

FOR LEASE

SECOND GENERATION RESTAURANT WITH PATIO

7030 SMITH CORNERS BLVD

CHARLOTTE | NC 28269



CONTACT



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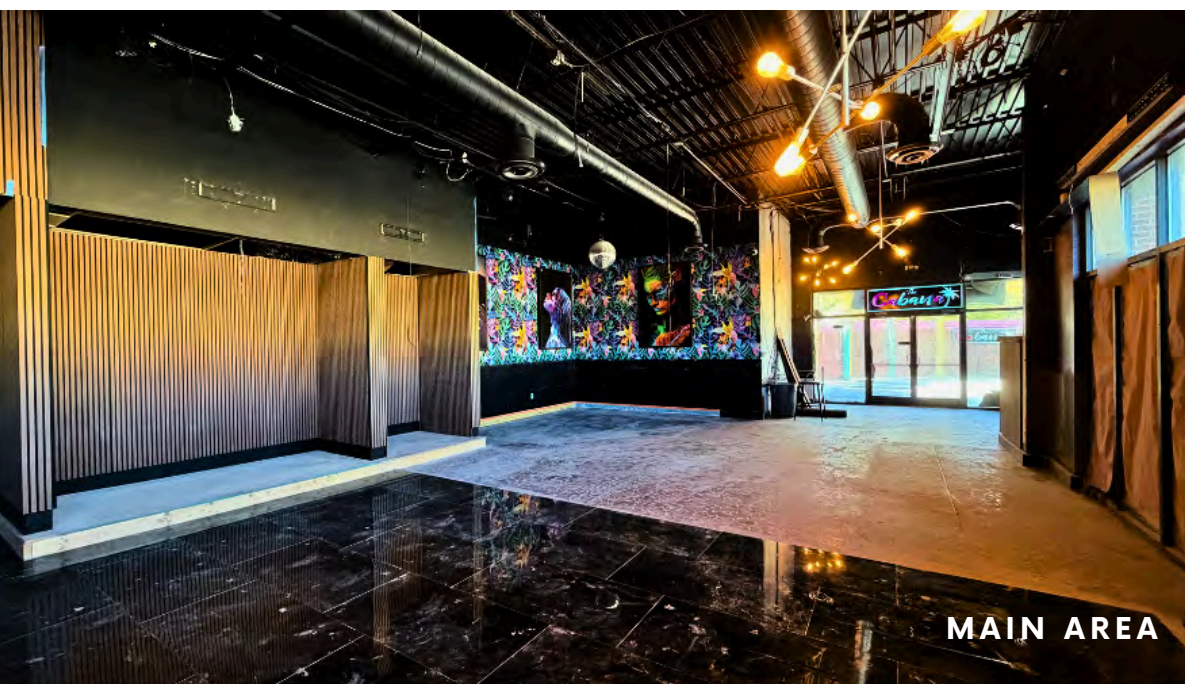
PROPERTY OVERVIEW

Located at 7030 Smith Corners Boulevard in Charlotte, NC, this versatile restaurant space offers an inviting atmosphere with modern lighting, contemporary finishes, and an open floor plan adaptable to a variety of dining concepts. The property features a reception area, existing bar, two restrooms, and a private, enclosed patio ideal for outdoor dining and entertaining. A standout feature is the existing commercial kitchen infrastructure, including an approximately 15-foot hood, installed grease trap, and existing sinks, providing significant value and a strong foundation for future restaurant operations. With ample parking and a flexible interior layout, the space is well positioned to serve the surrounding community and visitors alike.

Situated near 8+ hotels and 20+ national retailers and restaurants, the property benefits from an established commercial corridor and a diverse customer base.

