



Westfield Shopping Center

3401-3411 Brookshire Blvd | Charlotte, NC, 28216



Available for Lease

+/- 1,500 - 4,500 SF Retail & Office

Property Overview

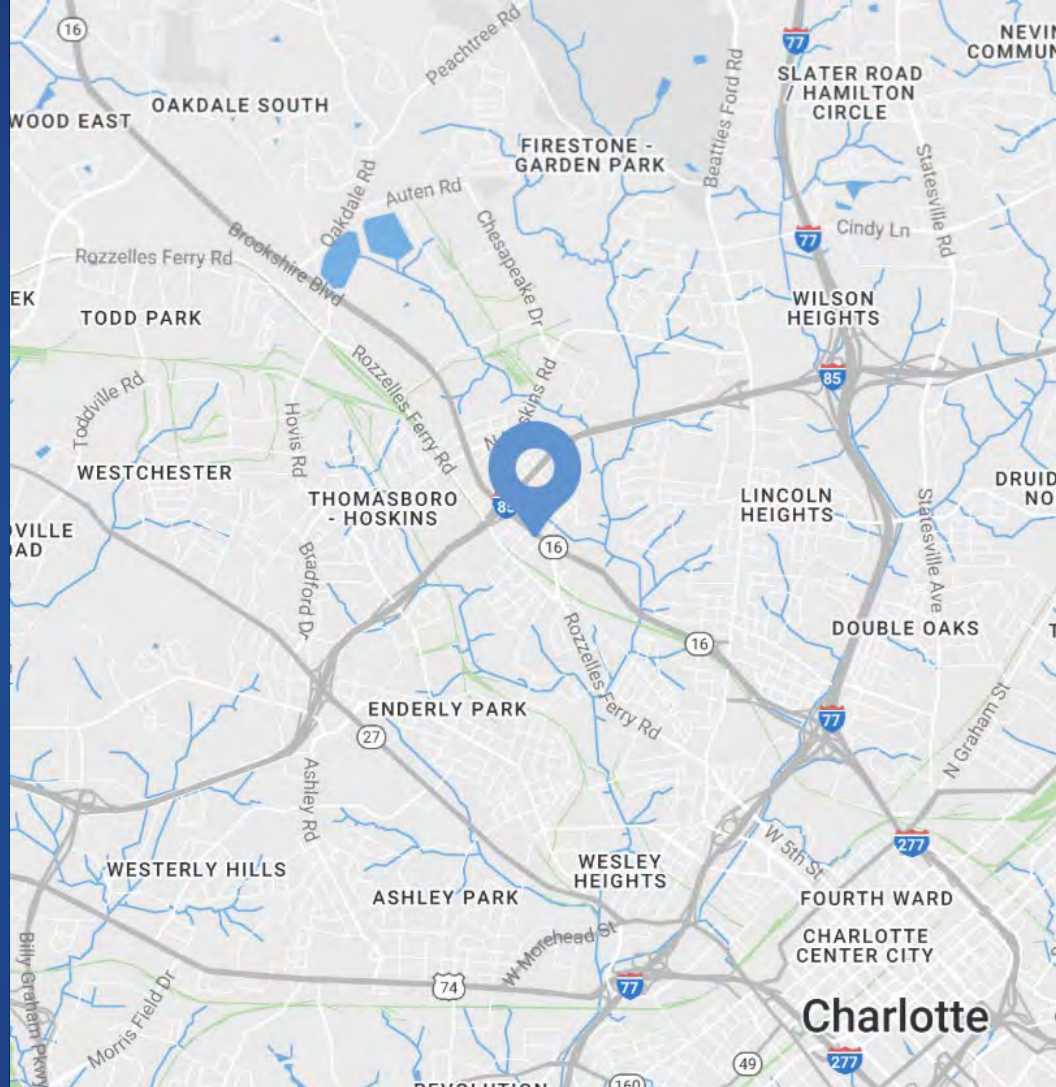
Westfield Shopping Center Available for Lease

Westfield Shopping Center offers office/retail suites ranging from +/-1,500 to +/-4,500 SF in a high-visibility location along Brookshire Blvd. The center provides excellent street frontage, ample parking, and signage opportunities.

Located 0.3-mi from I-85 and 4-mi from Uptown Charlotte, this site benefits from strong daytime traffic, connectivity, and proximity to rapidly growing neighborhoods in West Charlotte. Nearby national retailers, easy access to major highways, and a direct connection to the city center make this a strategic choice for tenants seeking both convenience and exposure.

