Westfield Shopping Center

3401-3411 Brookshire Blvd | Charlotte, NC, 28216



Available for Lease

+/- 1,500 - 12,385 SF

Property Overview

Westfield Shopping Center

Available for Lease

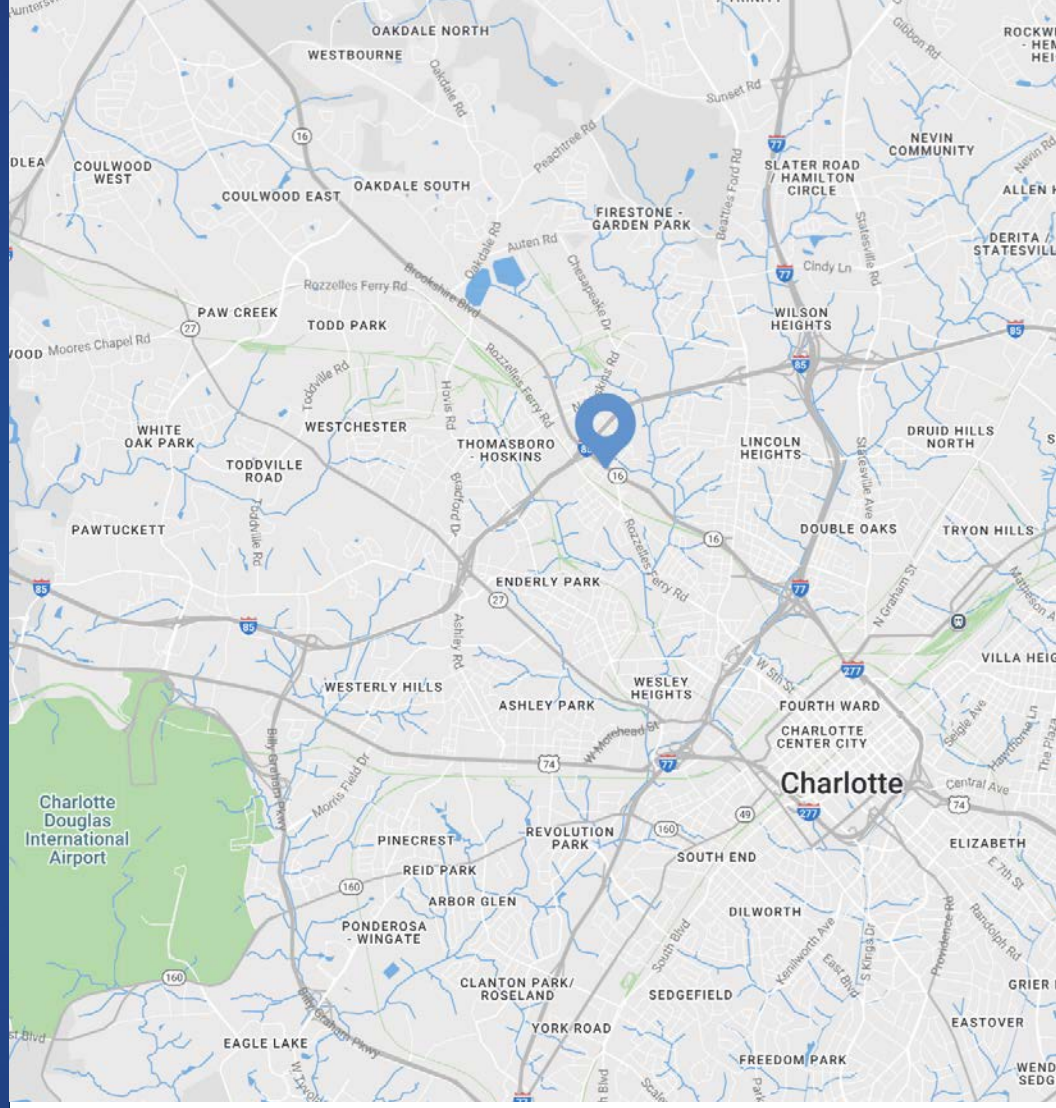
Westfield Shopping Center offers available suites ranging from +/- 1,500 to +/- 12,385 SF in a high-visibility location along Brookshire Blvd. The center provides excellent street frontage, ample parking, and signage opportunities.

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 C +/- 1,500 SF Unit D +/- 1,500 SF Unit E +/- 12,385 SF
Acreage	+/- 2.45 AC
Parcel	06512204
Use	Arts or fitness studio/center, office, showroom, light assembly, industrial design, heavy service or retail establishment, place of worship.
Zoning	ML-1
Parking Ratio	5/1,000 SF
Traffic Counts	Brookshire Blvd | +/- 56,000 VPD
Lease Rate	Call for Leasing Details





Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	8,428	85,169	235,877
Avg. Household Income	$65,894	$111,403	$126,486
Median Household Income	$44,641	$73,495	$81,856
Households	3,371	38,908	110,392
Daytime Employees	2,451	89,348	227,202

