



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, Bed Bath & Beyond, Petco, Michael's and Wal-Mart to name a few.

**8008 Providence Road
Charlotte, NC, 28277**

ShopArboretum.com



DEMOGRAPHICS

Population	2020	2025
3 Mile Radius	56,371	74,670
5 Mile Radius	148,824	215,438
10 Mile Radius	453,929	777,811

Average Household Income	2020	2025
3 Mile Radius	\$111,382	\$120,339
5 Mile Radius	\$94,174	\$105,570
10 Mile Radius	\$75,918	\$85,815

RETAIL BROKERAGE

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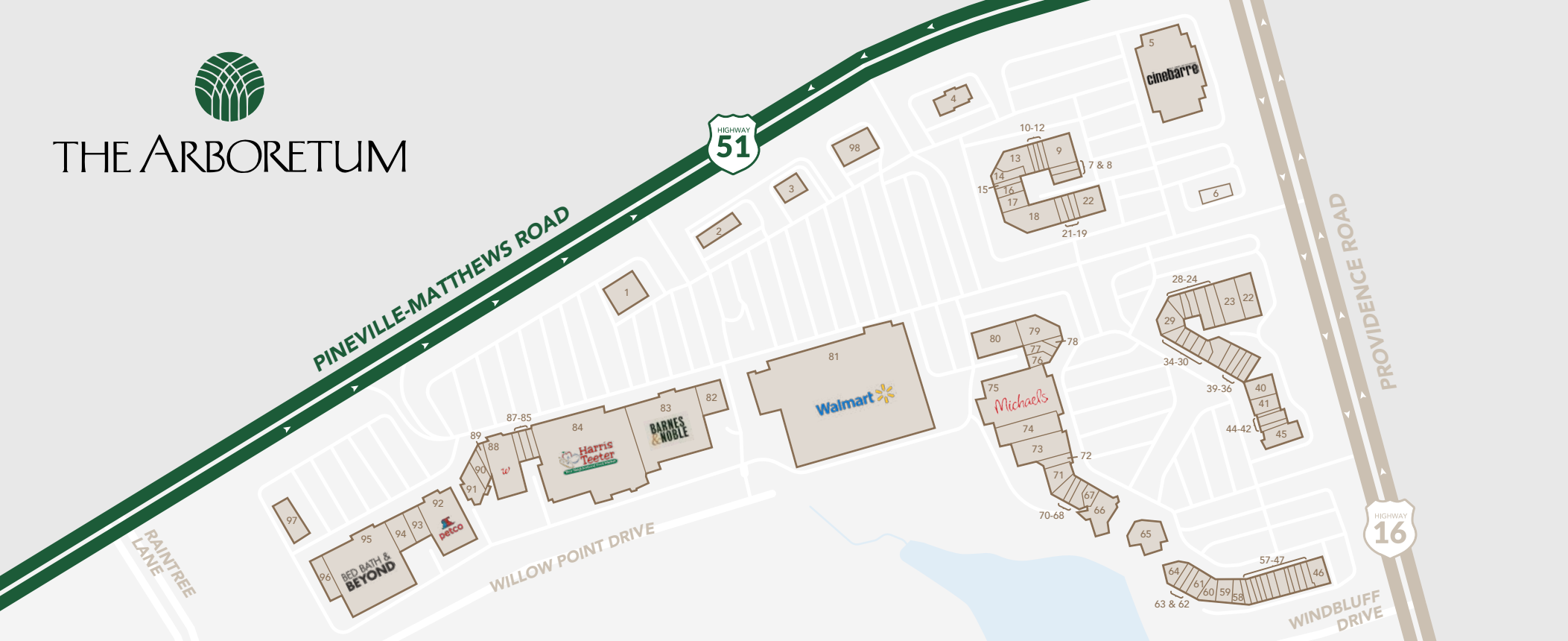


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LEASING INFORMATION

Tenant		Lease Area (SF)							
1. Chase Bank	6,750	22. Chopt	4,900	43. Carolina Vacuums & More	2,000	64. Qdoba Mexicn Grill	3,000	85. Mann Travels	1,200
2. McDonalds	5,000	23. The Mattress Firm	4,950	44. ASalon	1,200	65. Chili's	7,000	86. Available	1,200
3. Circle K	3,000	24. Verizon Wireless	5,610	45. Firestone	4,240	66. Micky & Mooch Restaurant	5,713	87. Bath & Body Works	2,400
4. Chick-Fi-La	4,200	25. Music & Arts Center	3,520	46. Charlotte Vitamins & Health	2,000	67. Matcha Cafe Maiko	1,050	88. Walgreens	12,500
5. Regal Cinema/Cinebarre	36,000	26. McAlister's Deli	3,520	47. Sports Clips	1,080	68. Birkenstock	1,500	89. Cardinal Camera	2,120
6. Taco Bell	2,500	27. Wild Bird Center	1,500	48. Available	1,330	69. Tinder Box	1,200	90. T-Mobile	1,595
7. NOA Nails Spa	1,800	28. Great Clips	1,200	49. Fortune Cookie V1	1,057	70. Vintner's Wine Market	2,775	91. Tacos 4 Life	4,035
8. L.A. Bikini	1,551	29. Kure Vapes	1,371	50. VIP Nail	1,020	71. Available	3,300	92. PETCO	14,500
9. AT&T	4,218	30. Malak Jewelry	3,725	51. VIP Nail	1,911	72. Portofino's Italian Restaurant	2,247	93. The Brass Exchange	5,500
10. Noodles & Co.	2,782	31. Hush Consignment	1,500	52. Frame Warehouse	1,500	73. Versona	8,640	94. Kid To Kid	2,810
11. Arboretum Cleaners	1,138	32. Available	1,100	53. Cell Phone Repair	1,190	74. Clothes Mentor	7,161	95. Bed, Bath & Beyond	35,000
12. Lacrosse Unlimited	1,424	33. Available	1,201	54. TLC Cleaners	1,000	75. Michael's Crafts	23,712	96. VisionWorks	4,000
13. Sherwin Williams	4,700	34. The Joint	1,339	55. Kung Fu Tea	925	76. C2 Education	1,655	97. ABC Store	5,750
14. Five Guys Burgers	2,000	35. Eliza B's	1,210	56. JNS Shoe Repair & Alterations	953	77. Cajun Yard Dog Restaurant	2,000	98. Panera Bread	3,850
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. Akropolis Restaurant	2,228	79. Rack Room Shoes	9,068		
17. Massage Envy	2,713	38. European Wax Center	1,463	59. Charlotte Cafe	2,600	80. Omega Sports	6,000		
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. Bella Fresco Cafe	1,516	83. Barnes & Noble	24,994		
21. Smoothie King	1,050	42. New South Kitchen	3,600	63. Bella Fresco Cafe	1,055	84. Harris Teeter	68,119		

TOTAL LEASABLE SQUARE FOOTAGE

582,651