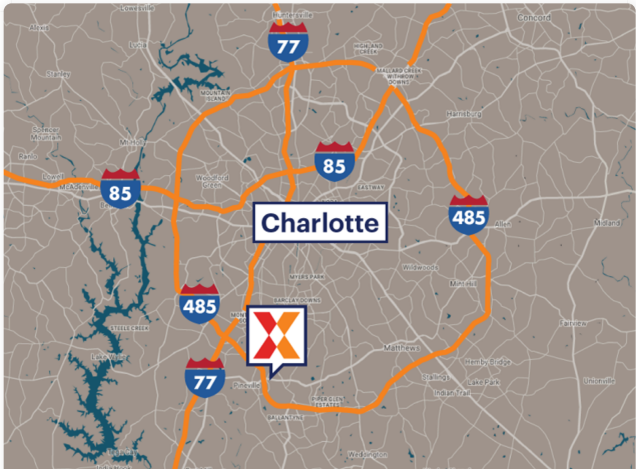


McMullen Creek Market

8318 Pineville-Matthews Rd | Charlotte, NC 28226

Mecklenburg County Charlotte-Concord-Gastonia, NC-SC 290,871 Sq Ft

35.0892, -80.8595



Demographics	1 Mile	3 Miles	5 Miles
Population	12,362	74,637	211,567
Daytime Pop.	15,655	76,189	236,134
Households	5,609	32,034	85,683
Income	\$112,415	\$148,832	\$167,404

Source: Synergos Technologies, Inc. 2024

Walmart Neighborhood Market-anchored center with a lineup of national retailers including Burlington, PopShelf and Dollar Tree, drawing an estimated 3.2M annual visits (Placer.ai 2024)

Surrounded by an affluent and highly educated trade area with an average household income of \$135,000+ and 54% college-educated persons within 3 miles

Strong daytime population of 76,000+ within a 3-mile radius

High visibility from 36,000 vehicles daily on Pineville-Matthews Road (Kalibrate 2022)

Located 1 mile east of 1.2M Sq Ft Carolina Place Mall, a super-regional mall anchored by Belk, Dillard's, JCPenney and Dick's Sporting Goods

