

# WOODLAWN PARK SC

1540 EAST WOODLAWN ROAD | CHARLOTTE, NC 28209

100% LEASED

ANCHORED BY



## PROPERTY INFORMATION

- Chick-Fil-A Pad Site
- Traffic: 27,000 vehicles per day
- Close proximity to I-77 and Route 521
- Across the street from Park Road Shopping Center

## AVAILABLE SPACE

- 100% Leased

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,514	115,224	288,284
MEDIAN HH INC	\$132,692	\$131,628	\$112,532
AVERAGE HH INC	\$176,239	\$206,648	\$166,947



www.CharterRealty.com

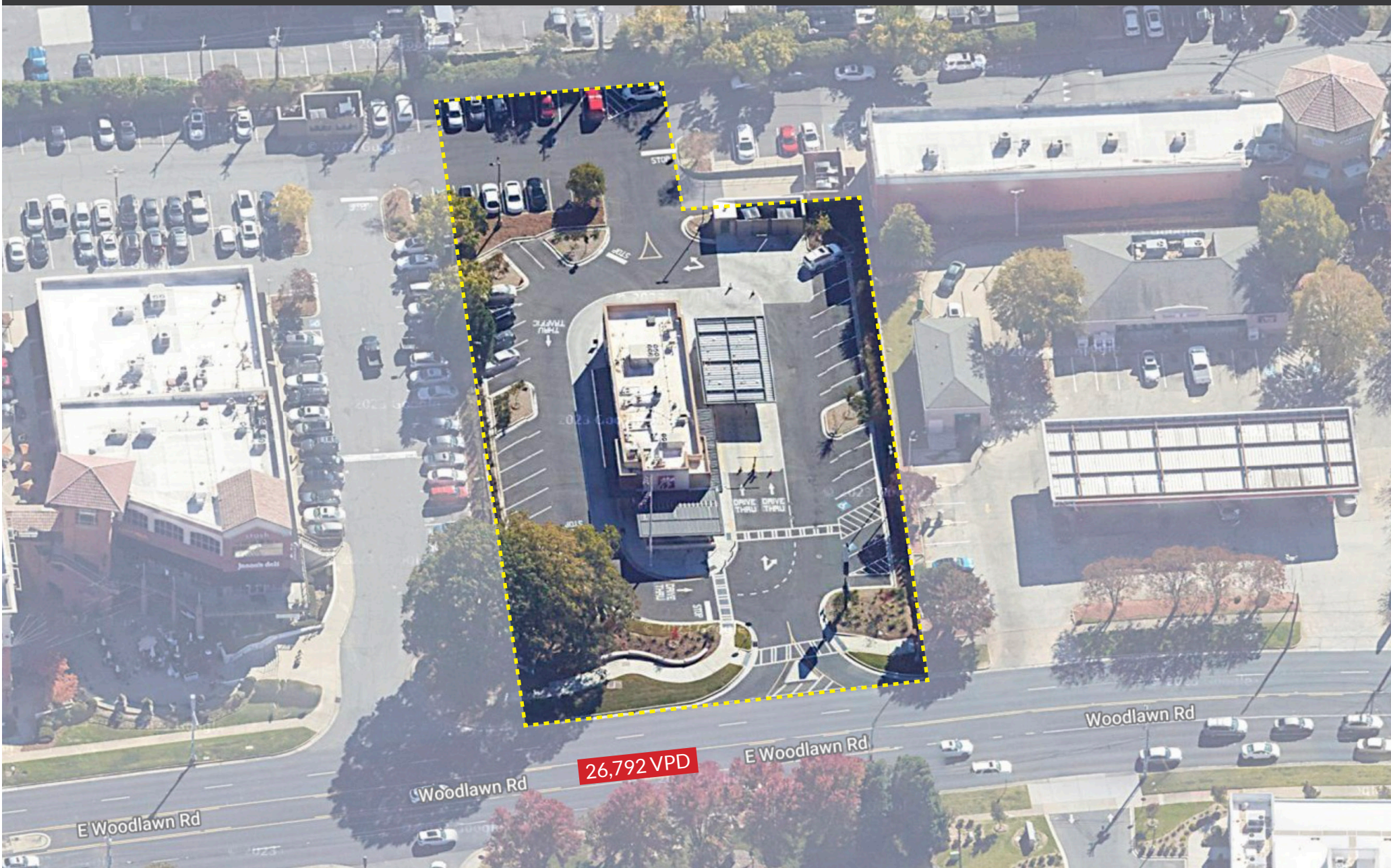
FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)