PROPERTY ADDRESS	7030 Smith Corners Blvd, Charlotte, NC 28269
BUILDING SIZE	±2,437 SF
ZONED	CC
LESAE RATE	\$30/SF/Y NNN







KITCHEN



ONE OF TWO BATHROOMS



KITCHEN WITH 15-FOOT HOOD AND
INSTALLED GREASE TRAP

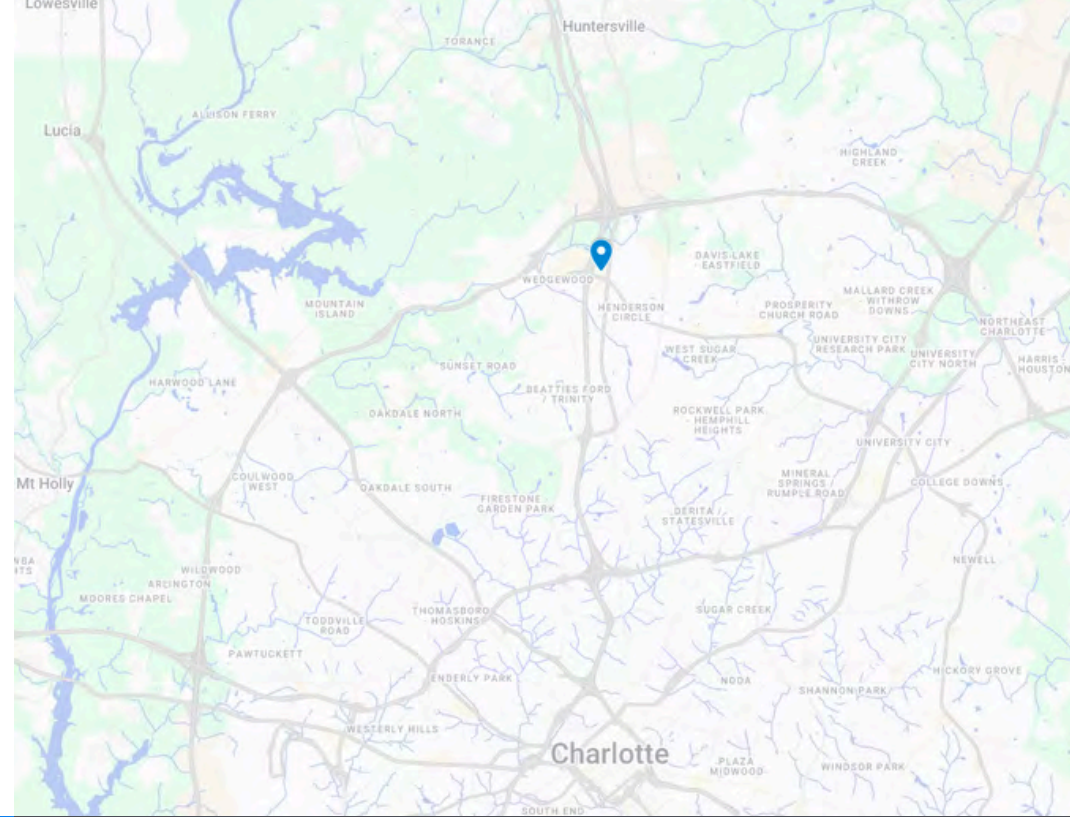


KITCHEN

AREA OVERVIEW

NORTHLAKE | NORTH CHARLOTTE, NC

Located in Charlotte's established Northlake commercial corridor, 7030 Smith Corners Boulevard offers convenient access to I-77, I-485, and W. W.T. Harris Boulevard. The property is situated near Northlake Mall and surrounded by a mix of retail, dining, hotels, and residential communities. Its location provides convenient accessibility for customers throughout North Charlotte, Huntersville, and the surrounding areas.



QUICK FACTS

- Located in the established Northlake commercial corridor
- Convenient access to I-77 and I-485
- Minutes from Northlake Mall
- Near W. W.T. Harris Boulevard
- Surrounded by national retailers, restaurants, and hotels
- Close proximity to established residential communities
- Convenient access to Huntersville and surrounding North Charlotte neighborhoods
- Approximately 10 miles north of Uptown Charlotte
- Positioned within a major retail and commercial destination

