

# Crown Point

Independence Boulevard & Sardis Road N., Charlotte, NC

Excellent retail opportunity on one of Charlotte's busiest thoroughfares!

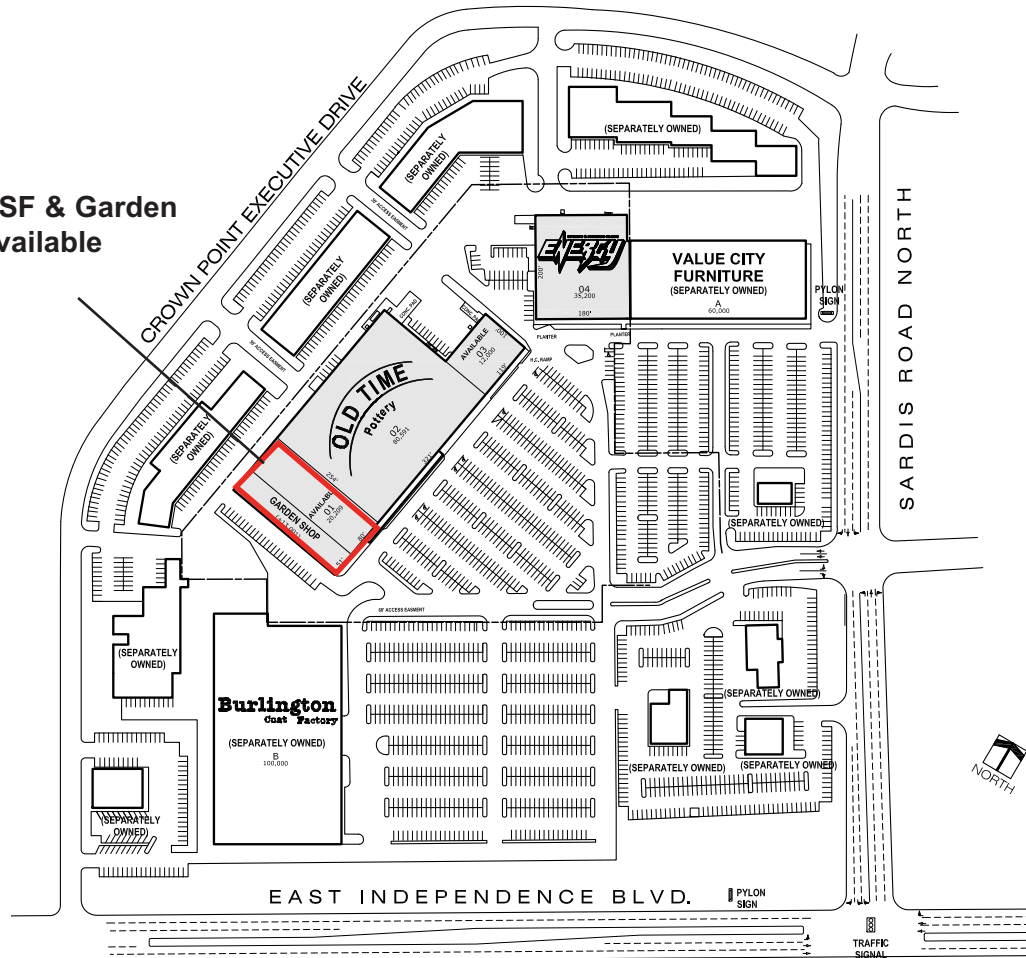
## Demographics

Radius	1 Mile	3 Miles	5 Miles
Population Estimate	5,651	64,907	188,582
Average HHI	\$70,234	\$81,138	\$86,956

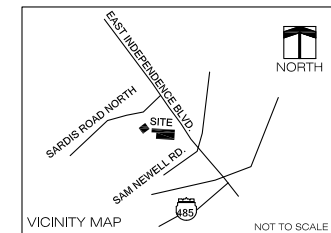
## Traffic Counts

49,000 vehicles daily on US 74

22,600 SF & Garden Available



CROWN POINT SHOPPING CENTER		
TENANT DATA		
NO.	TENANT	SQ. FT.
	AVAILABLE (GARDEN CENTER)	13,000
01	AVAILABLE	20,209
02	OLD TIME POTTERY	80,591
03	AVAILABLE	12,000
04	ENERGY SPORTS & FITNESS CLUB	35,200
A	VALUE CITY FURNITURE	60,000
	SEPARATELY OWNED	
E	BURLINGTON COAT FACTORY	100,000
	SEPARATELY OWNED	
<b>TOTAL ( SQUARE FEET)</b>		<b>321,000</b>



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