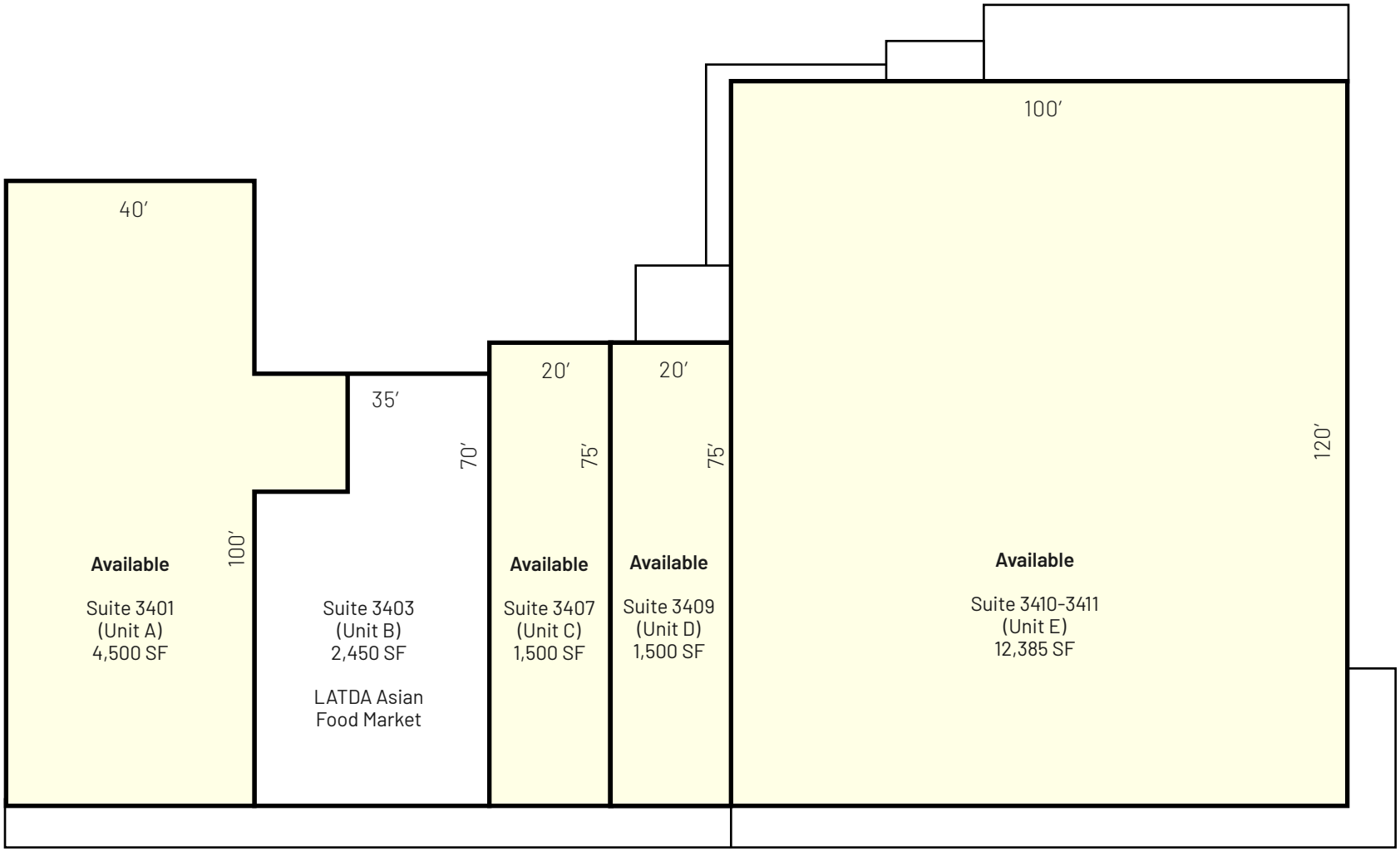
Available

Suite 3401
Unit A
+/- 4,500 SF

Suite 3407
Unit C
+/- 1,500 SF

Suite 3409
Unit D
+/- 1,500 SF

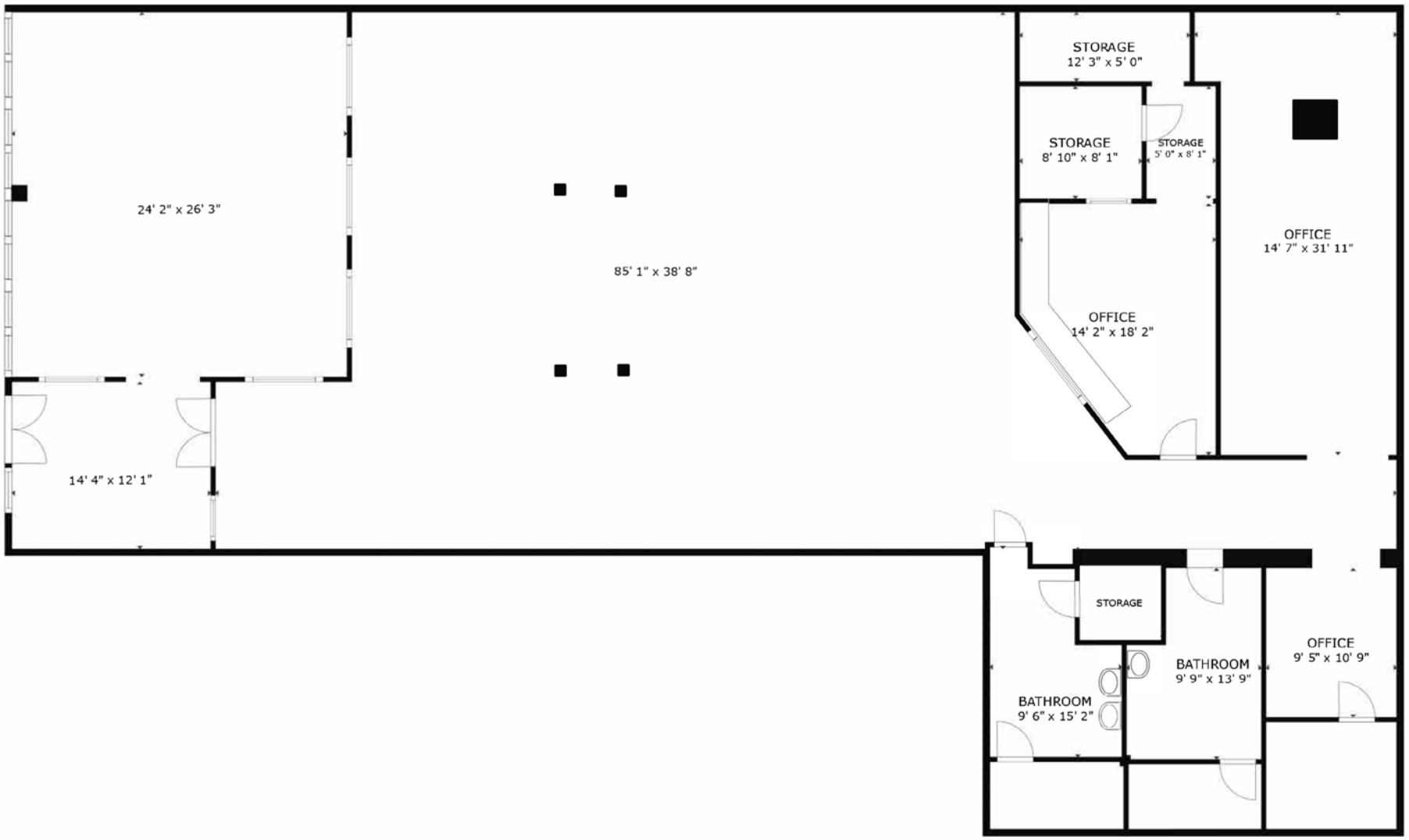
