

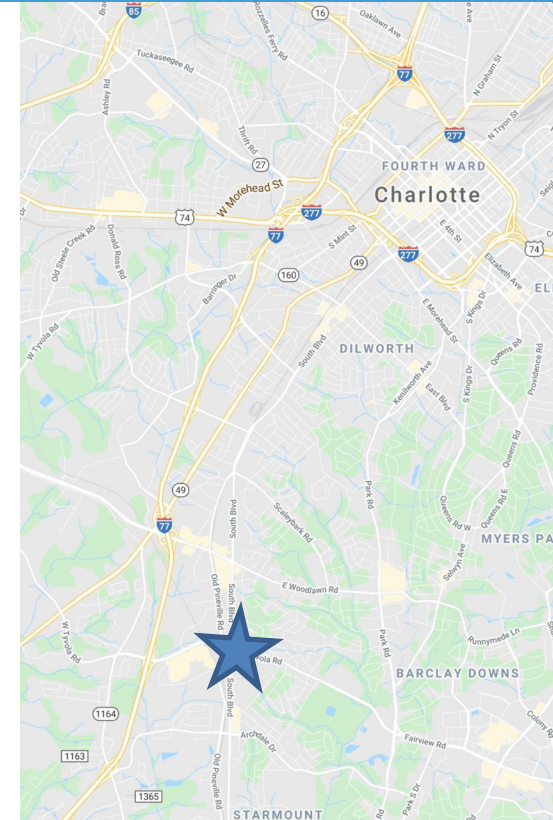
TYVOLA SQUARE II

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 2,512 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- +/- 2,512 retail space available for lease
- Located along the main retail corridor of South Boulevard
- 42,453 SF shopping center anchored by brand new Compare Foods
- Adjacent to and with shared access to Tyvola Square

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	7,948	94,857	214,786
Avg. HH Income	\$100,209	\$133,864	\$162,673
Daytime Pop.	12,906	99,872	277,356

BROKER CONTACT

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smileham@newsouthprop.com



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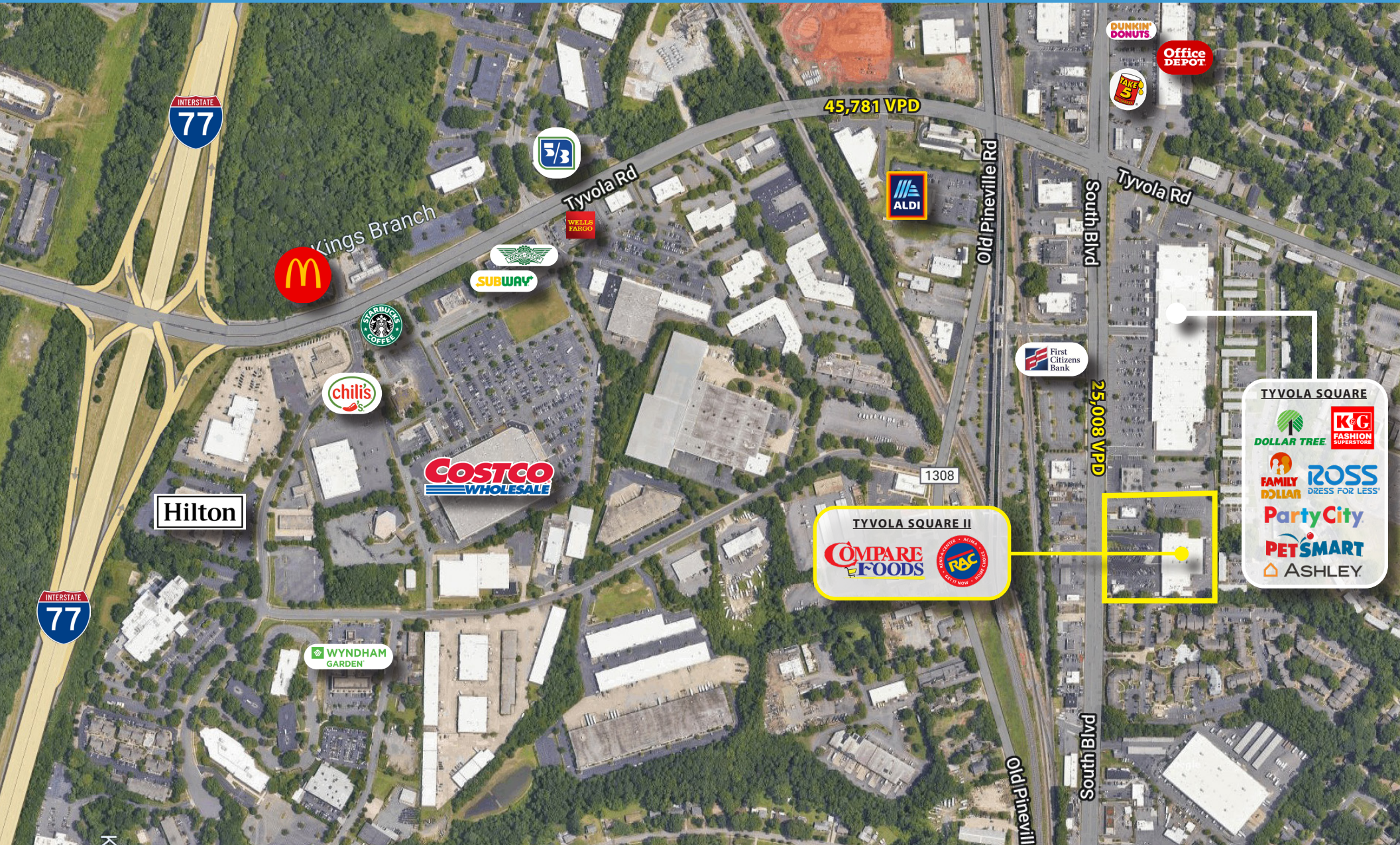
TYVOLA SQUARE II