Property Details

Address	3401-3411 Brookshire Blvd Charlotte, NC, 28216
GLA	+/- 22,335 SF
Availability	Unit A +/- 4,500 SF Unit B +/- 2,450 SF Unit C +/- 1,500 SF
Acreage	+/- 2.374 AC
Parcel	06512204
Use	Retail & Office
Zoning	ML-1
Parking Ratio	5/1,000 SF
Traffic Counts	Brookshire Blvd 60,500 VPD
Tenants	The Kut Club Barber Lounge, LATDA Asian Food Market, Lambert's Cafe, Kingdom City Church
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	8,087	80,925	216,417
Avg. Household Income	\$56,113	\$97,510	\$108,889
Median Household Income	\$38,438	\$62,683	\$70,998
Households	3,166	35,788	97,530
Daytime Employees	2,329	71,602	196,582

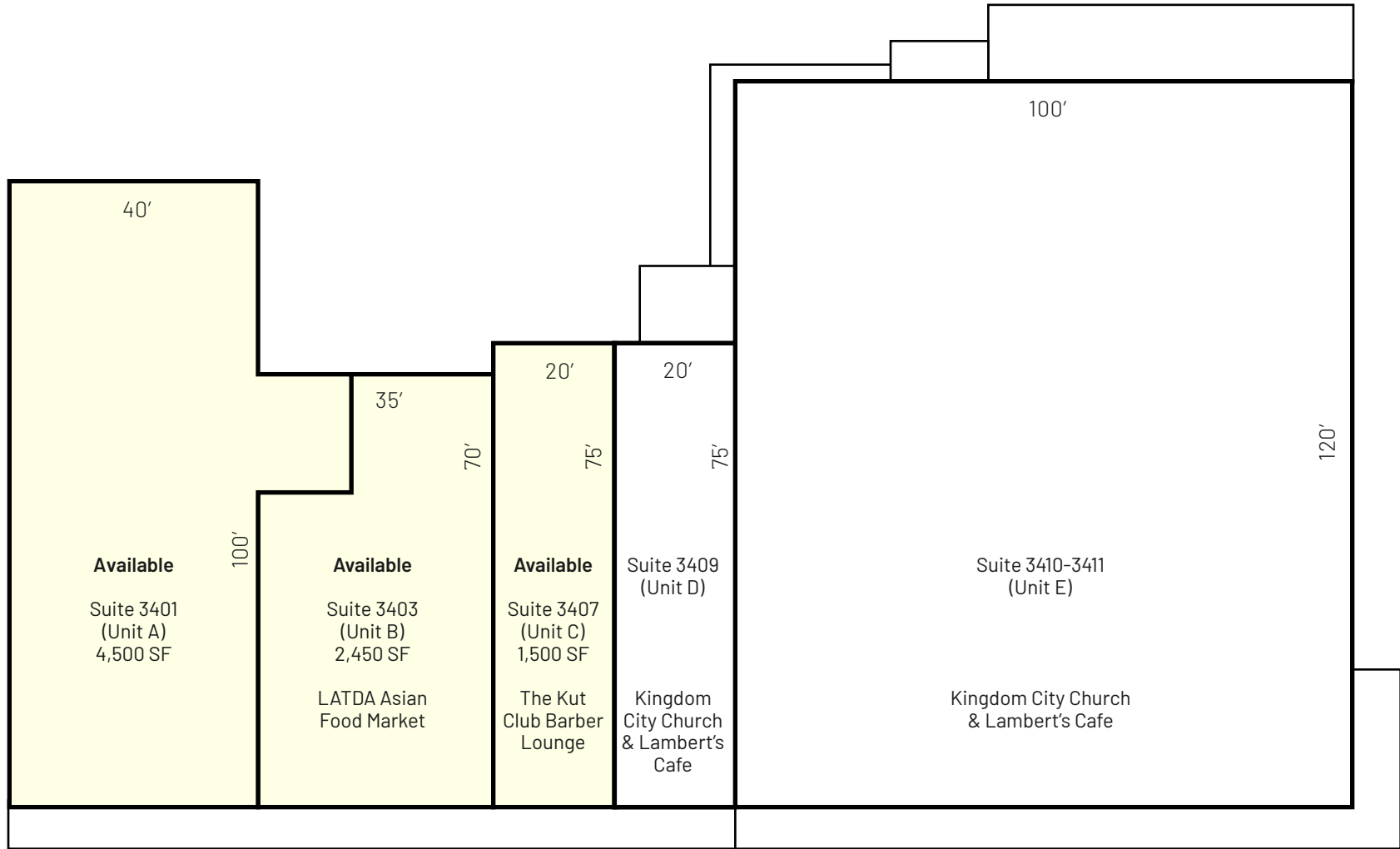


Available

Suite 3401
Unit A
+/- 4,500 SF

Suite 3403
Unit B
+/- 2,450 SF

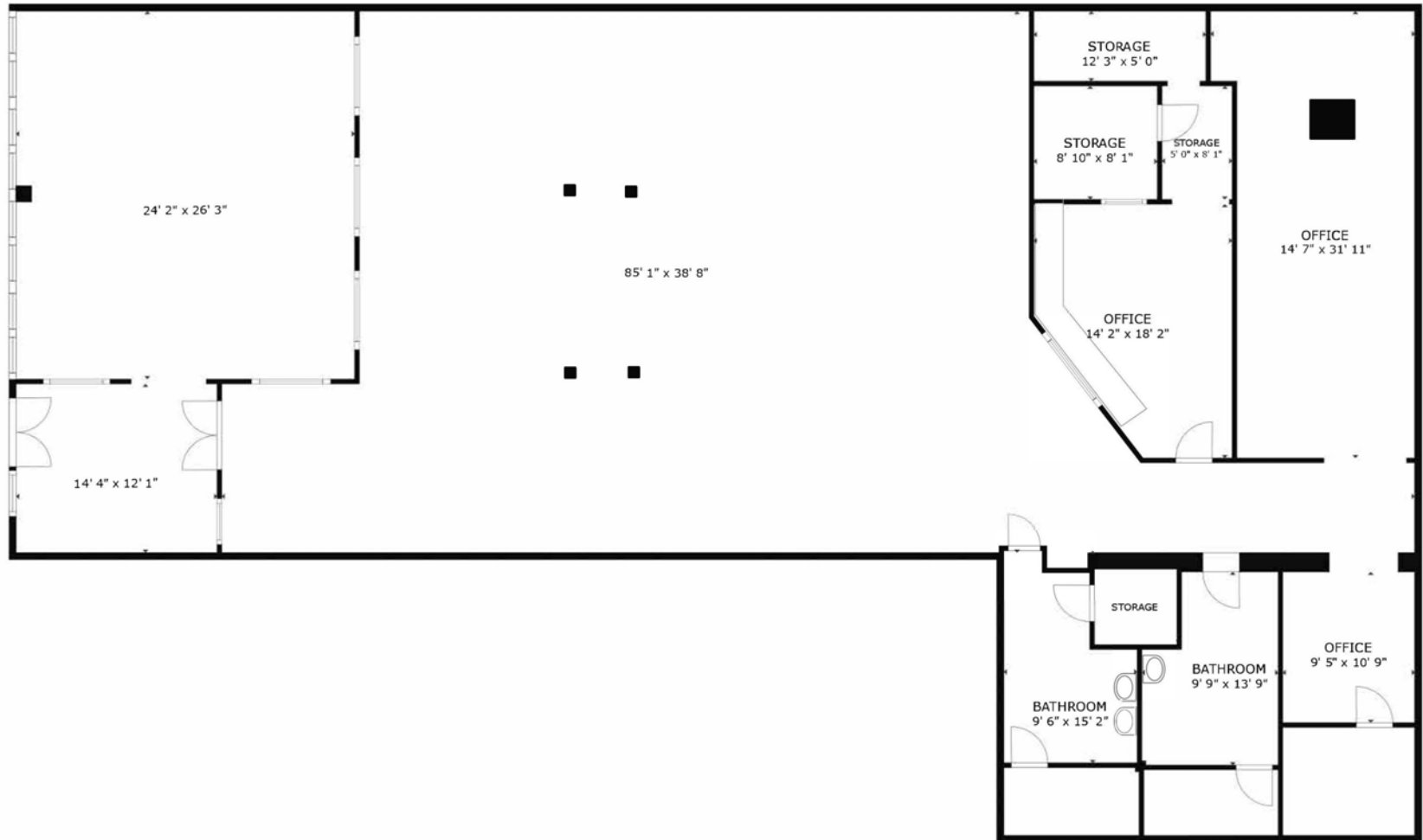
Suite 3407
Unit C
+/- 1,500 SF



Suite 3401 Floor Plan

Available
+/- 4,500 SF

 Virtual Tour



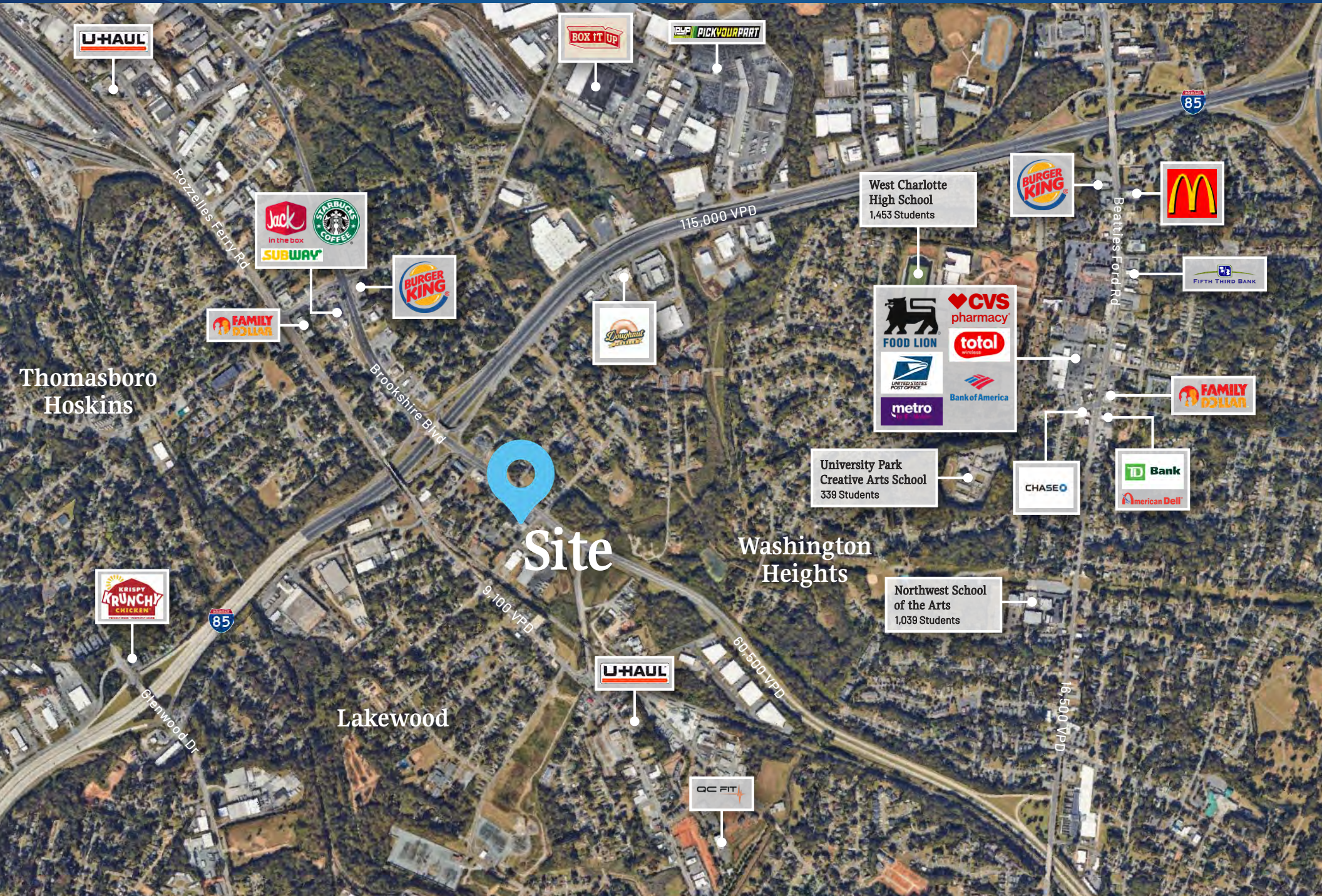
Suite 3401 Interior Photos



Property Photos



Market Overview



U-HAUL

BOX IT UP

PICK YOUR PART

Jack
in the box
SUBWAY

BURGER KING

FAMILY DOLLAR

Doughnut CORNER

West Charlotte High School
1,453 Students

BURGER KING

McDonald's

FIFTH THIRD BANK

FOOD LION
CVS pharmacy
total wireless
Bank of America
metro

FAMILY DOLLAR

University Park Creative Arts School
339 Students

CHASE

TD Bank
American Deli

Site

Washington Heights

Northwest School of the Arts
1,039 Students

KRISPY KRUNCHY CHICKEN

U-HAUL

QC FIT

Lakewood

Thomasboro Hoskins

Rozelles Ferry Rd

Brookshire Blvd

115,000 VPD

9,100 VPD

60,500 VPD

Beatles Ford Rd

85

85

Glenwood Dr

18,500 VPD

Uptown

Lakewood

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.