



RETAIL AND OUTPARCELS FOR LEASE

5000 PROSPERITY CHURCH ROAD

CHARLOTTE, NORTH CAROLINA

CBRE

PROPERTY INFORMATION

NEW ANCHORED SHOPPING CENTER DEVELOPMENT

GROWING SUBMARKET

The site is comprised of 52.58 acres of undeveloped land in Charlotte. The booming Prosperity Church submarket is adjacent to Highland Creek near Concord Mills.

The recent completion of I-485 has resulted in the rapid residential and commercial growth in this already popular area in Charlotte, NC. The entire property is undergoing a rezoning to allow for more uses.

- **Easy access from I-485**
- **Low vacancy rates in surrounding retail centers**
- **Opportunity to cater to a mix of customers**
- **Very high income levels in nearby areas**
- **Significant population growth each year**
- **High traffic counts:**

18,000 VPD on Prosperity Church Road

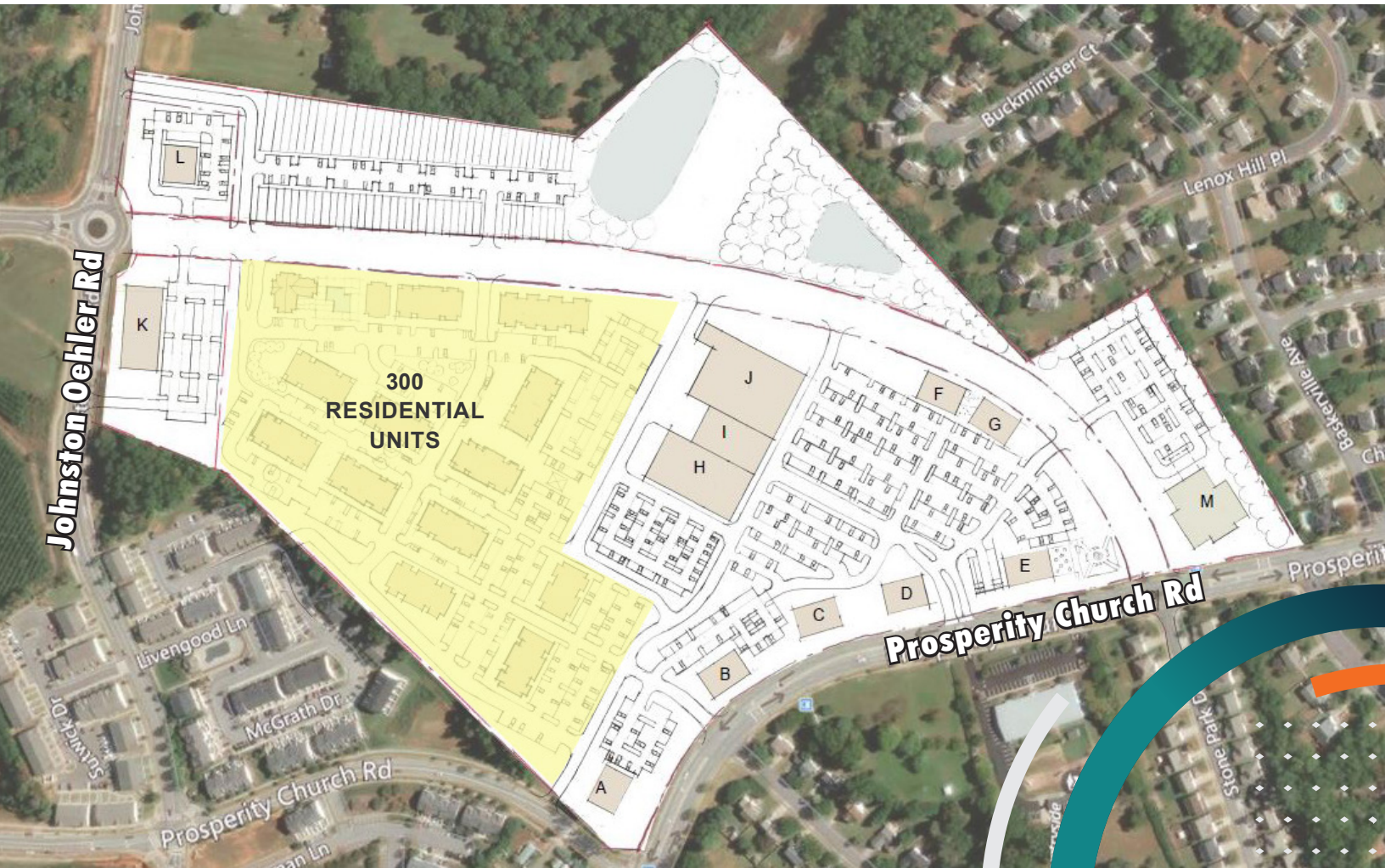
86,000 VPD on I-485

AREA DEMOGRAPHICS