DEMOGRAPHICS



\$105,052
AVERAGE HH
INCOME*



61,157
NUMBER OF
HOUSEHOLDS*



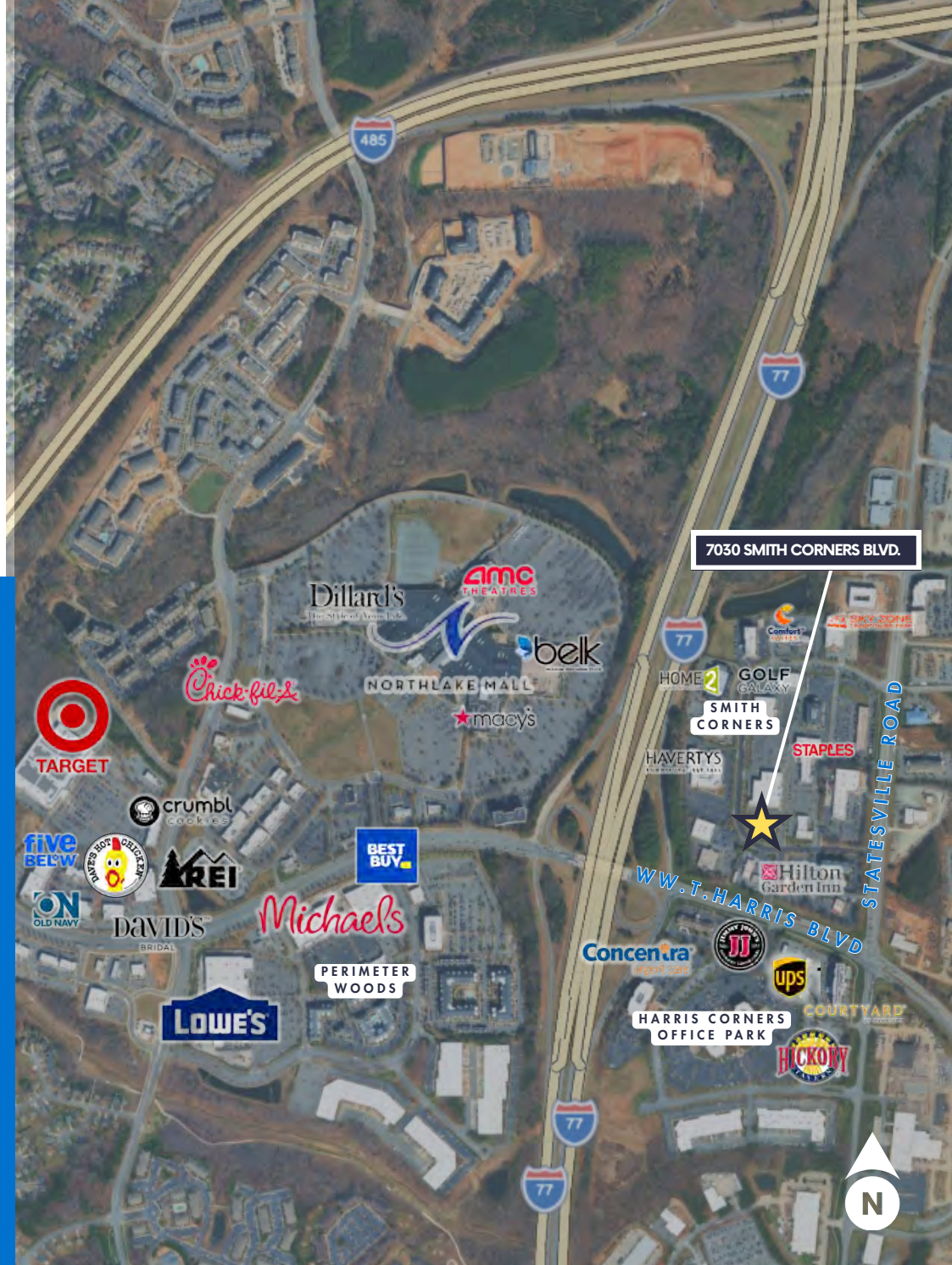
158,907
POPULATION*



±36,859 VPD
TRAFFIC COUNT |
WW.T.HARRIS BLVD

* 5-MILE RADIUS

	1 MILE	3 MILES	5 MILES
POPULATION	4,574	53,048	158,907
NUMBER OF HOUSEHOLDS	2,474	20,681	61,157
AVERAGE HOUSEHOLD INCOME	\$72,104	\$96,436	\$105,052



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Select property photos have been digitally enhanced to remove temporary construction dust. No structural features or finishes have been altered.