One of the few hard corners left in the market with easy I-77 Interstate access.

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,985	54,052	139,628
AVERAGE HH INCOME	\$103,620	\$113,567	\$111,766
MEDIAN HH INCOME	\$79,905	\$89,899	\$89,959
BUSINESS ESTABLISHMENTS	559	3,807	7,006
DAYTIME EMPLOYMENT	8,571	52,122	83,456

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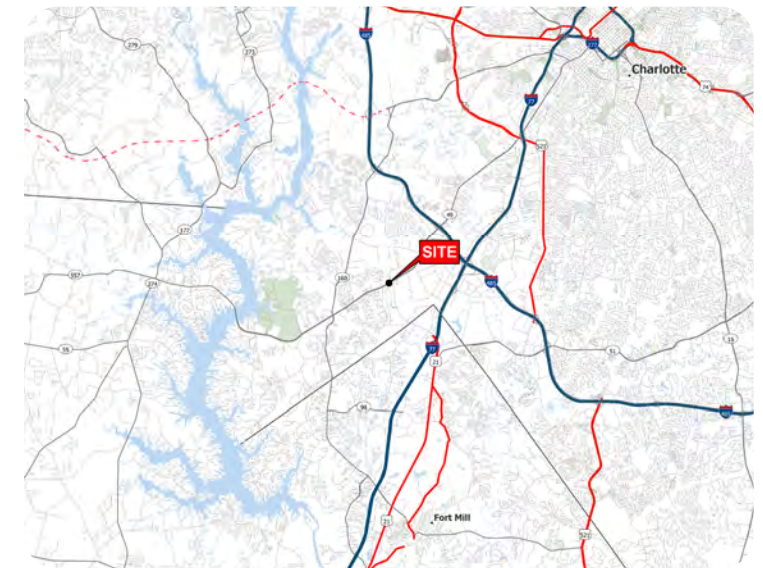
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Charlotte Premium Outlet  
**COACH** *Brooks Brothers*  
**OFF 5TH** **MICHAEL KORS**  
SAKS FIFTH AVENUE OUTLET  
BANANA REPUBLIC **J.CREW**

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**

Ayrsley Mixed Use

Ayrsley Grand Cinemas

**CAROWINDS**  
Theme Park

Steelcroft  
**Harris Teeter**  
Your Neighborhood Food Market

**SITE**

**Cabela's**

**Atrium Health**  
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