Suite 3410-3411
Unit E
+/- 12,385 SF



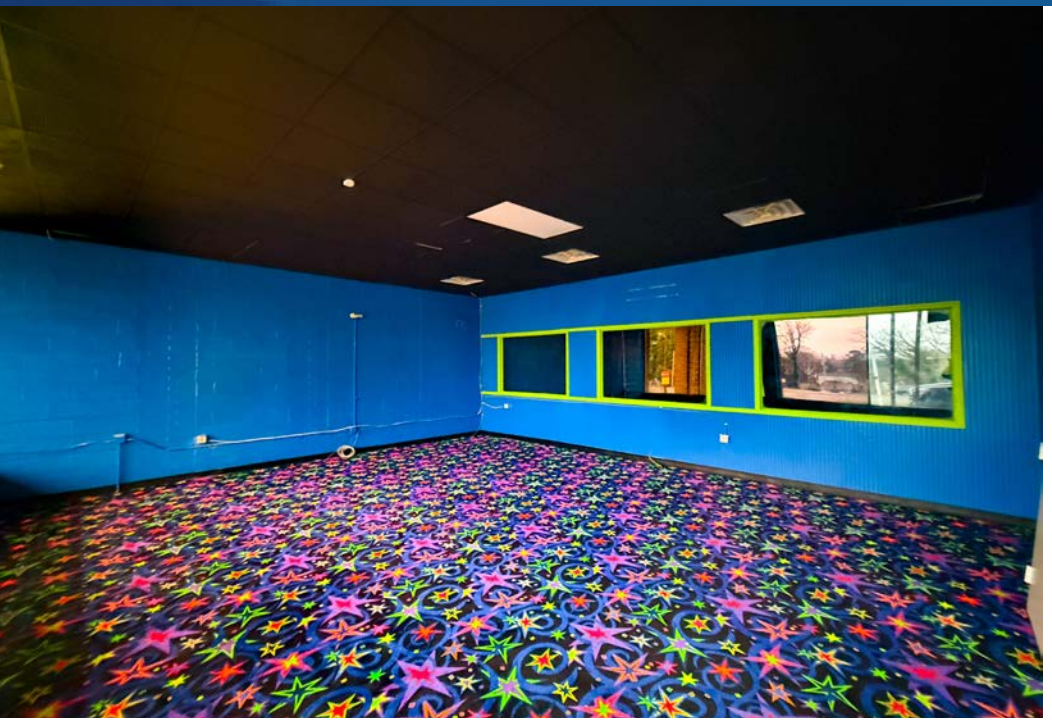
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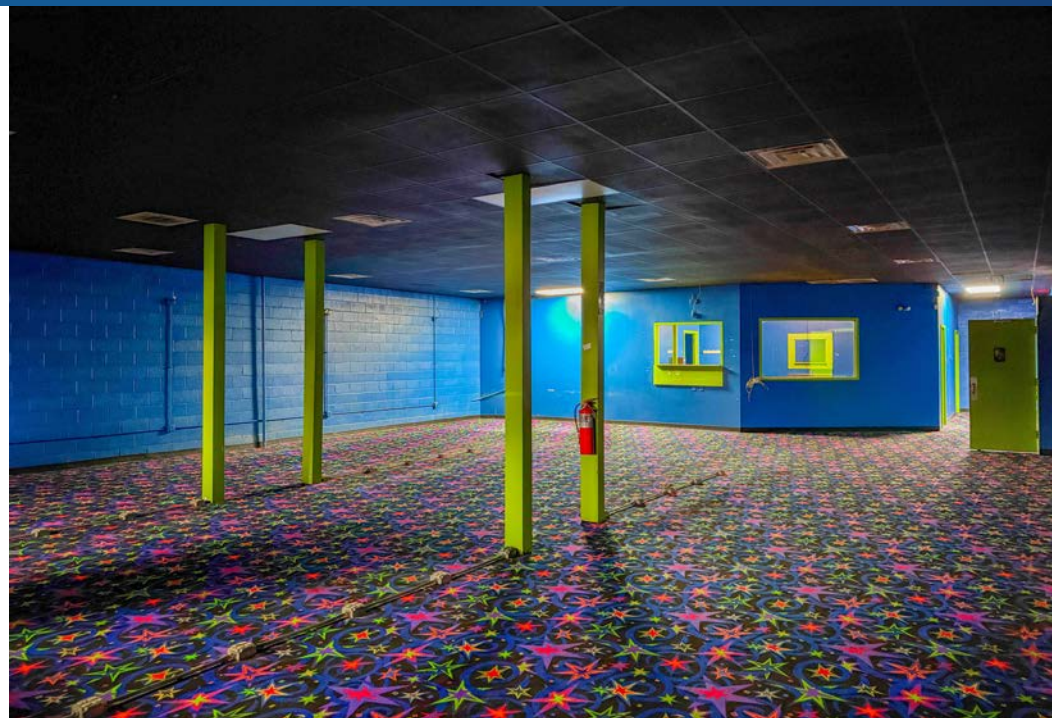
+/- 4,500 SF

