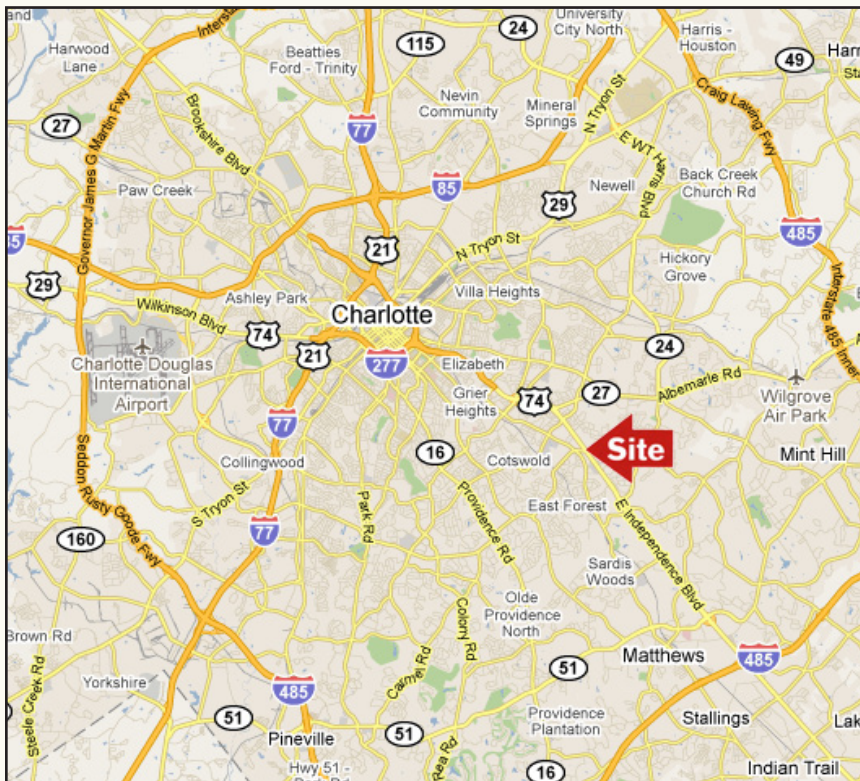


# RETAIL FOR LEASE



## Demographic Snapshot (2010)

	1mi	3mi	5mi
Population	11,379	96,961	233,968
Ave. HHI	\$48,990	\$57,904	\$83,055



## COLLETT & ASSOCIATES

1111 Metropolitan Avenue, Suite 700 Charlotte, NC 28204  
 704-206-8300 ph 704-335-8654 fx  
 Mailing Address: P.O. Box 36799 Charlotte 28236-6799

# INDEPENDENCE SHOPS

**6060 E. Independence Blvd.  
 (at Conference Drive)  
 Charlotte, NC 28212**

## Property Details:

- Independence Shops is a ±12,750 SF specialty shopping center located on E. Independence Boulevard (Hwy 74) just south of Idlewild Road.
- Tenants include Wendy's, SunTrust Bank, WebTax, & One Main Financial.
- ±1,935-2,400 SF Small Shop Space Available.

## Traffic Counts: NCDOT AADT (2010)

- E. Independence / Idlewild: 50,800
- E. Independence / W.T. Harris Blvd: 50,400

