



# THE ARBORETUM

## ABOUT THE ARBORETUM

The Arboretum is a 582,651 square foot regional open air shopping center featuring a mix of national and local retailers and restaurants. The center is ideally situated at the corner of two prominent Charlotte thoroughfares, Providence Road and Pineville-Matthews Road. The Arboretum's major tenants include Barnes & Noble, Crunch Fitness Petco, Michael's and Wal-Mart to name a few.

8008 Providence Road  
Charlotte, NC, 28277  
ShopArboretum.com



DEMOGRAPHICS		
<b>Population</b>	<b>2022</b>	<b>2027</b>
3 Mile Radius	73,830	80,3334
5 Mile Radius	214,089	233,751
10 Mile Radius	747,436	829,909
<b>Average Household Income</b>	<b>2022</b>	
3 Mile Radius	\$148,896	
5 Mile Radius	\$133,477	
10 Mile Radius	\$112,501	

**RETAIL BROKERAGE**  
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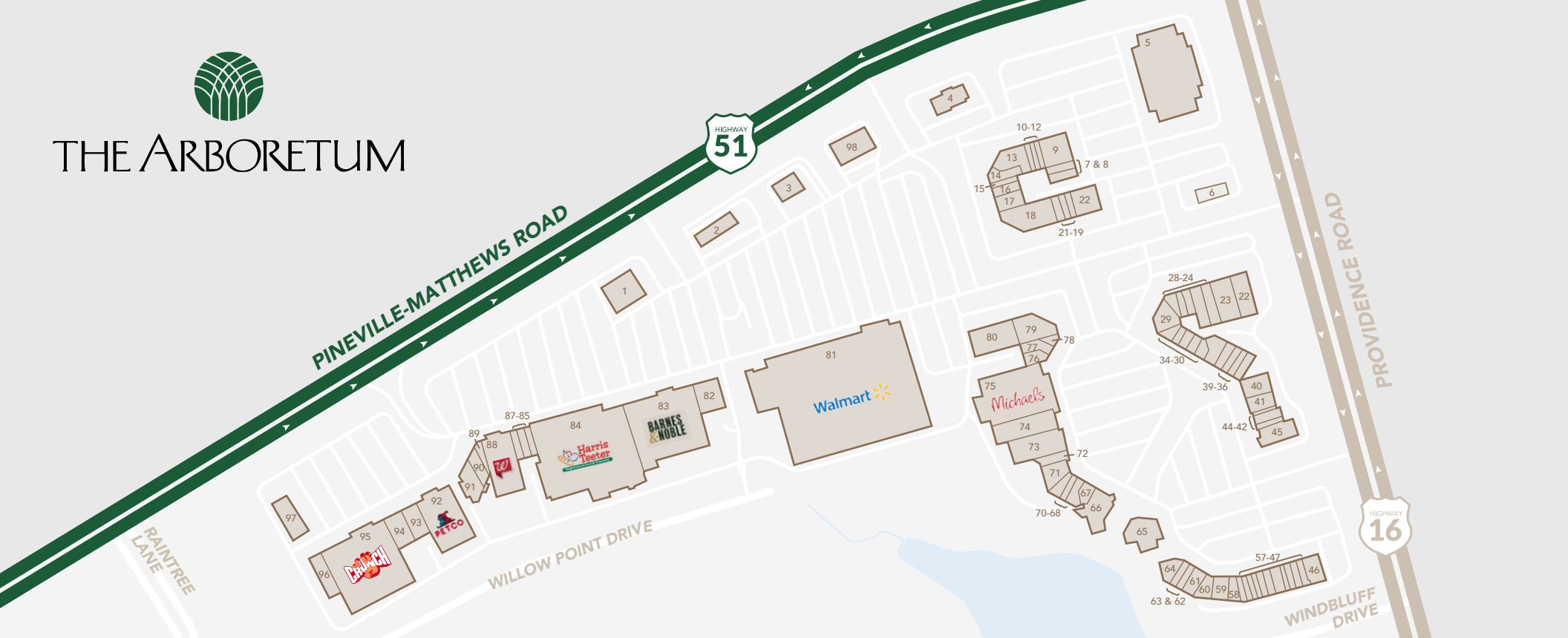
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## LEASING INFORMATION

Tenant	Lease Area (SF)	Tenant	Lease Area (SF)	Tenant	Lease Area (SF)	Tenant	Lease Area (SF)
1. Chase Bank	6,750	22. Chopt	4,900	43. Carolina Vacuums & More	2,000	64. Vicious Biscuit	3,000
2. McDonalds	5,000	23. The Mattress Firm	4,950	44. Paymore	1,200	<b>65. Chili's (Available)</b>	<b>7,000</b>
3. Circle K	3,000	24. Verizon Wireless	5,610	45. Firestone	4,240	66. Link & Pin	5,713
4. Chick-Fi-La	4,200	25. Music & Arts Center	3,520	46. Charlotte Vitamins & Health	2,000	67. Matcha Cafe Maiko	1,050
<b>5. Theatre Tract Outparcels Available</b>		<b>26. McAlister's Deli (Available)</b>	<b>3,520</b>	47. Sports Clips	1,080	68. Birkenstock	1,500
6. Taco Bell	2,500	27. Wild Bird Center	1,500	48. bb.q Chicken	1,330	69. Tinder Box	1,200
7. NOA Nails Spa	1,800	28. Great Clips	1,200	49. Fortune Cookie	1,057	70. Vintner's Wine Market	2,775
8. HOTWORX	1,551	29. Kure Vapes	1,371	50. VIP Nail	1,020	71. Elite Dental	3,300
9. AT&T	4,218	30. Malak Jewelry	3,725	51. VIP Nail	1,911	72. Portofino's Italian Restaurant	2,247
10. Noodles & Co.	2,782	31. Hush Consignment	1,500	52. Frame Warehouse	1,500	73. Versona	8,640
11. JOA Korean Food	1,138	32. Eliza B's	1,100	53. Cell Phone Repair	1,190	74. Clothes Mentor	7,161
12. Lacrosse Unlimited	1,424	33. Eliza B's	1,201	54. TLC Cleaners	1,000	75. Michael's Crafts	23,712
13. Sherwin Williams	4,700	34. Hands Create	1,339	55. Kung Fu Tea	925	76. C2 Education	1,655
14. Five Guys Burgers	2,000	35. Nautical Bowls	1,210	56. JNS Shoe Repair & Alterations	953	77. Cajun Yard Dog Restaurant	2,000
15. Palm Beach Tan	1,400	36. Planet 21 Hair Salon	2,703	57. MO2 Salon	1,120	78. Victoria's Brows & Beauty	550
16. Firehouse Subs	1,963	37. Manhattan Bagel	1,645	58. Curry Gate	2,228	79. Rack Room Shoes	9,068
17. Massage Envy	2,713	38. European Wax Center	1,463	59. Prima Rosa	2,600	<b>80. Omega Sports (Available)</b>	<b>6,000</b>
18. Gap & Gap Kids	8,720	39. Orangetheory Fitness	1,200	60. Sushiya Japan	2,366	81. Wal-Mart	120,405
19. Brownlee's Jewelers	1,600	40. Orangetheory Fitness	2,000	61. Malaya Kitchen	2,386	82. Sephora	5,600
20. The UPS Store	1,400	41. Le Peep's Restaurant	3,400	62. Roz Mediterranean	2,751	83. Barnes & Noble	24,994
21. Smoothie King	1,050	42. New South Kitchen	3,600	63. Roz Mediterranean		84. Harris Teeter	68,119

TOTAL LEASABLE SQUARE FOOTAGE  
**582,651**