

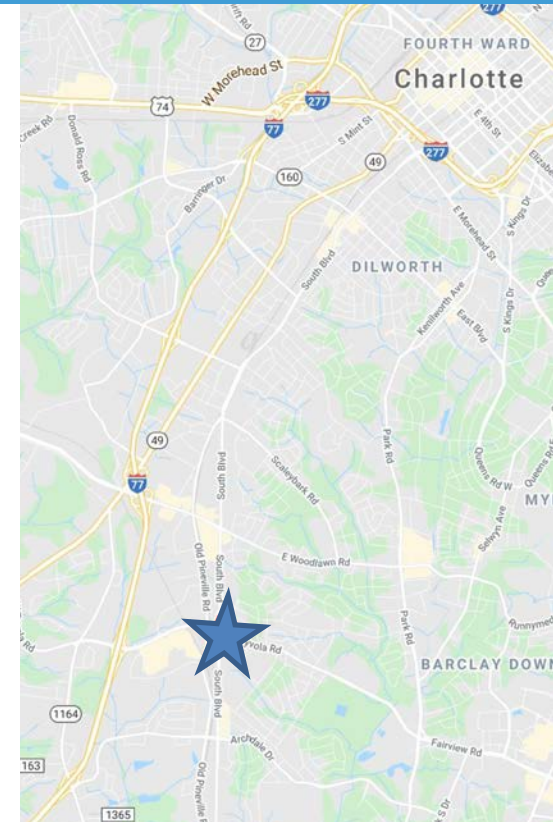
TYVOLA SQUARE

SOUTH BLVD. & TYVOLA RD., CHARLOTTE, NC 28210

100% LEASED

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PROPERTY HIGHLIGHTS

- Fully leased
- Tyvola Square is a 186,085 SF community center located along South Blvd., a major commercial corridor in Lower South End
- Strategically located at the I-77 interchange and within a half-mile of the LYNX Blue Line Tyvola Station
- Anchor tenants and co-tenants include major national and regional brands such as Ross Dress for Less, PetSmart, Ashley HomeStore, Five Below, and K&G Fashion Superstore

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
 Population	8,562	106,253	242,156
 Avg. HH Income	\$117,313	\$149,835	\$170,733
 Daytime Pop.	14,437	108,193	305,155

BROKER CONTACT

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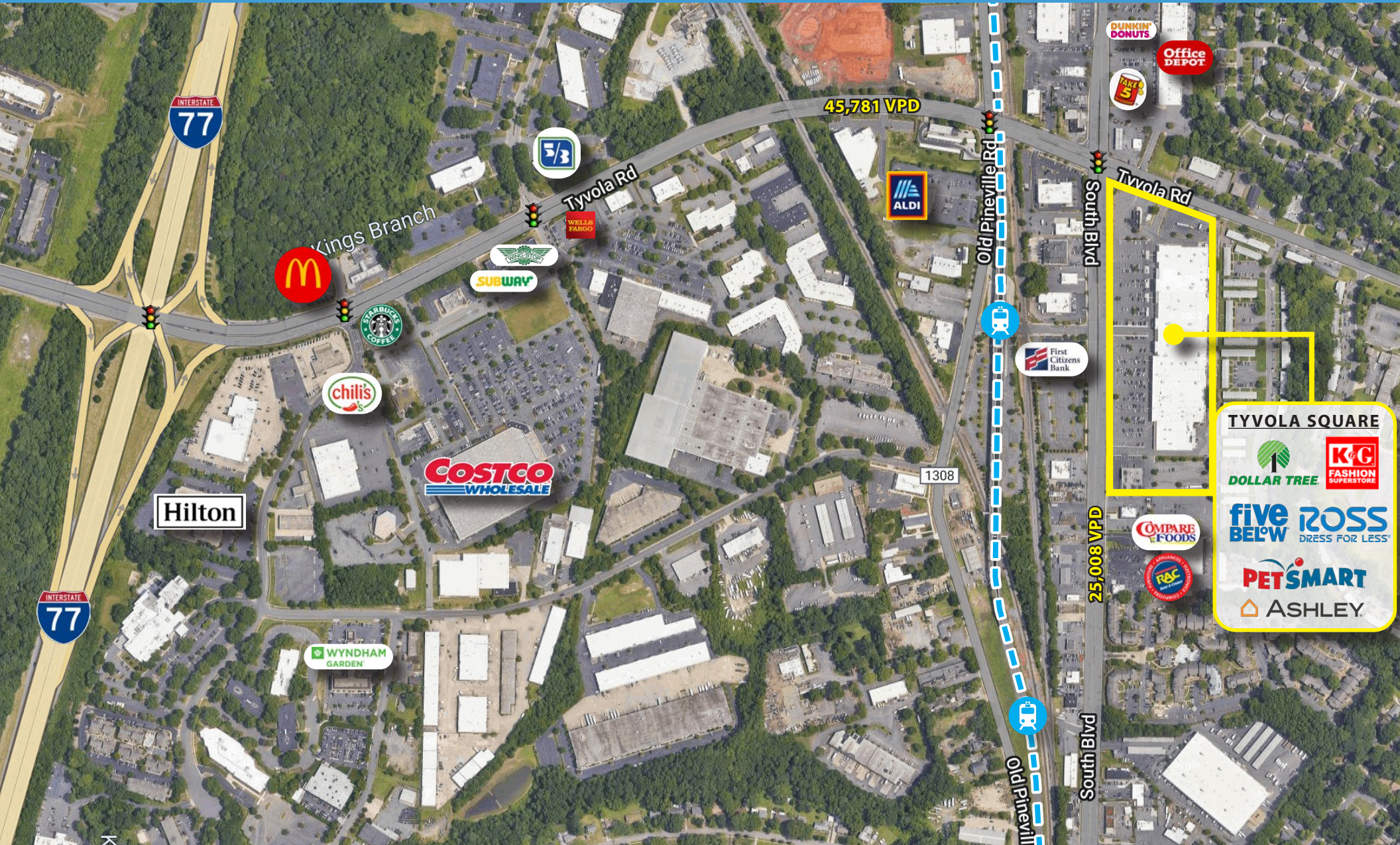
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AERIAL