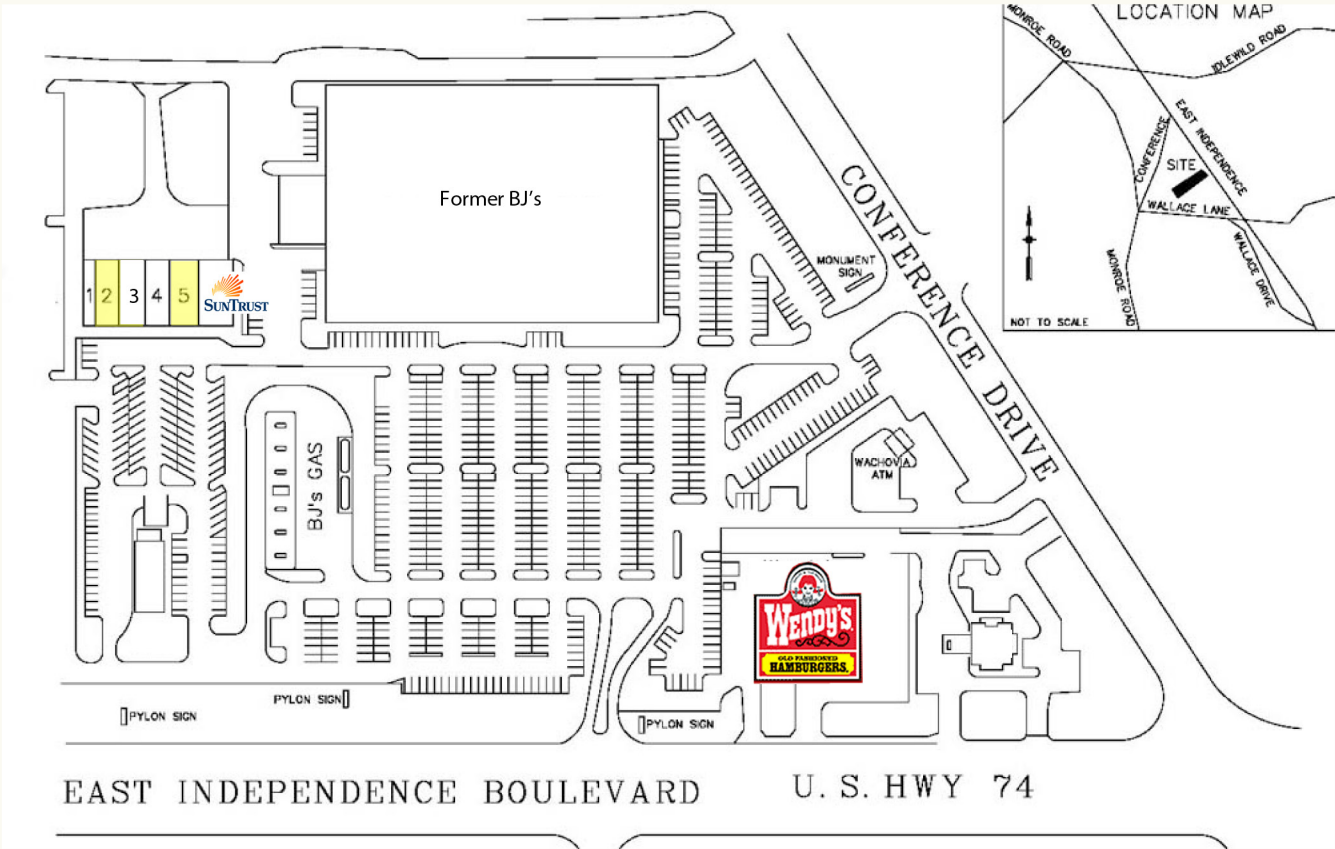


## CONTACT:

Spencer Brown  
 704-206-8326 direct  
 sbrown@collett.biz  
 www.collett.biz

# INDEPENDENCE SHOPS SITE PLAN

- 1. WebTax
- 2. AVAILABLE 1,935 SF
- 3. Queen City Food Mart
- 4. One Main Financial
- 5. AVAILABLE 2,400 SF
- 6. SunTrust Bank



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# SUMMARY PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups



Lat/Lon: 35.1787/-80.7521

RS1

6060 E Independence Blvd		1 mi radius	3 mi radius	5 mi radius
Charlotte, NC 28212				
POPULATION	2011 Estimated Population	11,379	96,961	233,968
	2016 Projected Population	12,750	107,419	260,080
	2010 Census Population	11,032	94,416	227,505
	2000 Census Population	11,259	88,160	210,223
	Projected Annual Growth 2011 to 2016	2.4%	2.2%	2.2%
	Historical Annual Growth 2000 to 2011	0.1%	0.9%	1.0%
HOUSEHOLDS	2011 Median Age	34.5	33.7	33.4
	2011 Estimated Households	4,267	38,312	92,769
	2016 Projected Households	4,439	39,837	96,997
	2010 Census Households	4,194	38,174	91,738
	2000 Census Households	4,459	37,028	86,776
	Projected Annual Growth 2011 to 2016	0.8%	0.8%	0.9%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2011	-0.4%	0.3%	0.6%
	2011 Estimated White	40.2%	47.8%	55.9%
	2011 Estimated Black or African American	40.1%	32.8%	28.1%
	2011 Estimated Asian or Pacific Islander	4.0%	3.7%	3.6%
	2011 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
	2011 Estimated Other Races	10.0%	9.5%	7.5%
INCOME	2011 Estimated Hispanic	25.4%	22.2%	17.2%
	2011 Estimated Average Household Income	\$48,990	\$57,904	\$83,055
	2011 Estimated Median Household Income	\$42,351	\$45,816	\$61,097
EDUCATION (AGE 25+)	2011 Estimated Per Capita Income	\$18,444	\$23,103	\$33,337
	2011 Estimated Elementary (Grade Level 0 to 8)	5.2%	4.4%	4.4%
	2011 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.3%	5.9%
	2011 Estimated High School Graduate	25.4%	23.9%	21.2%
	2011 Estimated Some College	21.5%	21.2%	19.5%
	2011 Estimated Associates Degree Only	10.9%	9.3%	8.0%
BUSINESS	2011 Estimated Bachelors Degree Only	21.1%	24.1%	27.6%
	2011 Estimated Graduate Degree	10.0%	10.8%	13.4%
	2011 Estimated Total Businesses	382	3,570	9,414
	2011 Estimated Total Employees	3,749	30,873	85,201
	2011 Estimated Employee Population per Business	9.8	8.6	9.1
	2011 Estimated Residential Population per Business	29.8	27.2	24.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.