# WOODLAWN PARK SC

1540 EAST WOODLAWN ROAD | CHARLOTTE, NC 28209



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# WOODLAWN PARK SC

1540 EAST WOODLAWN ROAD | CHARLOTTE, NC 28209

## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **14,514**

Households: **7,409**

Daytime Population: **12,736**

Median Age: **36.6**



Average Household Income: **\$176,239**

Median Household Income: **\$132,692**

### 3 MILE RADIUS:



Total Population: **115,224**

Households: **54,356**

Daytime Population: **137,665**

Median Age: **35.8**



Average Household Income: **\$206,648**

Median Household Income: **\$131,628**

### 5 MILE RADIUS:



Total Population: **288,284**

Households: **136,589**

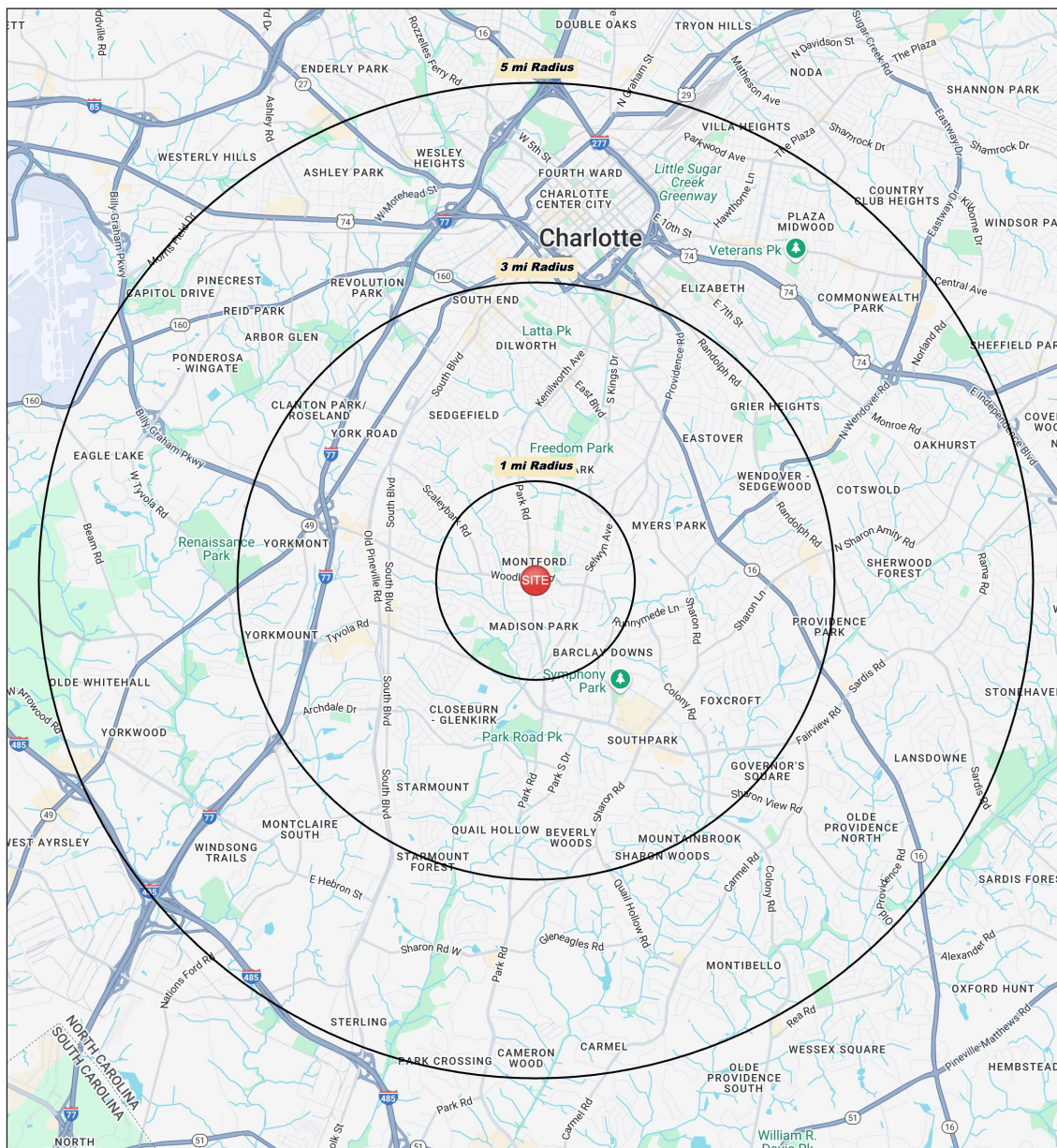
Daytime Population: **298,425**

Median Age: **35.0**



Average Household Income: **\$166,947**

Median Household Income: **\$112,532**



#### CHARTER REALTY

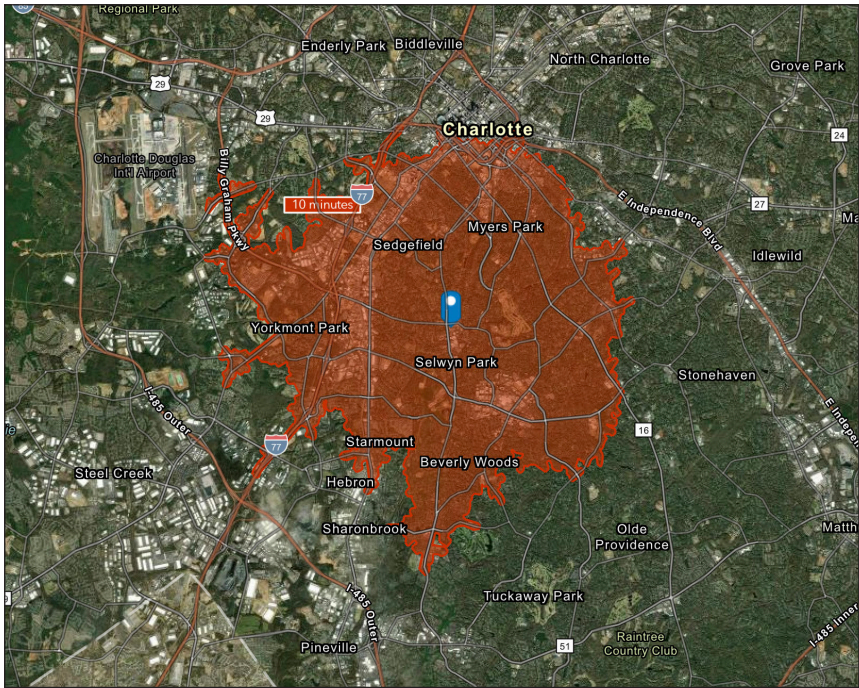
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# WOODLAWN PARK SC

1540 EAST WOODLAWN ROAD | CHARLOTTE, NC 28209

10 MINUTE DRIVE TIME



## KEY FACTS

123,325

Population

37.6

Median Age

\$98,175

Median Household Income

217,311

Daytime Population

## TAPESTRY SEGMENTS

### Metro Renters

13,404 Households

#### Socioeconomic Traits

Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.

#### Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

#### Typical Housing

Multi-unit Rentals

### Emerald City

9,977 Households

#### Socioeconomic Traits

Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.

#### Household Types

Single-person and nonfamily types make up over half of all households.

#### Typical Housing

Single Family; Multi-units

### Young & Restless

5,801 Households

#### Socioeconomic Traits

Young workers, some still completing their education, employed in professional and tech occupations, sales, and office support roles. Top 5 markets for renters, movers, college enrollment, and labor force participation rate.

#### Household Types

Primarily single-person households with some shared households.

#### Typical Housing

Multi-unit Rentals

### TOTAL RETAIL SALES

Includes F&B



### EDUCATION

Bachelor's Degree  
or Higher



### OWNER OCCUPIED HOME VALUE

Average



\$2,050,499,152

71%

\$692,883

## ANNUAL HOUSEHOLD SPENDING

\$5,551

Eating  
Out

\$3,294

Apparel &  
Services

\$9,746

Groceries

\$398

Computer &  
Hardware

\$9,793

Health  
Care



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# WOODLAWN PARK SC

1540 EAST WOODLAWN ROAD | CHARLOTTE, NC 28209



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.