

AVAILABLE FOR LEASE

LANIER PLAZA

4400 E. Independence Blvd.
Charlotte, NC 28205

Property Details:

- Tenants include:
Avis, Leslie's Pool Supplies, Odalis Bakery, Las Margaritas Mexican Restaurant, Cricket, Tandy Leather Co. and T-Mobile.
- Major area retailers include Wal-Mart, Rooms To Go, Office Depot, Mattress Firm, & Tire Kingdom.
- 1,761 - 5,100 SF Shop Space Available

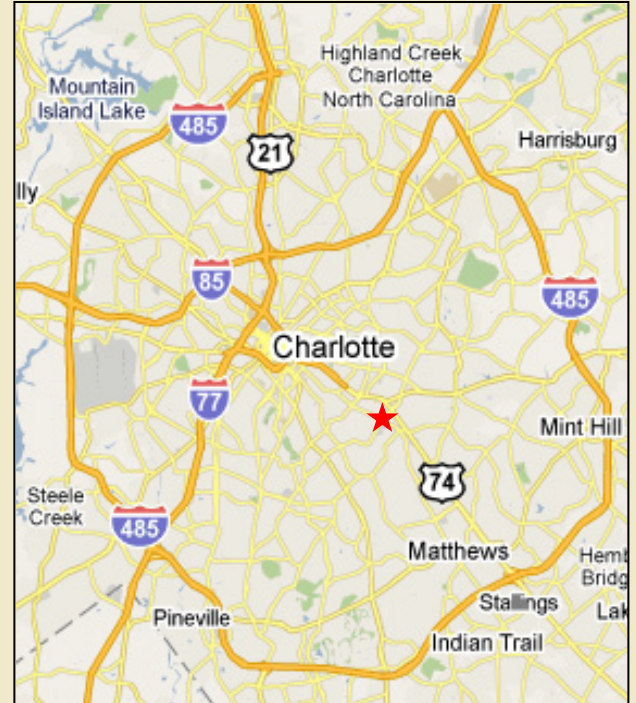


Demographic Snapshot (2011)

	1mi	3mi	5mi
Population	10,245	106,511	253,492
Ave. HHI	\$43,753	\$66,771	\$81,909

Traffic Count:

Independence Blvd. at Lanier Ave. 62,600 ADDT



Contact:

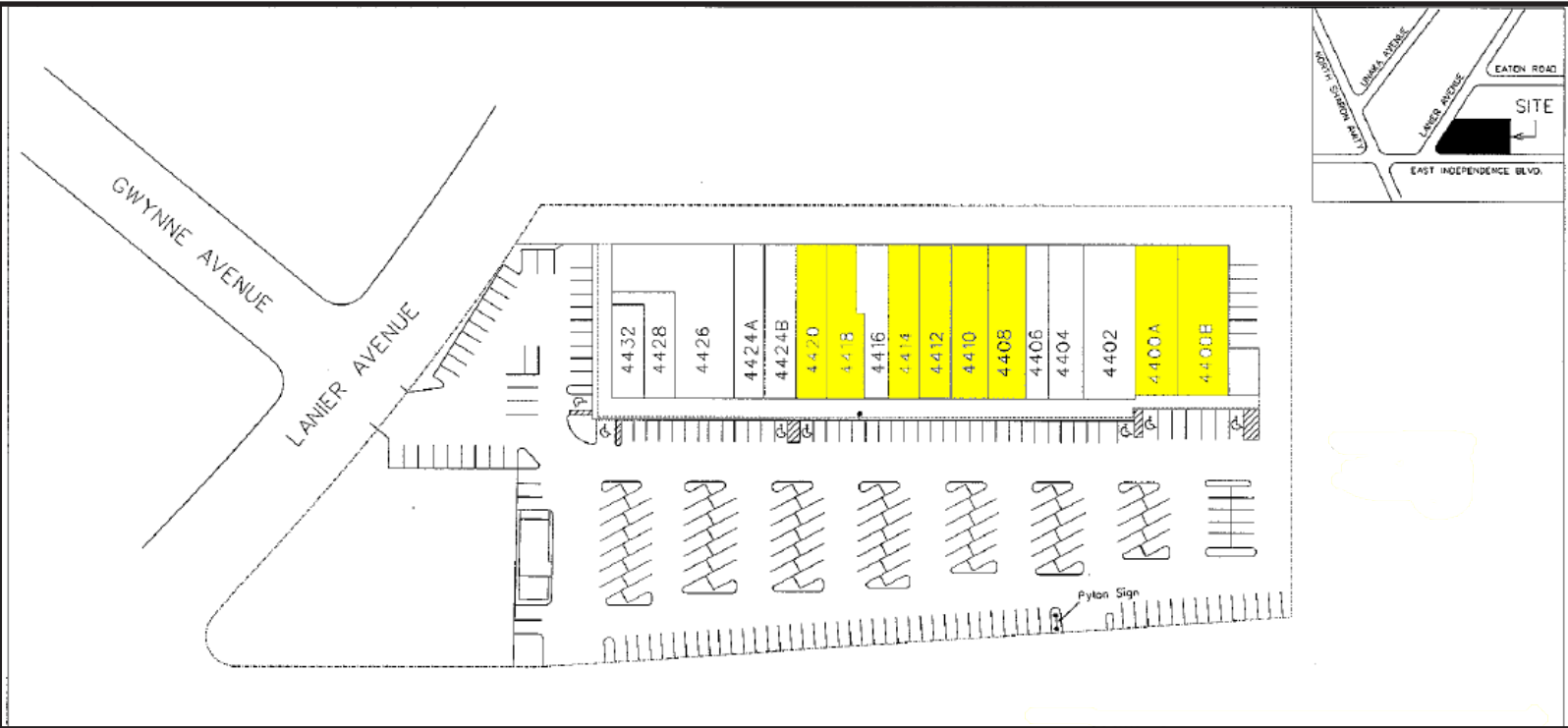
Jim Gamble
704-206-8335 direct
jgamble@collett.biz