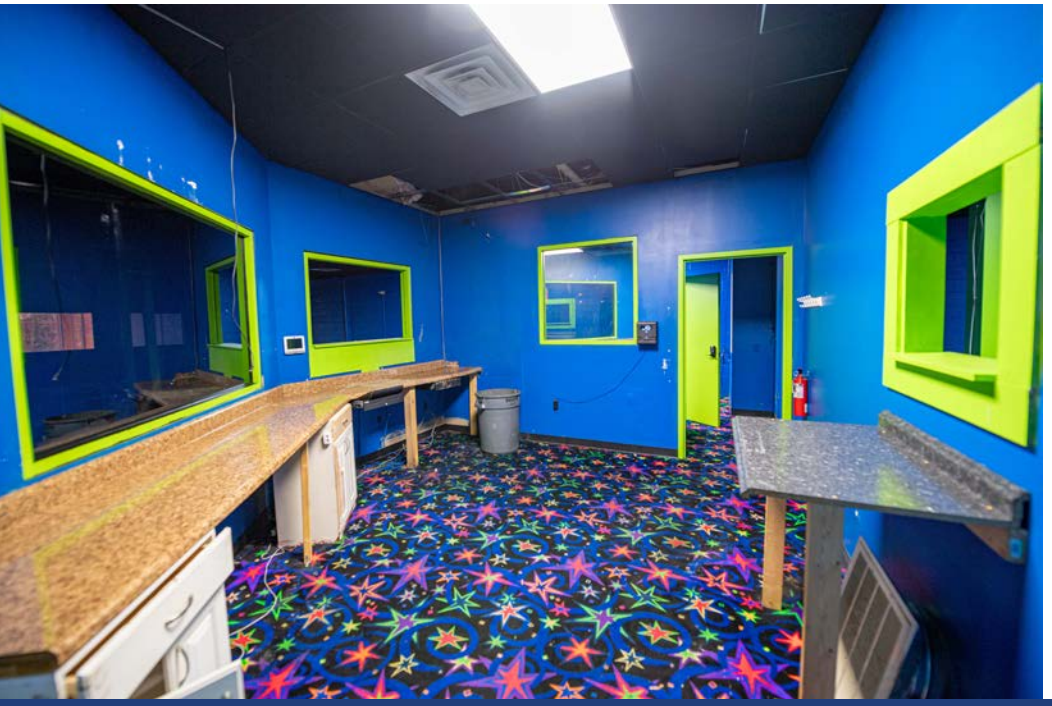
Virtual Tour



Suite 3401 - Unit A Interior Pics





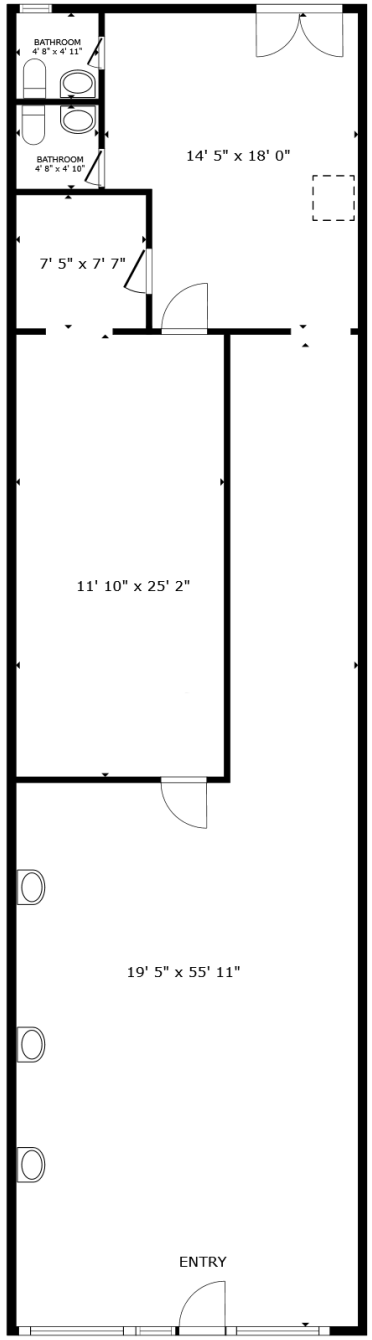