2018	1 MILE	3 MILES	5 MILES
BUSINESSES	114	1,417	4,281
POPULATION	8,662	63,129	144,263
2023 PROJECT POPULATION	9,373	68,761	160,520
HOUSEHOLDS	3,457	25,965	60,331
AVERAGE HOUSEHOLD INCOME	\$98,664	\$102,685	\$89,508

SITE PLAN OPTION

OCCUPANCY	BUILDING	AREA IN SF	ACREAGE
GROCER	J	30,000	
RETAIL/RESTAURANT	A	5,000	1.35
RETAIL/RESTAURANT	B	5,000	1.5
RETAIL/RESTAURANT	C	5,000	1.25
RETAIL/RESTAURANT	D	5,000	1.25
RETAIL/RESTAURANT	E	5,000	1.5
RETAIL/RESTAURANT	F	5,000	
RETAIL/RESTAURANT	G	5,000	1.5
FITNESS	H	22,000	
RETAIL	I	13,000	
RETAIL	K	13,000	2
INSTITUTIONAL	L	5,000	1.5
INSTITUTIONAL	M	20,000	3



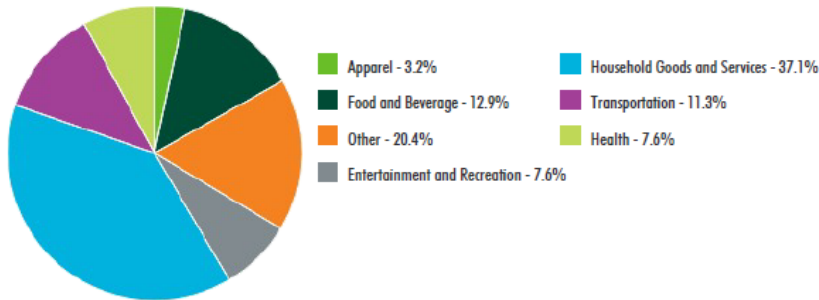
TARGET TENANTS

- FOOD & BEVERAGE
- HEALTH & FITNESS
- FINE DINING
- QSR
- ENTERTAINMENT
- MEDICAL
- INSTITUTIONAL
- TAPROOM/WINE BAR

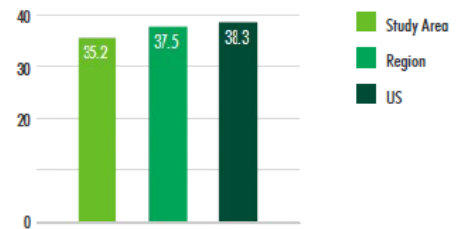
An authentic and relevant shopping, dining and gathering experience catering to a dynamic mix of customers.



