



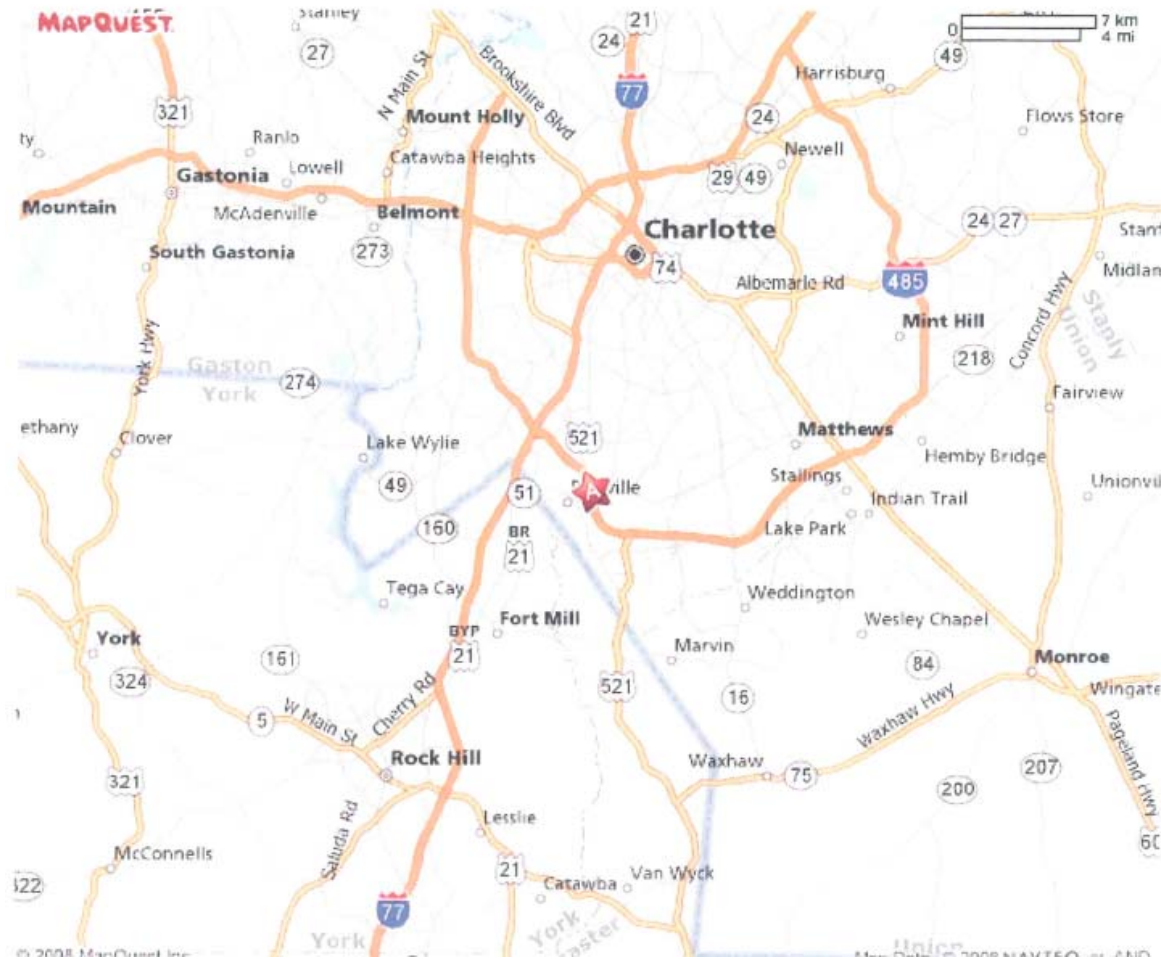
The Centrum Shopping Center
10405 Centrum Parkway, Pineville, NC
-Conversion opportunity-