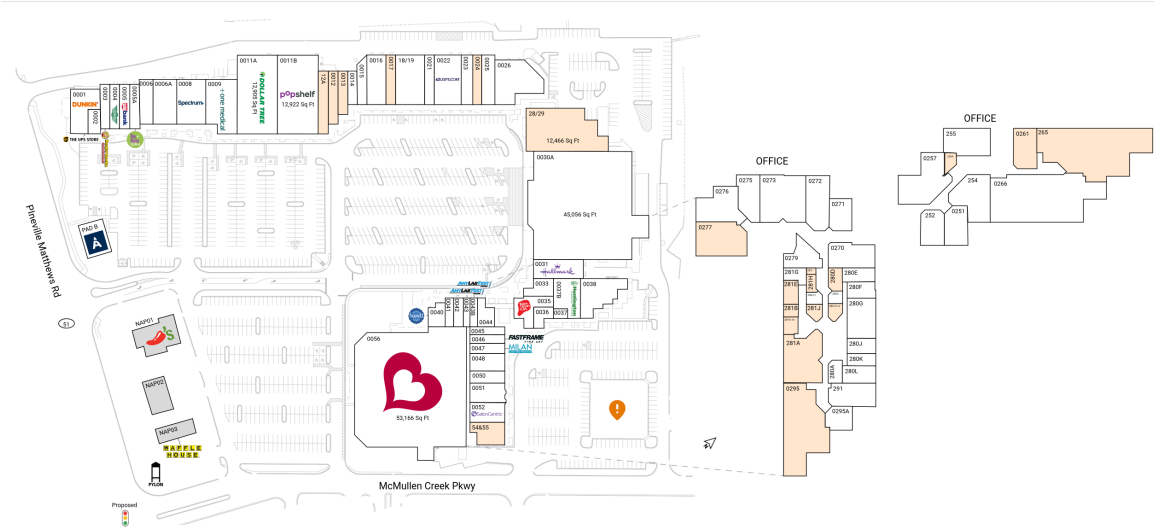


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Available Spaces

0012	2,140 Sq Ft	360°	280 C1-A	160 Sq Ft
12A	2,540 Sq Ft	360°	280D	252 Sq Ft
0013	1,735 Sq Ft	360°	281A	1,520 Sq Ft
0017	2,000 Sq Ft	360°	281A-1A	175 Sq Ft
0024	2,000 Sq Ft	360°	281B	124 Sq Ft
28/29	12,466 Sq Ft	360°	281E	213 Sq Ft
54&55	2,844 Sq Ft	360°	281H	162 Sq Ft
256A	120 Sq Ft		281I	149 Sq Ft
0261	325 Sq Ft		281J	170 Sq Ft
265	5,287 Sq Ft		0295	2,833 Sq Ft
0277	1,432 Sq Ft		OPO 1	0 Sq Ft

Current Tenants Space size listed in square feet

0001	Dunkin'	4,283	0047	Milan Laser	1,644
0002	The UPS Store	1,137	0048	Whole Pet Veterinary Hospital	2,834
0003	Hungry Howie's Pizza & Subs	1,800	0050	Chiropractic Fitness	1,974
0004	Wingstop	1,800	0051	Rice & Spice Thai Street Food	3,122
0005	U.S. Bank	1,800	0052	SalonCentric	3,217
0005A	Rio body wax	1,800	0056	Burlington	53,166
0006	Mr. Tokyo Japanese Restaurant	2,610	0251	Wingate University	749
0006A	Metro Diner	4,463	252	The Law Office of Matthew D. P	705
0008	Spectrum	5,400	254	Tax Pro Consult and Bookkeepin	1,249
0009	One Medical	6,200	255	David Hardman	969
0011A	Dollar Tree	12,905	0257	TruVive Clinic	1,157
0011B	pOpshelf	12,922	0266	Foundation Risk Partners	3,847
0014	Quick Wok	1,335	0270	Edge Salon	932
0015	Cigarettes & More	1,760	0271	Laura's Colombian Esthetic	622
0016	The Soccer Shop	4,000	0272	Collective Studios	1,066
18/19	Lebo's	6,080	0273	First Financial Security	1,760
0021	Pineville Nutrition	1,966	0275	Accounting Multiservices LLC	777
0022	United States Postal Service	5,600	0276	Reyna Beauty	1,110
0023	Fit to Fight Charlotte	2,400	0279	Avanti Salon & Spa, Inc.	763
0025	Anna's Alterations	2,432	280-C1	Skin2NVFacial and WaxingStudio	160
0026	My Salon Suite	6,176	280A	Beyond the Face	252
0030A	Walmart	45,056	280C-	Servicios Plus	140
0031	Hallmark Cards	3,903	280E	LaLa Lashes	360
0033	Los Paisas Restaurant	2,000	280F	Fincom Services	348
0035	Bonchon	2,820	280G	Flex Insurance	897
0036	Dog Gone Beautiful	1,080	280J	Collective Studios	345
0037	Stylash Spa	580	280K	Doriane Hair Salon	274
0037B	Huntington Learning Centers	2,400	280L	Stuart Cohen, PHD	477
0038	704 Korean BBQ Restaurant	4,999	281G	Nova Total Body	162
0040	Nothing Bundt Cakes	1,820	291	TK Beauty Lounge	849
0041	Nazo's	1,190	0295A	Divine Touch Beauty	500
0042	Alo Nail Lounge	1,341	PAD B	Aspen Dental	3,500
0043	ANY LAB TEST NOW	1,080	NAP01	Chili's Grill & Bar	0
0043B	ANY LAB TEST NOW	869	NAP02	Speedy Lube	0
0044	Charlotte Driving Academy	1,955	NAP03	Waffle House	0
0045	Tower Place Barber Shop	905			
0046	FastFrame	1,430			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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