RETAIL SPACES AVAILABLE

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 throught the Charlotte area.

DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
12,134	73,254	166,202
4,501	26,623	61,478
13,427	69,976	146,941
\$159,826	\$187,326	\$170,992
\$133,488	\$140,554	\$130,237
	12,134 4,501 13,427 \$159,826	12,134 73,254 4,501 26,623 13,427 69,976 \$159,826 \$187,326

TRAFFIC COUNTS

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



BLAKENEY CROSSING | EXECUTIVE SUMMARY



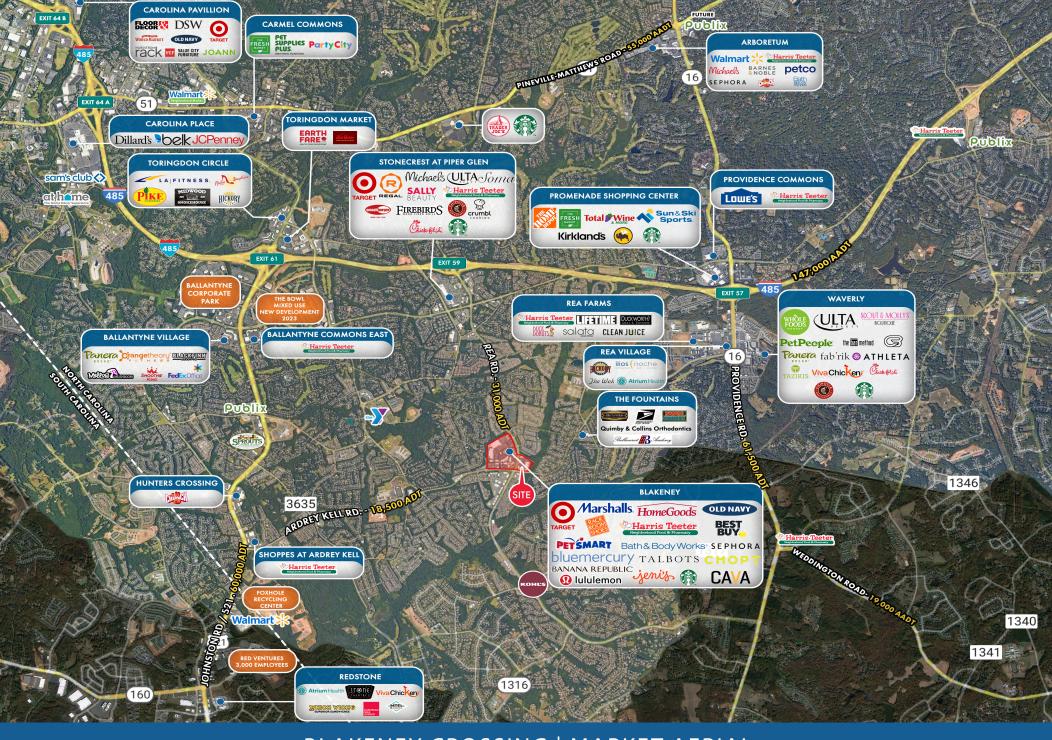


BLAKENEY CROSSING | TENANT ROSTER

9815A JPMorgan Chase Bank	4,000 SF
9815D Conte's Bike Shop	3,835 SF
9815E AVAILABLE	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 Pearle Vision	2,084 SF
9941A Salsarita's	2,403 SF
9941C Jeff's Bagel Run	1,615 SF
9941D AT LEASE	2,328 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 TOWN CENTER & CROSSING | SITE PLAN





BLAKENEY CROSSING | MARKET AERIAL





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