

**SEDFIELD SHOPPING CENTER
CHARLOTTE, NORTH CAROLINA**



South Blvd & Poindexter Dr
Charlotte, NC 28209

For more information, please contact:



LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

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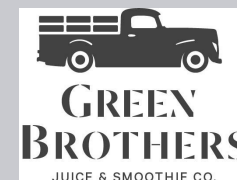


FULLY LEASED

PROPERTY FEATURES

- Anchored by a successful Harris Teeter in the heart of Charlotte's Sedgfield neighborhood, just south of Uptown
- Pedestrian access from South Blvd into the deli and coffee/bakery area of Harris Teeter
- Close proximity to I-77 and I-277
- Adjacent to Charlotte's South End district, known for restaurants, breweries, art galleries, and cultural attractions
- For more information, visit sedgfieldredevelopment.com

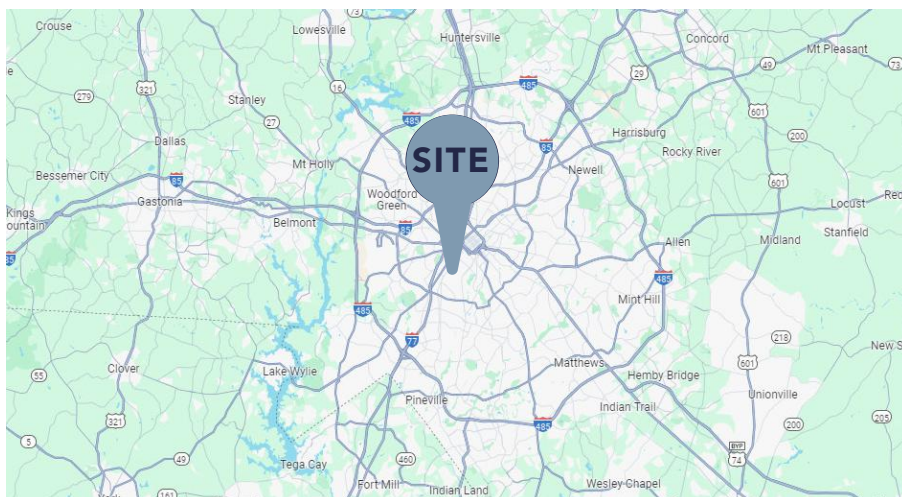
JOIN THESE RETAILERS



CORE 704

TRAFFIC COUNTS

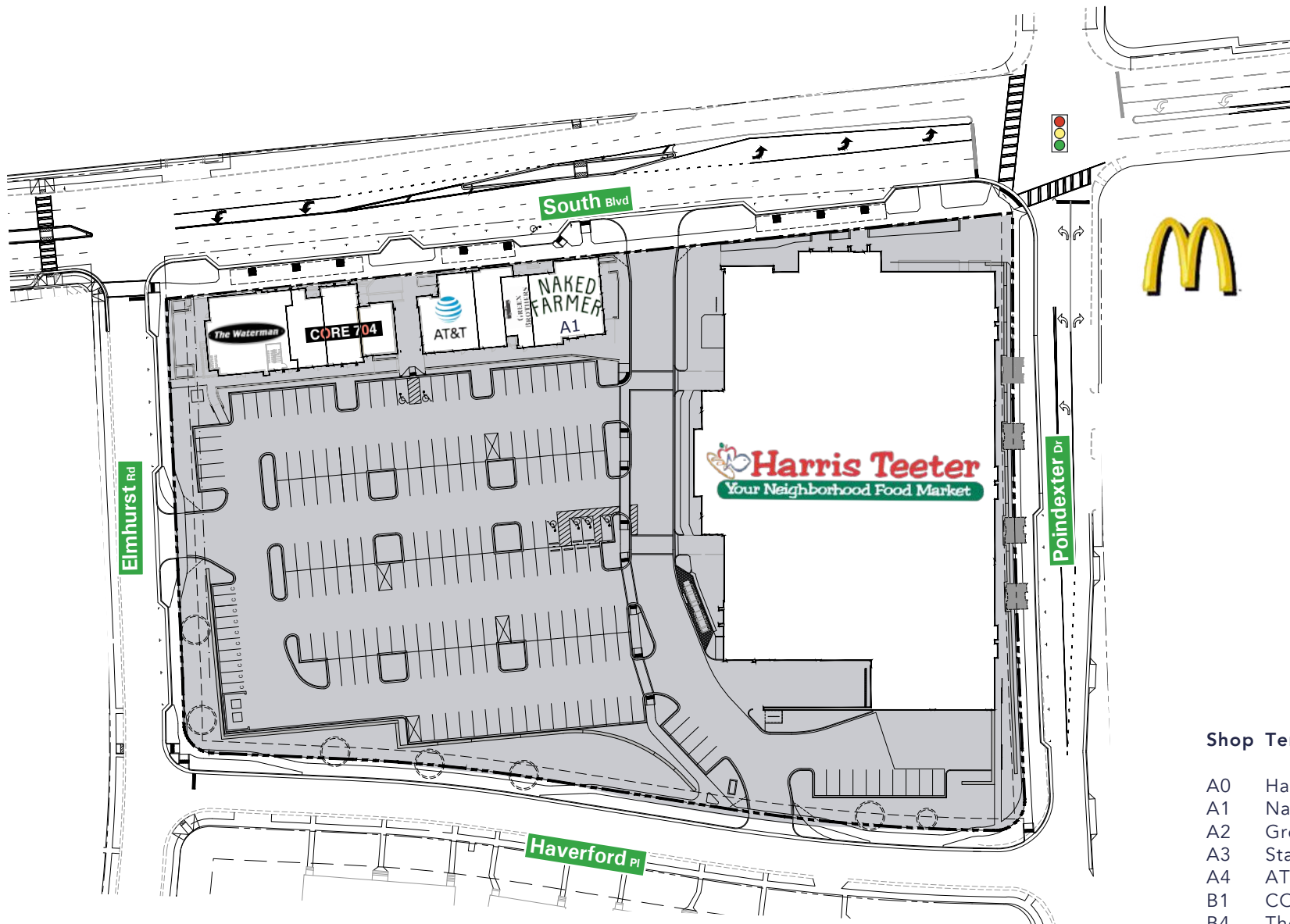
South Blvd.	23,400
South Tryon St./Hwy 49	19,200
I-77	72,000



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	16,570	111,992	256,188
DAYTIME POPULATION	13,683	135,109	233,400
AVG HH INCOME	\$137,465	\$146,572	\$137,590

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Shop	Tenant	Sq Ft
A0	Harris Teeter	54,145
A1	Naked Farmer	2,500
A2	Green Brothers Juice Co.	840
A3	Star Cleaners	1,075
A4	AT&T	1,830
B1	CORE 704	3,325
B4	The Waterman Oyster Bar	3,000
TOTAL		66,715 SF