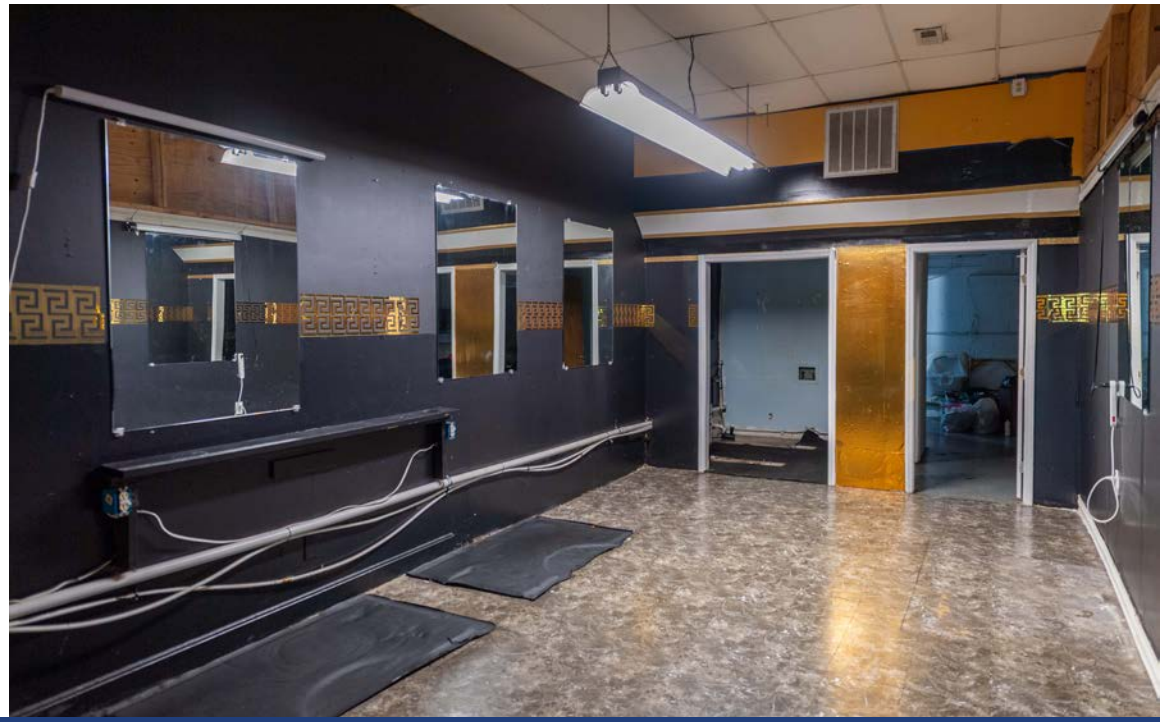
Available

+/- 1,500 SF

Virtual Tour



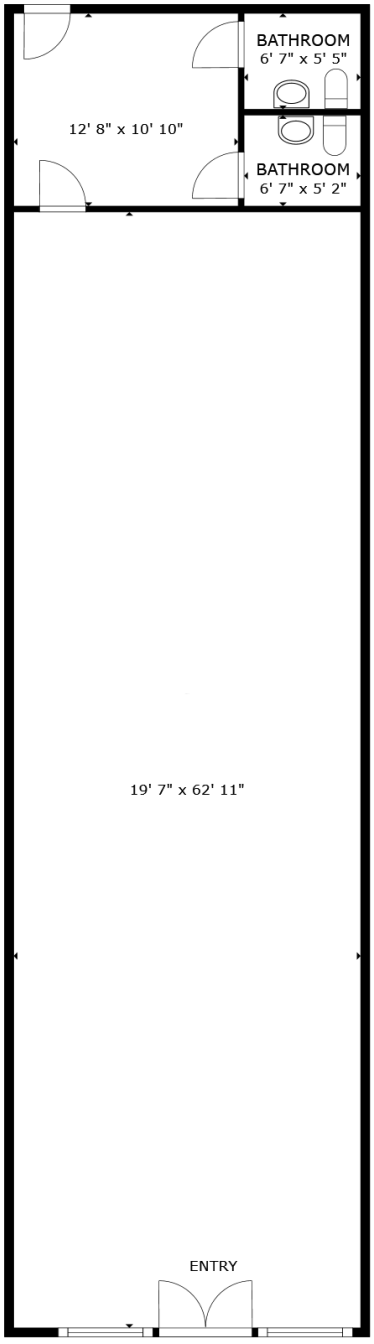


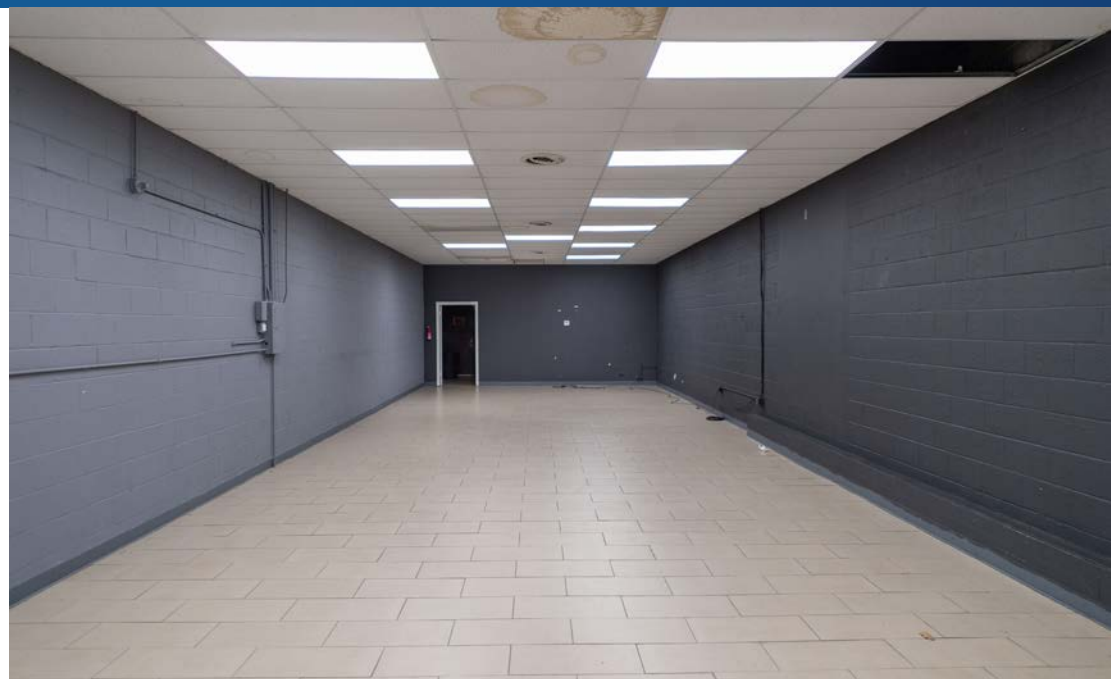