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PHOTOS

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SITE PLAN

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	TENANT	SQFT
1	Chipotle Mexican Grill	2,100
2	Skechers	20,186
3	Ross	32,003
4	America's Best Contact & Eye	3,105
5	Ashley	26,200
6	PetSmart	21,400
7	Family Dollar	10,087
8	K&G Fashion Superstore	28,109

	TENANT	SQFT
9	Toro Taxes	3,000
10	American Deli	2,100
11	Metro by T-Mobile	1,772
12	Five Below	11,766
13	Dollar Tree	9,560
14	US Army Recruiting	6,600
15	Humana Medicare	8,100

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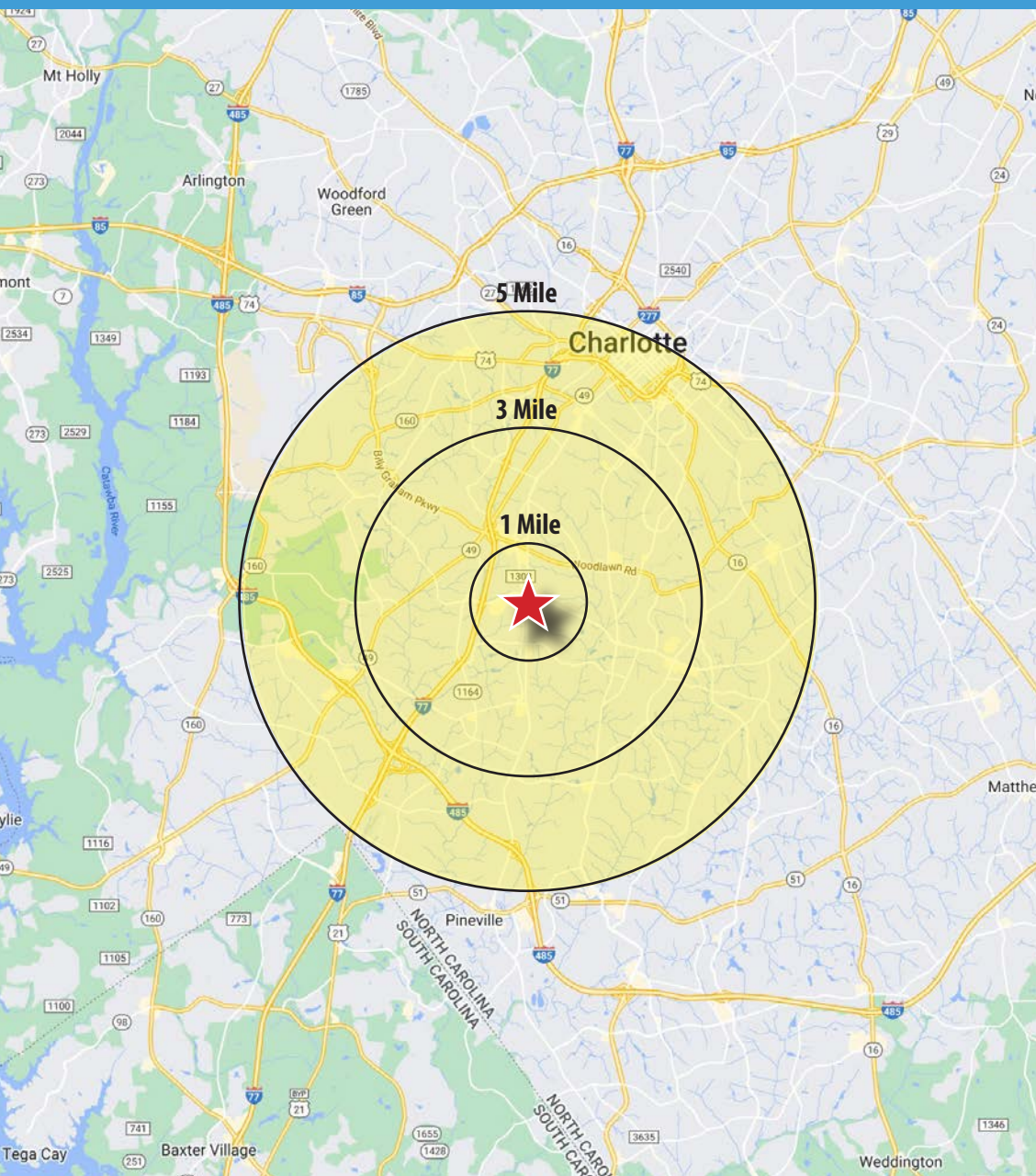


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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	8,562	106,253	242,156
2030 Projected Population	8,794	114,351	260,148
Projected Annual Growth (2025-2030)	232 (+0.5%)	8,098 (+1.5%)	17,991 (+1.5%)

2025 Estimated Households	3,695	47,865	113,141
2030 Projected Households	3,817	51,904	123,000

2025 Estimated Average Household Income	\$117,313	\$149,835	\$170,733
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2025 Estimated Total Businesses	1,058	7,678	21,478
2025 Estimated Total Employees	12,770	83,416	247,036

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