SouthEast Commercial Real Estate

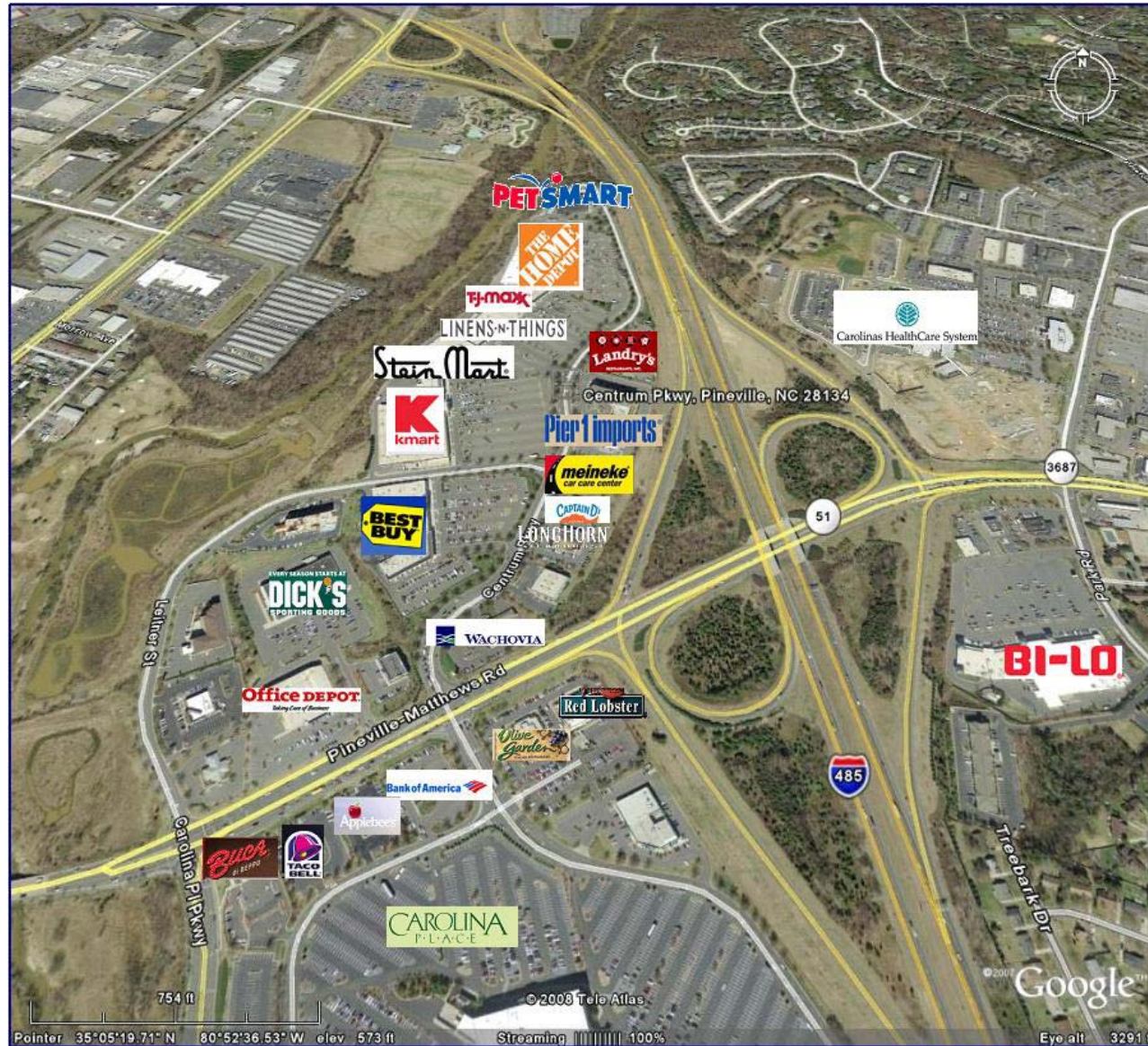
PROPERTY CHARACTERISTICS

- 1.97 acres
- Parking spaces: (127) plus (5) Handicap spaces
- 6,792 SF
- Location- “The Centrum”
- This power center is located across Hwy 51 from Carolina Place Mall in south Charlotte’s busiest retail corridor
- Anchors include Best Buy, Home Depot, KMart, Petsmart
- Visible from I-485 at the Hwy. 51 interchange (Exit 64B)
- Across I-485 from Carolinas Medical Center, South
- 15 minutes from downtown Charlotte

Area Map



Aerial



For Sublease or Assignment

- Initial term expires in July, 2017
- Plus, (3)-Five year Options
- Annual Rent:\$110,000.00/year
- Absolute Net expenses (2008 Taxes:\$22,293.00)
- Turnkey asking price: Reduced, call for price
- Totally remodeled in April, 2006
- Availability: Immediate

Key Demographics

2007 Estimate	1 MILE	3 MILE	5 MILE
Population	5,459	51,637	136,408
Households	2,426	22,509	56,429
Employees	9,522	42,082	97,662
Avg. HH Inc.(\$)	73,741	74,682	91,107
Med. HH Inc. (\$)	62,708	68,668	82,418
2012 Estimate			
POPULATION	5,527	55,134	148,133

LEASING INFORMATION

Michael Keiser

SouthEast Commercial Real Estate Group, Inc.

1401 West Morehead Street, Ste. 125

Charlotte NC 28208

704-370-3000

www.southeastcommercial.com

MKeiser@southeastcommercial.com