Available

+/- 1,500 SF

Virtual Tour



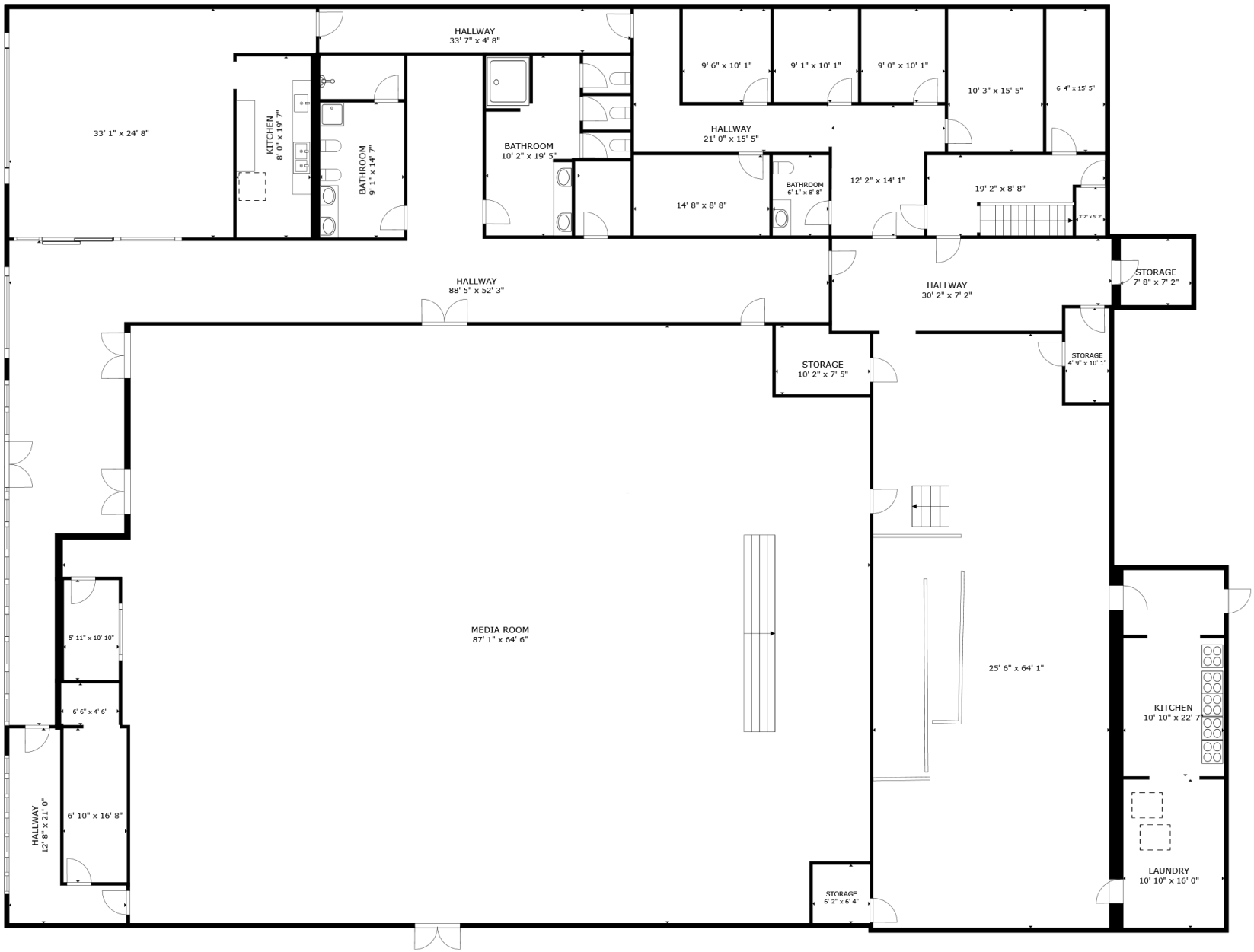




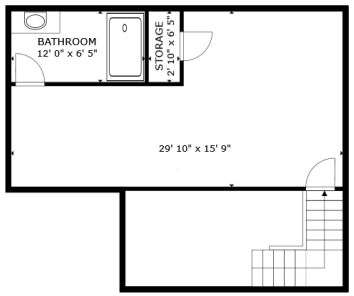
Available

+/- 12,385 SF

