



CHARLOTTE, NC

# 610 S CALDWELL ST

FORMER CVS SUBLEASE AVAILABLE | 7,390 SF





## PROJECT DETAILS

610 S CALDWELL ST • 7,390 SF AVAILABLE FOR SUBLEASE • RETAIL

### AVAILABLE SPACE

7,390 SF

### TRAFFIC COUNTS

14,000 ADT S Caldwell St

### PROPERTY HIGHLIGHTS

- High visibility opportunity with over 30,000 cars per day at the intersection
- Part of the Whole Foods anchored Brooklyn Village Station
- High income and dense population density in the immediate trade area
- Opportunity to occupy space at below market rates

### LEASE RATE

Call to discuss

### COUNTY

Mecklenburg

### MSA

Charlotte



#### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### TOTAL HOUSEHOLDS

17,580

71,227

131,515



#### TOTAL POPULATION

26,890

133,702

273,342

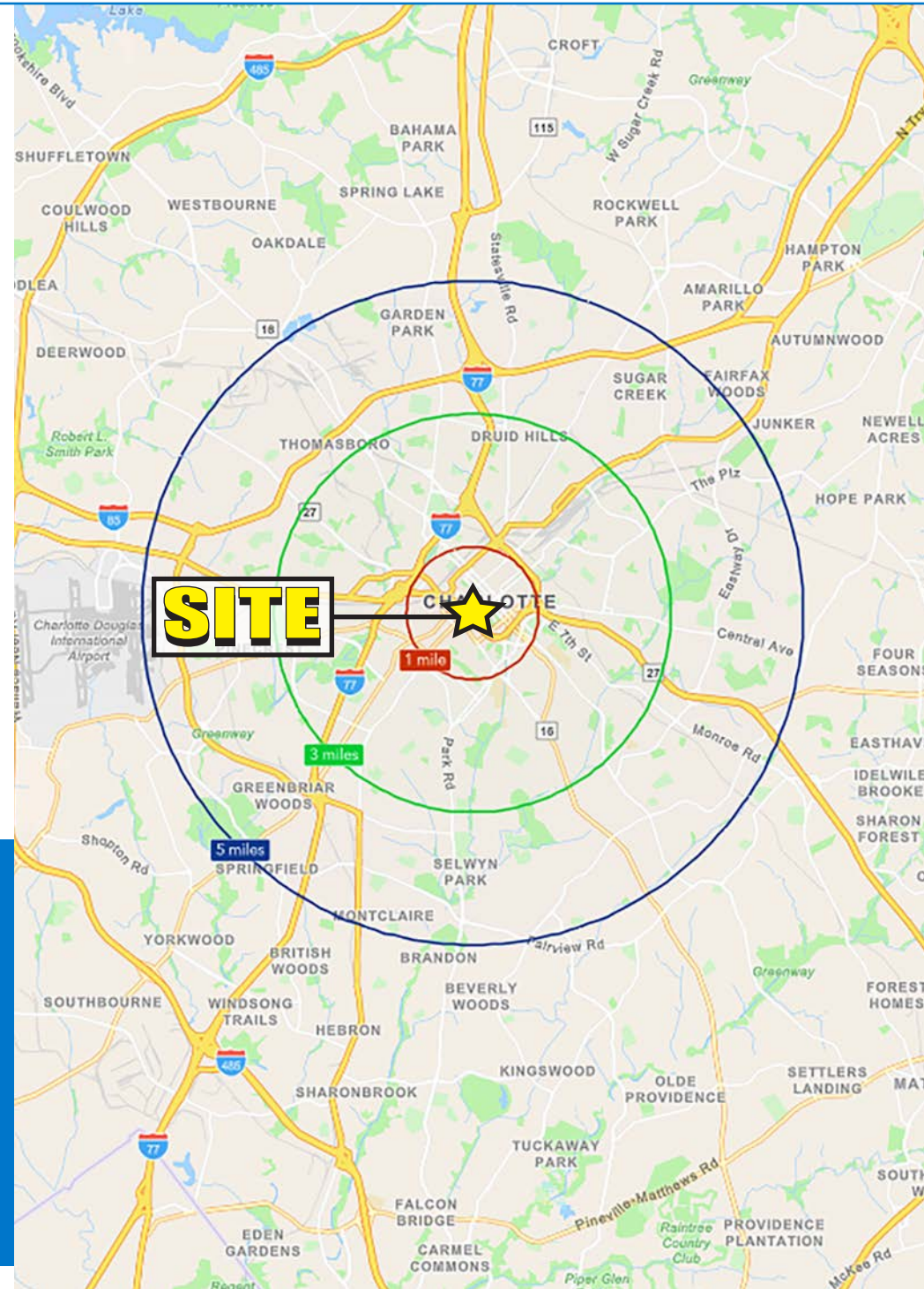


#### MEDIAN HH INCOME

\$110,572

\$97,345

\$83,338





AERIAL











NORTH CAROLINA

# CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all walks of life.





CHARLOTTE, NC

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