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AERIAL

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TYVOLA SQUARE II

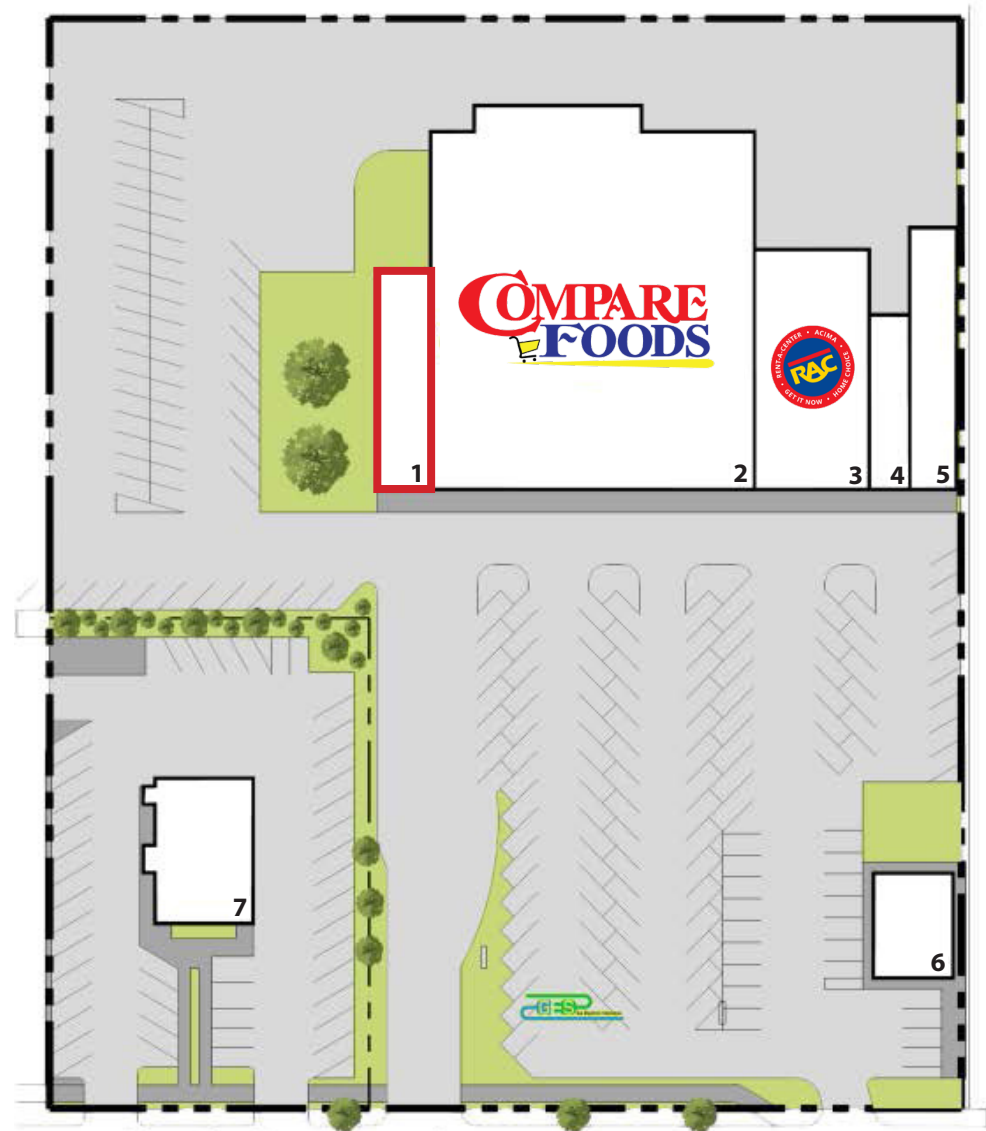
SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC

SITE PLAN

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+/- 2,512 SF RETAIL SPACE AVAILABLE

TYVOLA SQUARE II		
SUITE	TENANT	SF
1	AVAILABLE	2,512
2	Compare Foods	24,928
3	Rent-A-Center	6,050
4	Wash Land	1,600
5	South End Salon & Spa	2,400
6	Vietnam Grille	1,792
7	Morazan Restaurant	3,171



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HOUSEHOLDS			
2023 Estimated Households	3,512	43,558	100,838
2028 Projected Households	3,737	47,466	110,247

BUSINESSES			
2023 Estimated Total Businesses	922	7,439	20,667
2023 Estimated Total Employees	11,638	83,481	238,452



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