Virtual Tour

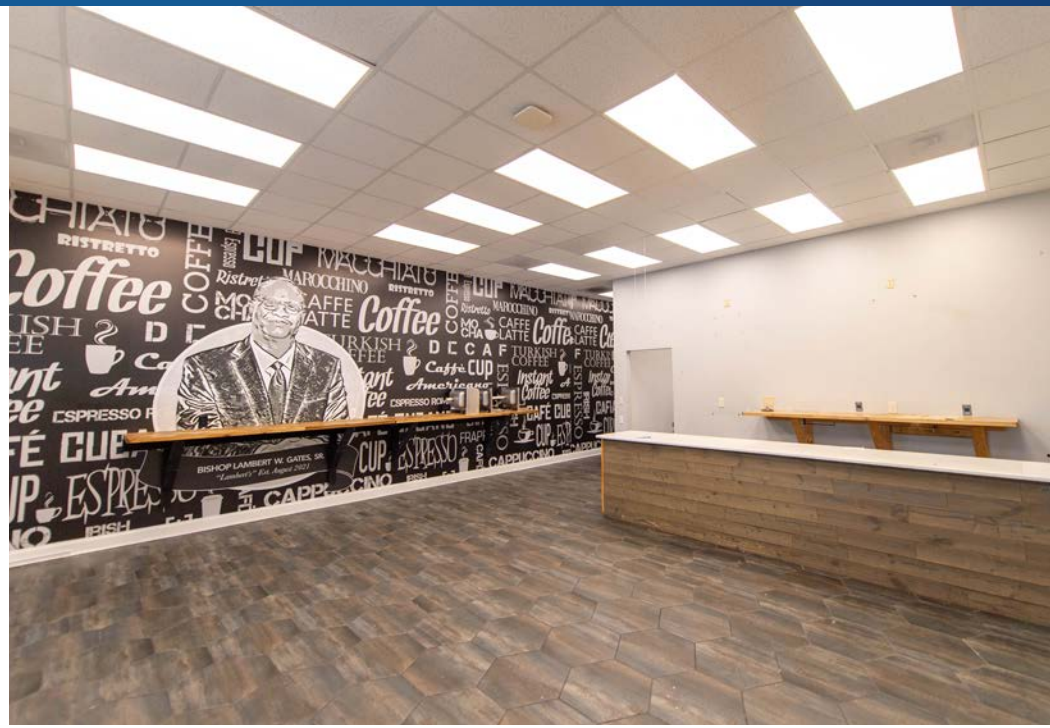


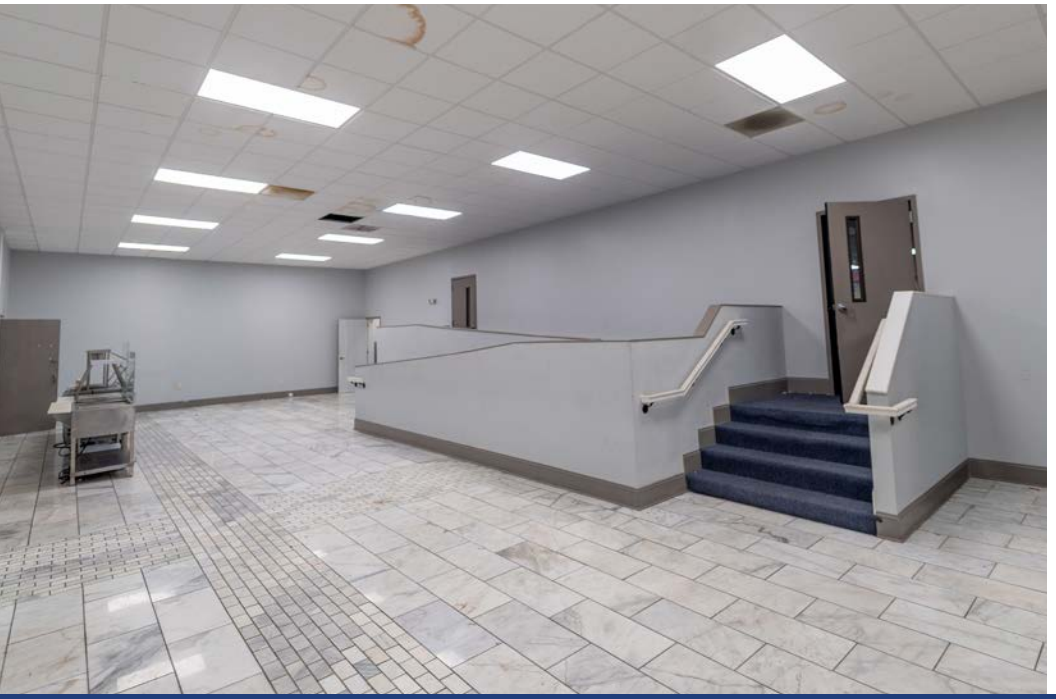
2nd Floor - 650 SF



Suite 3410-3411 - Unit E Interior Pics









