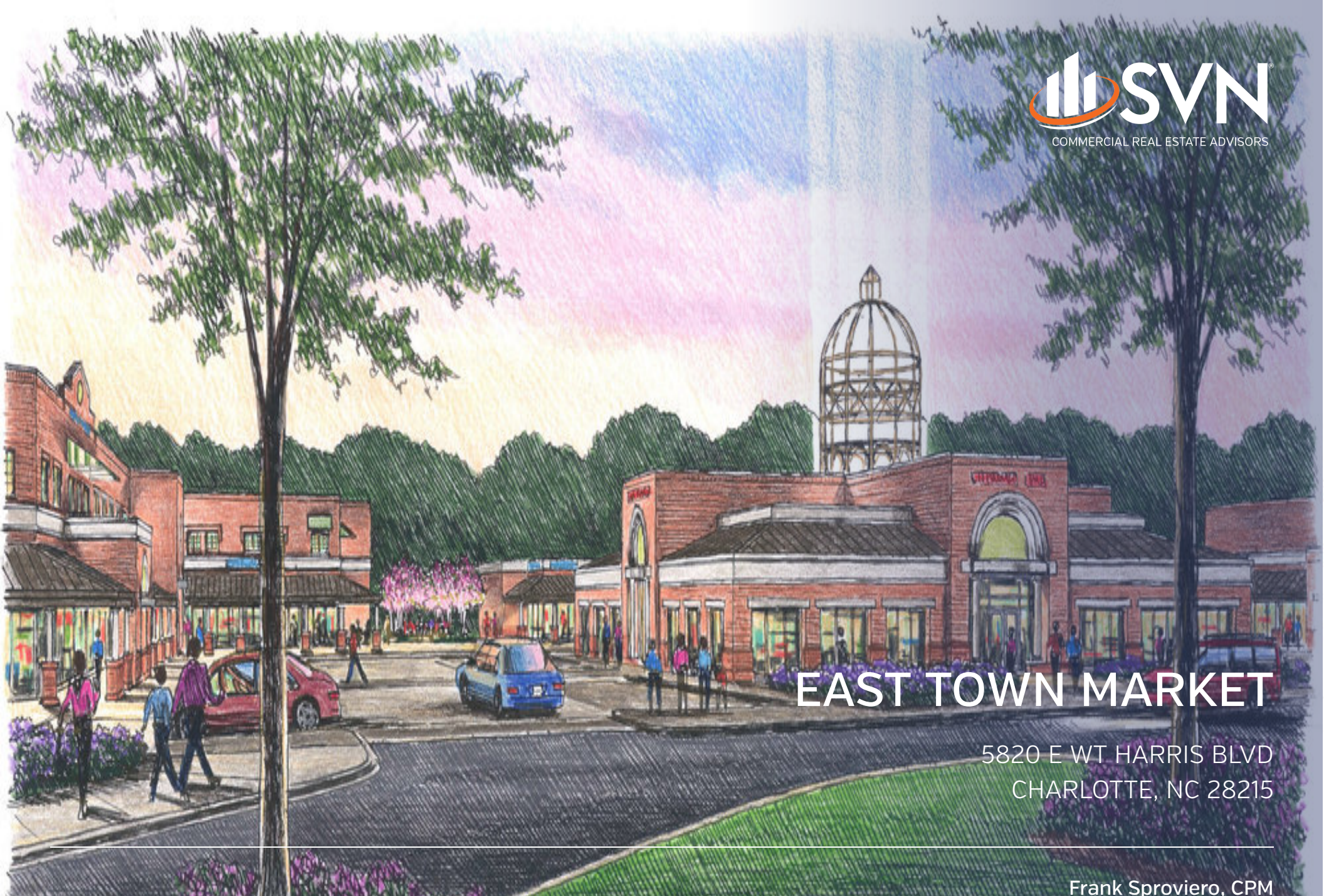


# EAST TOWN MARKET

5820 E WT HARRIS BLVD  
CHARLOTTE, NC 28215







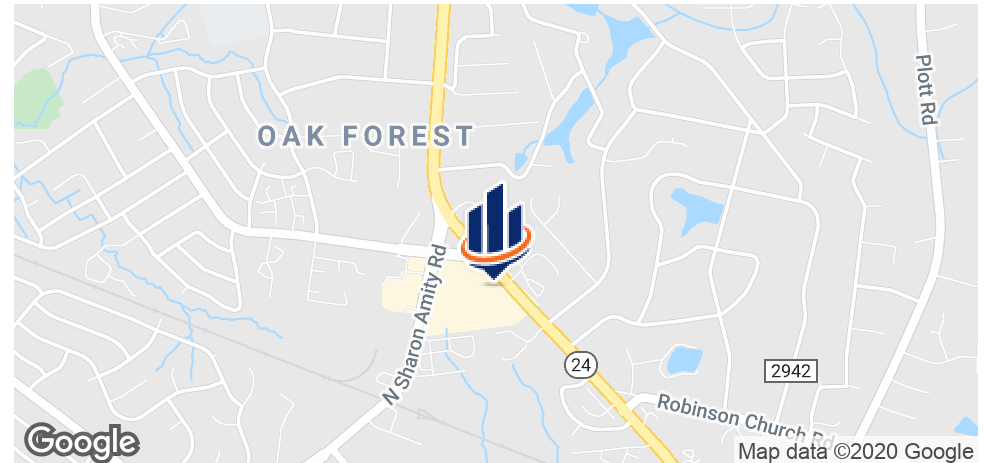
# EAST TOWN MARKET

5820 E WT HARRIS BLVD  
CHARLOTTE, NC 28215

Frank Sproviero, CPM



# Property Summary



## OFFERING SUMMARY

|                         |               |
|-------------------------|---------------|
| Available Offices       | 610 - 1450 SF |
| Office Rate             | \$15/SF Gross |
| Year Built / Renovated: | 1985 / 2019   |
| Building Size:          | 182,362 SF    |

## PROPERTY OVERVIEW

An open-air retail and office center in the heart of East Charlotte offering a diverse, growing mix of retailers, restaurants & services. Ground floor retail with 2nd level office.

## PROPERTY HIGHLIGHTS

- Diverse retail and office tenant mix for over 20 years
- Newly renovated offices and common area
- Luxurious conference room
- Convenient break room
- New ownership is nearing completion of an extensive renovation project to transform East Town Market into a dynamic complex

# Available Offices



**LEASE RATE:** \$15.00 SF/YR

**LEASE TYPE:** Gross

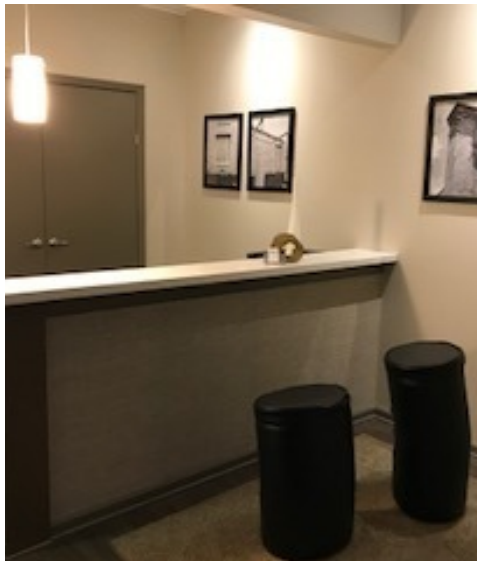
**TOTAL SPACE:** 610 - 1,450 SF

**LEASE TERM:** Negotiable

| SPACE | SPACE USE                       | LEASE RATE    | LEASE TYPE | SIZE     | TERM       | COMMENTS      |
|-------|---------------------------------|---------------|------------|----------|------------|---------------|
| T101  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 685 SF   | Negotiable | Available now |
| T109  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 843 SF   | Negotiable | Available now |
| T202  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 1,143 SF | Negotiable | Available now |
| T208  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 610 SF   | Negotiable | Available now |
| T215  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 1,450 SF | Negotiable | Available now |
| T222A | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 925 SF   | Negotiable | Available now |
| T232  | Office / Multi-functional space | \$15.00 SF/yr | Gross      | 752 SF   | Negotiable | Available now |



# Office Finishes



# Office Plan





# Site Plan



| KEY                 |  |
|---------------------|--|
| Property 16.4 acres |  |
|                     | Pylon                                      |
|                     | Single Level Retail                        |
|                     | Two Level Retail - Ground Office - Level 2 |