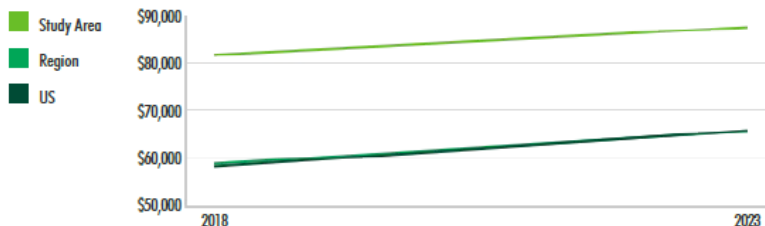
2018 CONSUMER EXPENDITURES



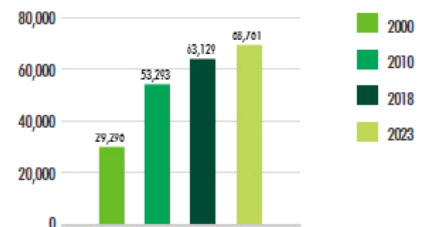
2018 MEDIAN AGE



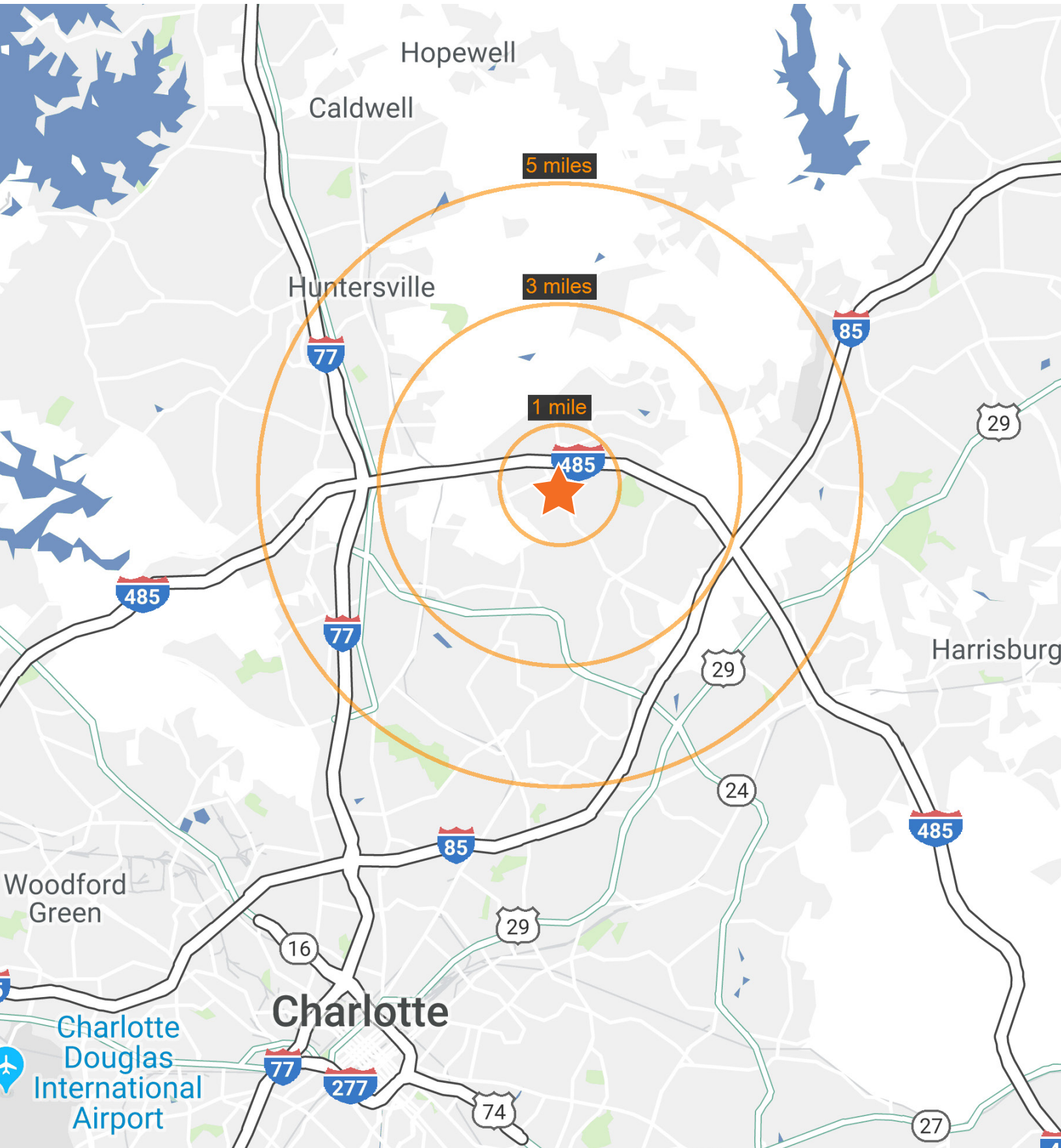
MEDIAN HOUSEHOLD INCOME BY YEAR



POPULATION BY YEAR



CHARLOTTE MSA



RETAIL AND OUTPARCELS FOR LEASE

5000 PROSPERITY CHURCH ROAD

CHARLOTTE, NORTH CAROLINA

CONTACT US

JOYCE BEACH

First Vice President
+1 843 577 1158
joyce.beach@cbre.com

KATHERINE SOUTHARD

Senior Associate
+1 704 661 3165
katherine.southard@cbre.com

JOSEPH PURZE

Associate
+1 843 720 3545
joseph.purze@cbre.com

CAMILLE CHRISTIE

Associate
+1 704 331 1226
camille.christie@cbre.com

CBRE

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.