Property Photos





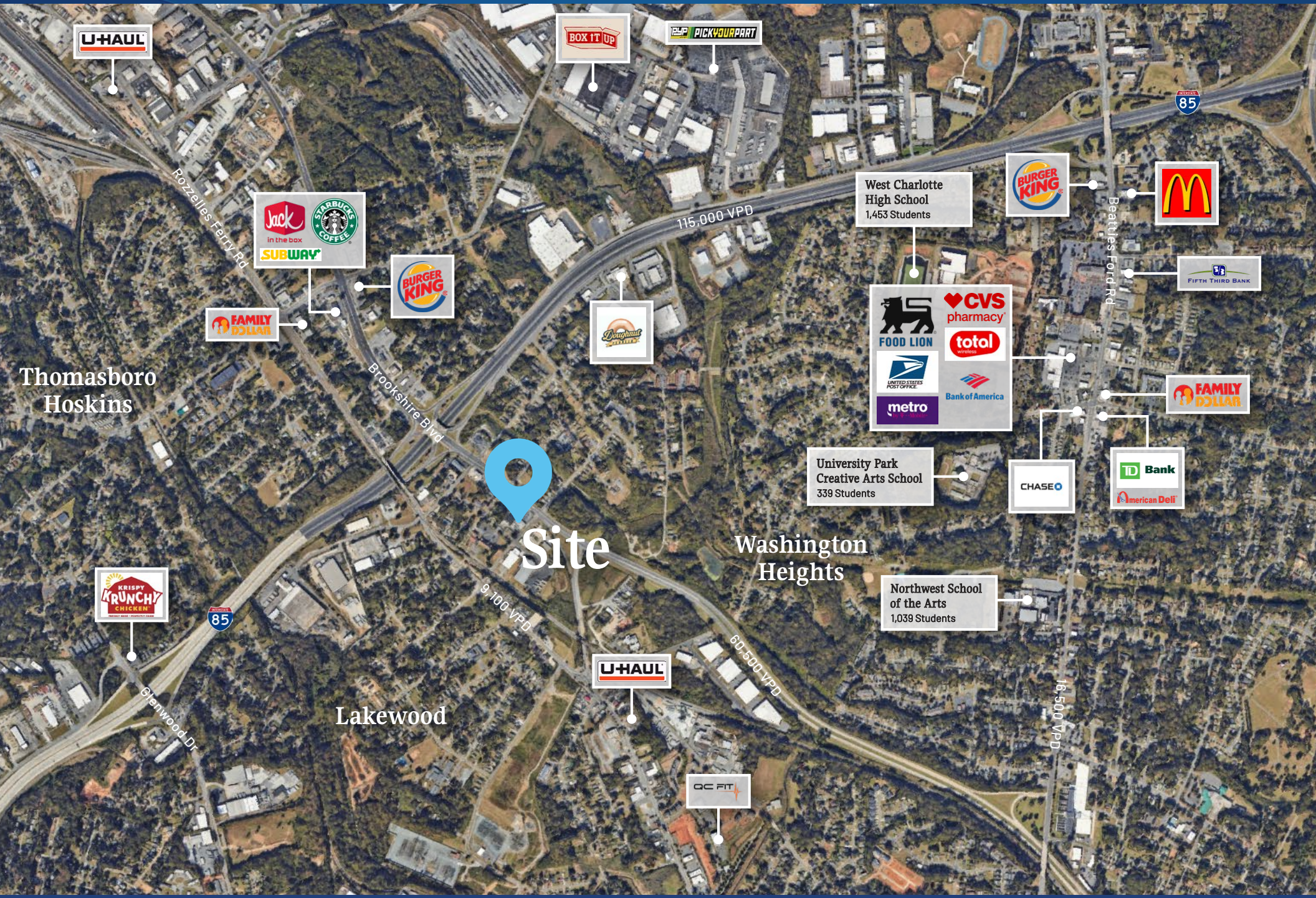








Market Overview





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