

100% LEASED

# BLAKENEY CROSSING

9839 Rea Road, Charlotte, NC 28277



PREMIER SOUTH CHARLOTTE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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# Property Overview

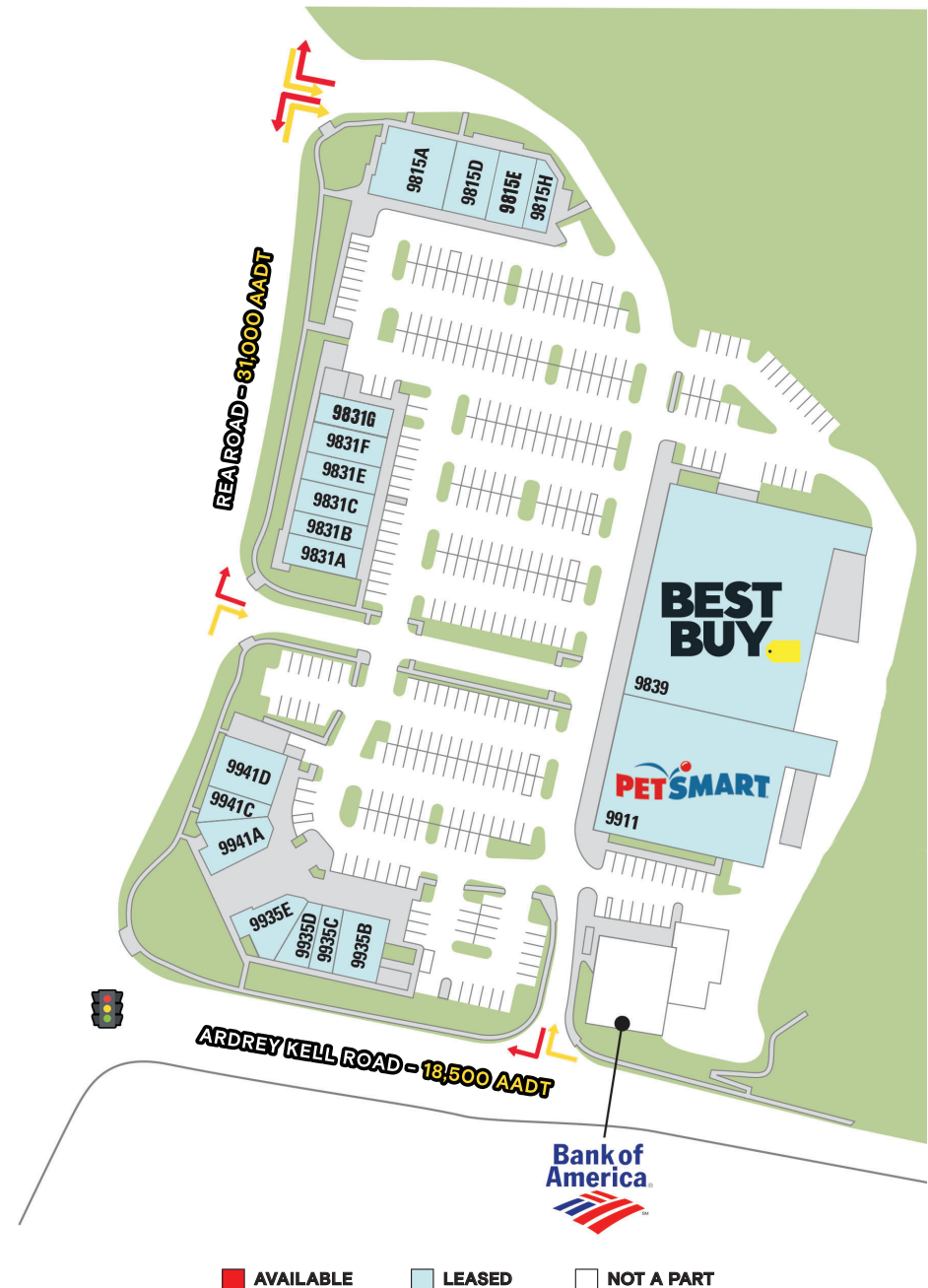
## HIGHLIGHTS

- **PRIME LOCATION:** Premier regional lifestyle shopping center in the heart of South Charlotte at the Rea & Ardrey Kell intersection.
- **IMPRESSIVE SIZE:** 542,761 SF GLA- Blakeney Town Center & Crossing
- **STRATEGIC TENANT MIX:** Collaborate with diverse, high-traffic brands. – Target, Harris Teeter, Best Buy, PetSmart, Marshalls, and HomeGoods.
- **CAPTIVATING CONSUMER BASE:** 5,801,472 annual visitors for maximum exposure.
- **VERSATILE EXPERIENCES:** Shopping, dining, services, events – a vibrant lifestyle hub.
- **AFFLUENT COMMUNITY ACCESS:** Proximity to upscale neighborhoods with strong purchasing power.
- **STRONG RECOGNITION:** A well known center throughout the Charlotte area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,134	73,254	166,202
HOUSEHOLDS	4,501	26,623	61,478
DAYTIME EMPLOYEES	13,427	69,976	146,941
AVERAGE HH INCOME	\$159,826	\$187,326	\$170,992
MEDIAN HH INCOME	\$133,488	\$140,554	\$130,237

## TRAFFIC COUNTS

REA ROAD	31,000 AADT
ARDREY KELL ROAD	18,500 AADT





## Tenant Roster

9815A	JPMorgan Chase Bank	4,000 SF
9815D	Conte's Bike Shop	3,835 SF
9815E	Stretch Lab	1,290 SF
9815H	City Cigar Co.	1,104 SF
9831A	Smoothie King	1,382 SF
9831B	Sports Clips	1,060 SF
9831C	Anthony & Sylvan Pools	2,950 SF
9831E	Winestore	1,324 SF
9831F	Omaha Steaks	1,320 SF
9831G	SweatHouz	2,084 SF
9941A	Salsarita's	2,403 SF
9941C	Jeff's Bagel Run	1,615 SF
9941D	Deca Dental	2,320 SF
9935B	Aloha Nails	2,328 SF
9935C	Pigtails & Crewcuts	1,204 SF
9935D	The UPS Store	1,045 SF
9935E	Rai Lai	2,643 SF
9839	Best Buy	30,000 SF
9911	Petsmart	20,219 SF









## Contact Broker

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