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

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

LANIER PLAZA SITE PLAN



- | | |
|------------|-----------------------------------|
| 4432: | AVIS |
| 4428: | Cricket |
| 4426: | Las Margaritas Mexican Restaurant |
| 4424A: | Tandy Leather Co. |
| 4424B: | T-Mobile |
| 4420: | AVAILABLE (2,694 SF) |
| 4418: | AVAILABLE (1,798 SF) |
| 4416: | Avon |
| 4414: | AVAILABLE (1,798 SF) |
| 4412: | AVAILABLE (1,761 SF) |
| 4408/4410: | AVAILABLE (5,100 SF) |
| 4406: | Jamco |
| 4404: | Odalis Bakery |
| 4402: | Leslie's Pool Supplies |
| 4400A/B: | AVAILABLE (6,600 SF) |

SUMMARY PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups



Lat/Lon: 35.1973/-80.7691

RS1

4400 E Independence Blvd

Charlotte, NC 28205

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2011 Estimated Population	10,245	106,511	253,492
	2016 Projected Population	11,156	118,099	282,184
	2010 Census Population	10,045	103,659	246,340
	2000 Census Population	10,241	101,161	228,631
	Projected Annual Growth 2011 to 2016	1.8%	2.2%	2.3%
	Historical Annual Growth 2000 to 2011	-	0.5%	1.0%
	2011 Median Age	34.3	34	33.7
HOUSEHOLDS	2011 Estimated Households	4,394	42,341	102,122
	2016 Projected Households	4,486	44,069	107,064
	2010 Census Households	4,377	41,927	100,971
	2000 Census Households	4,620	42,536	95,356
	Projected Annual Growth 2011 to 2016	0.4%	0.8%	1.0%
	Historical Annual Growth 2000 to 2011	-0.4%	-	0.6%
RACE AND ETHNICITY	2011 Estimated White	45.2%	46.5%	51.4%
	2011 Estimated Black or African American	33.2%	33.0%	32.7%
	2011 Estimated Asian or Pacific Islander	3.1%	4.1%	3.4%
	2011 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.6%
	2011 Estimated Other Races	11.2%	10.6%	7.7%
	2011 Estimated Hispanic	26.5%	22.8%	17.1%
INCOME	2011 Estimated Average Household Income	\$43,753	\$66,771	\$81,909
	2011 Estimated Median Household Income	\$32,729	\$49,369	\$57,938
	2011 Estimated Per Capita Income	\$18,829	\$26,842	\$33,940
EDUCATION (AGE 25+)	2011 Estimated Elementary (Grade Level 0 to 8)	7.7%	5.5%	4.9%
	2011 Estimated Some High School (Grade Level 9 to 11)	7.1%	7.4%	6.9%
	2011 Estimated High School Graduate	24.0%	23.9%	21.5%
	2011 Estimated Some College	23.4%	20.4%	18.8%
	2011 Estimated Associates Degree Only	9.0%	7.8%	7.5%
	2011 Estimated Bachelors Degree Only	22.4%	23.9%	27.1%
	2011 Estimated Graduate Degree	6.5%	11.2%	13.3%
BUSINESS	2011 Estimated Total Businesses	745	4,057	14,183
	2011 Estimated Total Employees	5,559	33,752	152,978
	2011 Estimated Employee Population per Business	7.5	8.3	10.8
	2011 Estimated Residential Population per Business	13.8	26.3	17.9

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