

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



THE
CHAMBERS
GROUP
ACCELERATING RETAIL SUCCESS™

For more info, please contact:

DIANA SEARIGHT

diana@chambers-group.com

(704) 752-8350

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



PROPERTY DETAILS

- 15,360 SF on 1.27 Acres For Lease or Sale
- Located across I-77 (86,305 VPD) from Northlake Mall
- Several access points directly off Harris Blvd. & Statesville Ave/HWY 115
- Heavy office and daytime population with strong residential growth
- Nearby retailers include: Haverty's, Northern tool, Target, AMC Theaters, Belk, REI, Lowes, and Best Buy
- Great investment opportunity or owner occupy
- West W.T. Harris Blvd. - 42,160 VPD, I-77 - 86,305 VPD, Statesville Rd. - 13,740 VPD

DEMOGRAPHICS

EST. POPULATION	AVG. HH INCOME	TOTAL BUSINESSES	TOTAL EMPLOYEES
45,938 3 mi	\$81,764 3 mi	1,640 3 mi	25,938 3 mi
142,705 5 mi	\$83,257 5 mi	4,281 5 mi	58,117 5 mi
559,593 10 mi	\$88,897 10 mi	22,533 10 mi	292,649 10 mi



For more info, please contact:

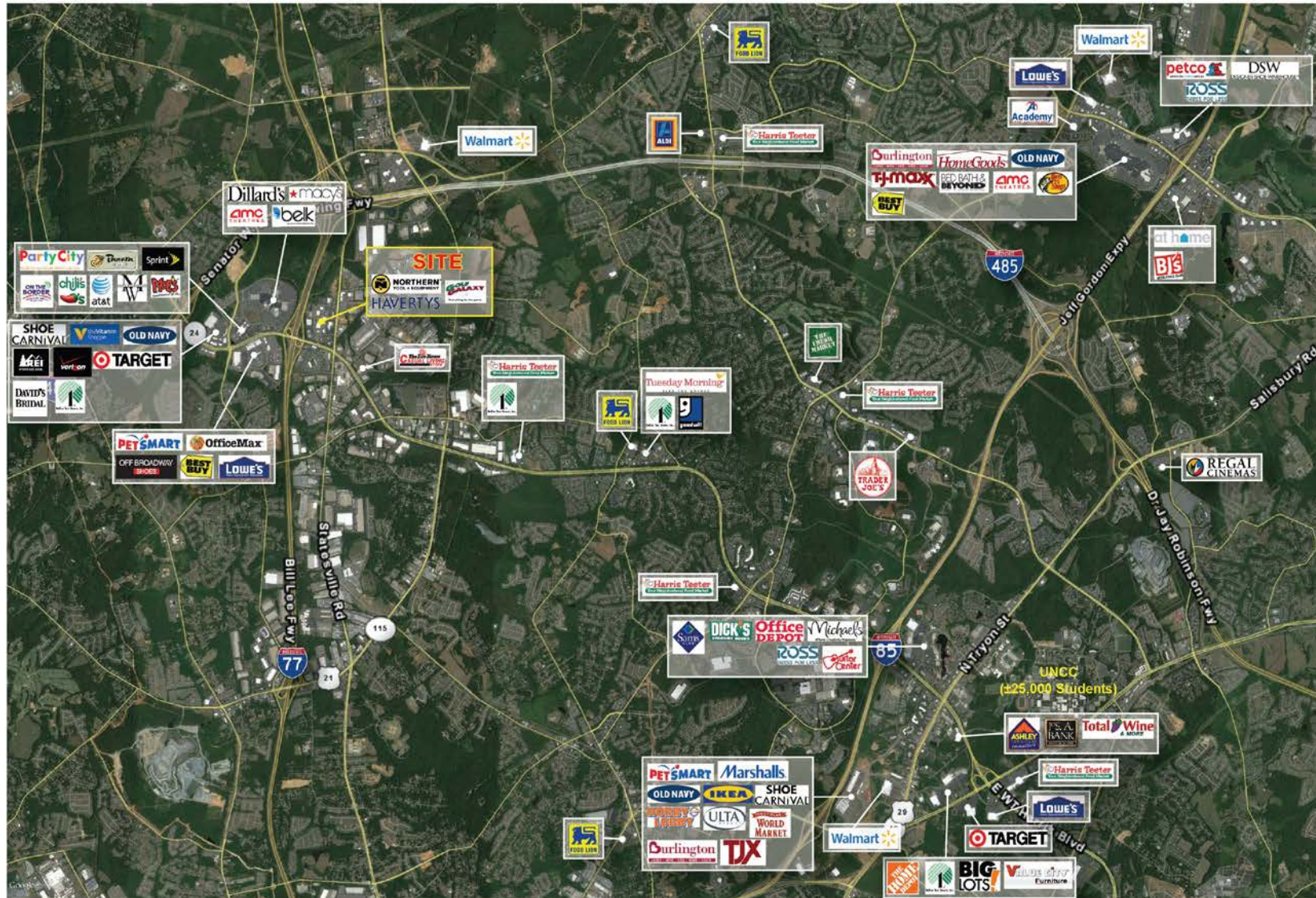
DIANA SEARIGHT

diana@chambers-group.com

(704) 752-8350

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



**THE
CHAMBERS
GROUP**
ACCELERATING RETAIL SUCCESS™

For more info, please contact:

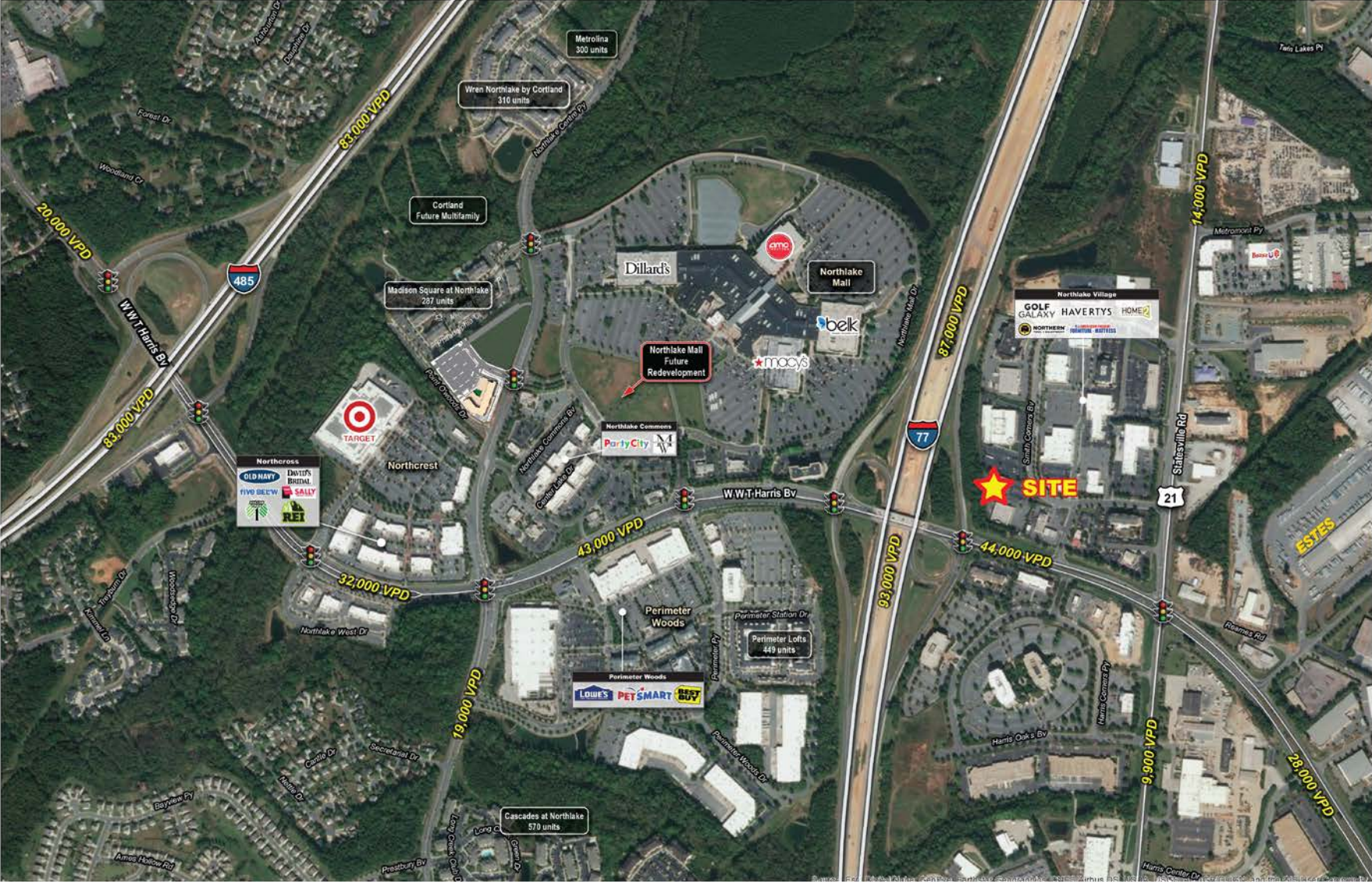
DIANA SEARIGHT

diana@chambers-group.com

(704) 752-8350

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



For more info, please contact:

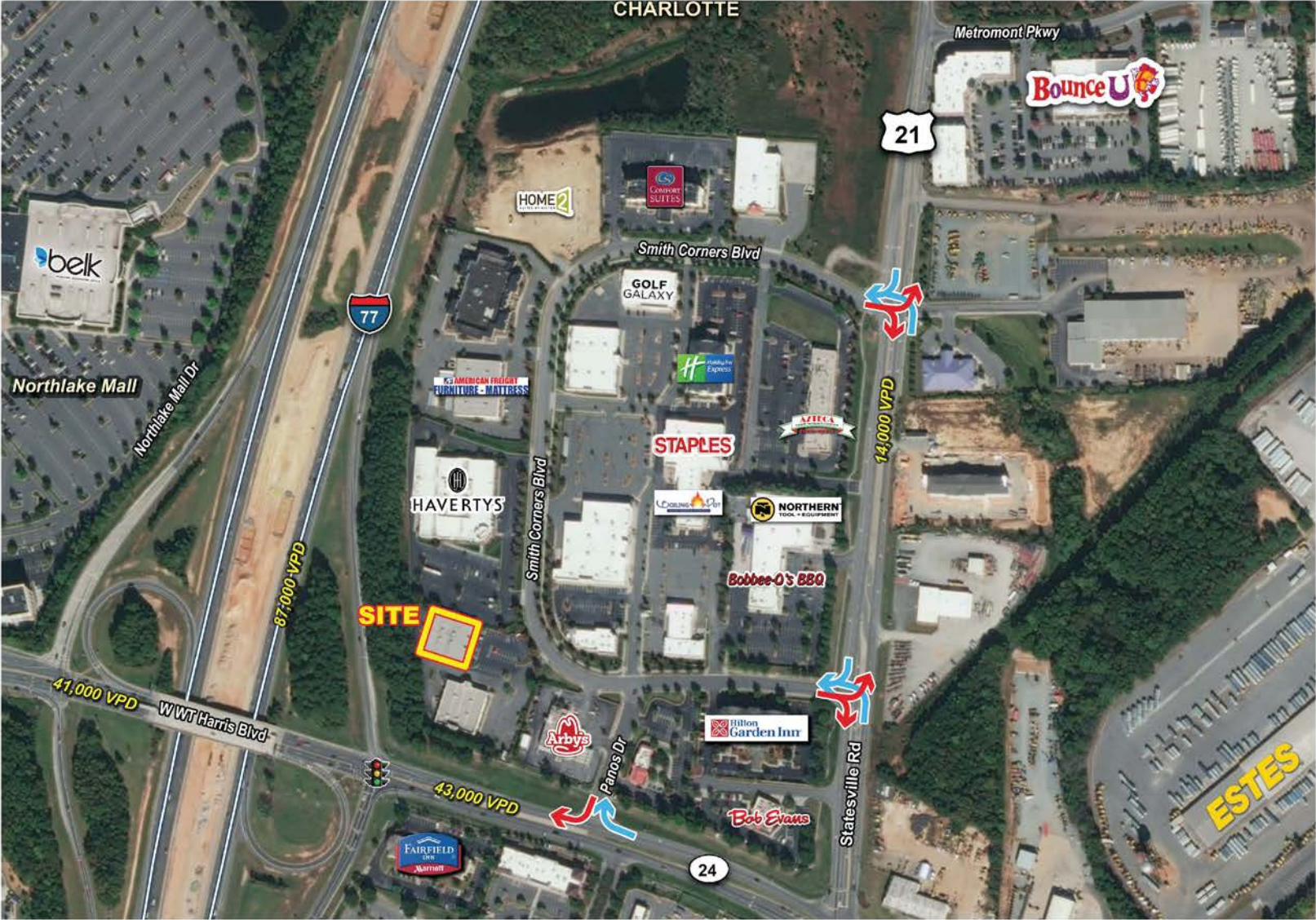
DIANA SEARIGHT

diana@chambers-group.com
(704) 752-8350

*The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

*The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

For more info, please contact:

DIANA SEARIGHT

diana@chambers-group.com
(704) 752-8350

FORMER LA-Z-BOY NORTH CHARLOTTE

7035 SMITH CORNERS BLVD. | CHARLOTTE, NC 28269



For more info, please contact:
DIANA SEARIGHT
diana@chambers-group.com
(704) 752-8350

*The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.