# Exterior Renovation Rendering





# Location Map



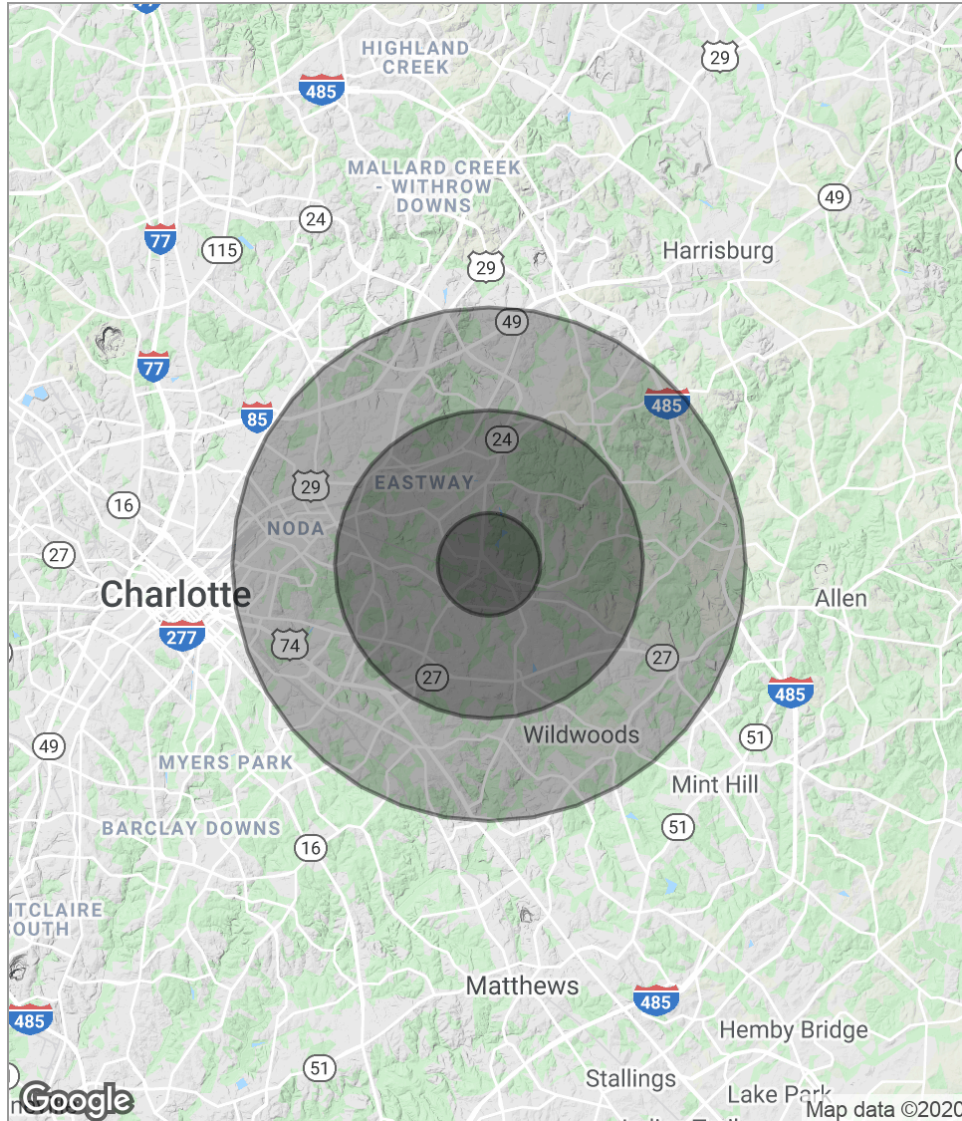


# Neighbor Map





# Demographics



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 11,524    | 84,366    | 215,278   |
| Median age          | 29.8      | 32.4      | 32.2      |
| Median age [Male]   | 28.8      | 30.9      | 31.0      |
| Median age [Female] | 31.2      | 34.1      | 33.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 4,293     | 32,579    | 83,604    |
| # of persons per HH | 2.7       | 2.6       | 2.6       |
| Average HH income   | \$45,965  | \$45,732  | \$49,868  |
| Average house value | \$116,879 | \$125,852 | \$134,867 |

\* Demographic data derived from 2010 US Census



# Advisor Bio & Contact

## FRANK SPROVIERO, CPM

Senior Advisor



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frank.sproviero@svn.com

## PROFESSIONAL BACKGROUND

Frank Sproviero has been active in the Real Estate industry for over 25 years, starting his professional career as a mixed use & multi-family property manager in the early 90's, and then transitioning to commercial property and asset management soon after.

Frank earned the internationally observed Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and is a licensed Real Estate Broker in both North Carolina and Connecticut.

Over many years in the industry, Frank has had the great opportunity to provide a multitude of management and brokerage services for his clients, and is adamant that he and his team's practices are based on integrity, honesty, trust and providing an unlimited value to their property owners and tenants.

Before moving to Charlotte NC. with his family, Frank headed up the Asset & Property Management division for 21st. Century Management Inc. for 15 years, where he gained priceless experience in brokering and managing all aspects of multi-tenant office complexes, retail shopping centers, industrial flex properties, free standing single tenant retail sites and franchised & non-franchised hotels.

## EDUCATION

Western Connecticut State University  
Institute of Real Estate Management

## MEMBERSHIPS & AFFILIATIONS

Brokerage & Management Specialties:

Retail  
Office  
Industrial  
Hospitality

Product Council Affiliations:

Property Management (Council Co-Chairperson)  
Corporate Real Estate Services  
Distressed Assets  
Retail  
Office  
Industrial  
Hospitality