100% LEASED

# BLAKENEY CROSSING

9839 Rea Road, Charlotte, NC 28277




## PREMIER SOUTH CHARLOTTE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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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 | 11,448 | 72,332 | 166,168 |
| HOUSEHOLDS | 4,197 | 26,168 | 61,334 |
| DAYTIME EMPLOYEES | 4,295 | 21,081 | 46,841 |
| AVERAGE HH INCOME | $170,494 | $198,842 | $179,572 |
| MEDIAN HH INCOME | $134,794 | $151,306 | $134,616 |

## TRAFFIC COUNTS

| | |
|---|---|
| REA ROAD | 31,000 AADT |
| ARDREY KELL ROAD | 18,600 AADT |






# Tenant Roster

| | | |
|---|---|---|
| 9815A | JPMorgan Chase Bank | 4,000 SF |
| 9815D | Kid Strong | 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 |




BLAKENEY CROSSING | **MARKET AERIAL**

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# Contact Broker

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