



RETAIL PROPERTY FOR LEASE

PROVIDENCE PLAZA

2907 PROVIDENCE ROAD, CHARLOTTE, NC 28211



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,309 - 2,575 SF
Lease Rate:	Please Call
Lease Type:	\$5.86 NNN
Lot Size:	4.17 Acres
Year Built:	2007
Building Size:	103,118 SF
Traffic Counts:	32,000 AADT (Providence Rd. @ subject property) 27,000 AADT (S. Sharon Amity @ subject property)

PROPERTY OVERVIEW

Total GLA: Office - 53,671 SF / Retail - 49,447 SF

Onsite Retail: Chipotle, Mezzanotte, Flywheel, Chipotle, Metropolitan Ballroom, Poppy's Bagels, Aqua Tots, Ballantyne Nail Spa, Massage Envy, Sunny's Dry Cleaning, Hair Fairies, and Juice Bar.

PROPERTY HIGHLIGHTS

- Mixed used property offering office retail/restaurant.
- Bldg. A Suite 102 A (1,309 SF) is available.
- Bldg. C Suite 100 (2,575 SF) a former restaurant is available.
- Intersection of Sharon Rd. and Providence Rd.
- High Traffic Counts: Providence Rd. 32,000 VPD; S. Sharon Amity Rd. 27,000 VPD

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DEMOGRAPHICS

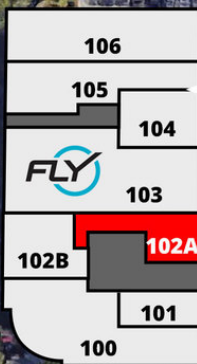


	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,242	78,857	248,679
Households	2,805	35,050	107,000
Families	1,868	19,368	57,458
Average Household Size	2.57	2.19	2.26
Owner Occupied Housing Units	2,174	21,415	56,246
Renter Occupied Housing Units	631	13,635	50,754
Median Age	40.6	38.1	34.6
2017 Summary			
Population	8,176	87,383	282,241
Households	3,127	38,751	122,014
Families	2,071	21,092	63,681
Average Household Size	2.61	2.20	2.26
Owner Occupied Housing Units	2,328	22,170	58,764
Renter Occupied Housing Units	799	16,581	63,249
Median Age	42.5	39.5	35.6
Median Household Income	\$110,529	\$78,532	\$55,385
Average Household Income	\$175,710	\$128,837	\$94,681
2022 Summary			
Population	8,956	94,663	308,231
Households	3,411	41,987	133,551
Families	2,251	22,689	68,914
Average Household Size	2.62	2.21	2.26
Owner Occupied Housing Units	2,530	23,899	63,638
Renter Occupied Housing Units	882	18,088	69,913
Median Age	44.0	40.6	36.1
Median Household Income	\$116,004	\$89,308	\$63,900
Average Household Income	\$189,391	\$143,047	\$106,317
Data for all businesses in area			
Total Businesses	406	5,097	14,896
Total Employees	3,697	70,324	240,204
Employee/Residential Population Ratio	45	80	85

SITE PLAN

SSHARON AMITY RD

BUILDING A



LOWER DECK - 127 PARKING SPACES
UPPER DECK - 129 PARKING SPACES

ME Massage Envy



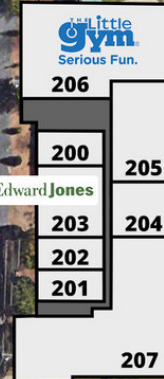
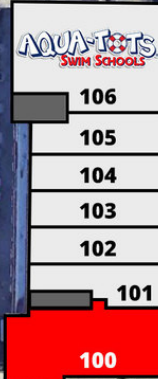
BUILDING D

100 101 102

BUILDING C

1ST FLOOR

2ND FLOOR



DESIGNATED EMPLOYEE PARKING
112 PARKING SPACES

PROVIDENCE RD

2907 - BUILDING A

100	MEZZANOTTE	3,003 SF
101	JUICE BAR OF CHARLOTTE	910 SF
102A	AVAILABLE	1,309 SF
102B	CHOATE	1,305 SF
103-104	FLYWHEEL SPORTS	4,565 SF
105-106	MASSAGE ENVY	5,315 SF

2921 - BUILDING D

100	CHIPOTLE MEXICAN GRILL	2,725 SF
101	XS-HAIR	1,200 SF
102	POPPY'S BAGELS & MORE	1,800 SF

2935 - BUILDING C

100	AVAILABLE	2,575 SF
101	SUNNY'S DRY CLEANING	1,635 SF
102	BALLANTYNE NAIL SPA	1,405 SF
103	PINK HANGER BOUTIQUE	1,405 SF
104	SECRET CHOCOLATIER	1,440 SF
105-106	AQUA TOTS	5,375 SF
200	METROPOLITAN BALLROOM	4,560 SF
201	HAIR FAIRES	620 SF
202	ZELLER/MENDE DESIGNS	630 SF
203	EDWARD JONES	1,255 SF
204	CLT. SPORTS PER. & REHAB	1,020 SF
205	MARTIAL ARTS UNIVERSITY	1,705 SF
206	THE LITTLE GYM	3,070 SF
207	STAYMOBILE	620 SF

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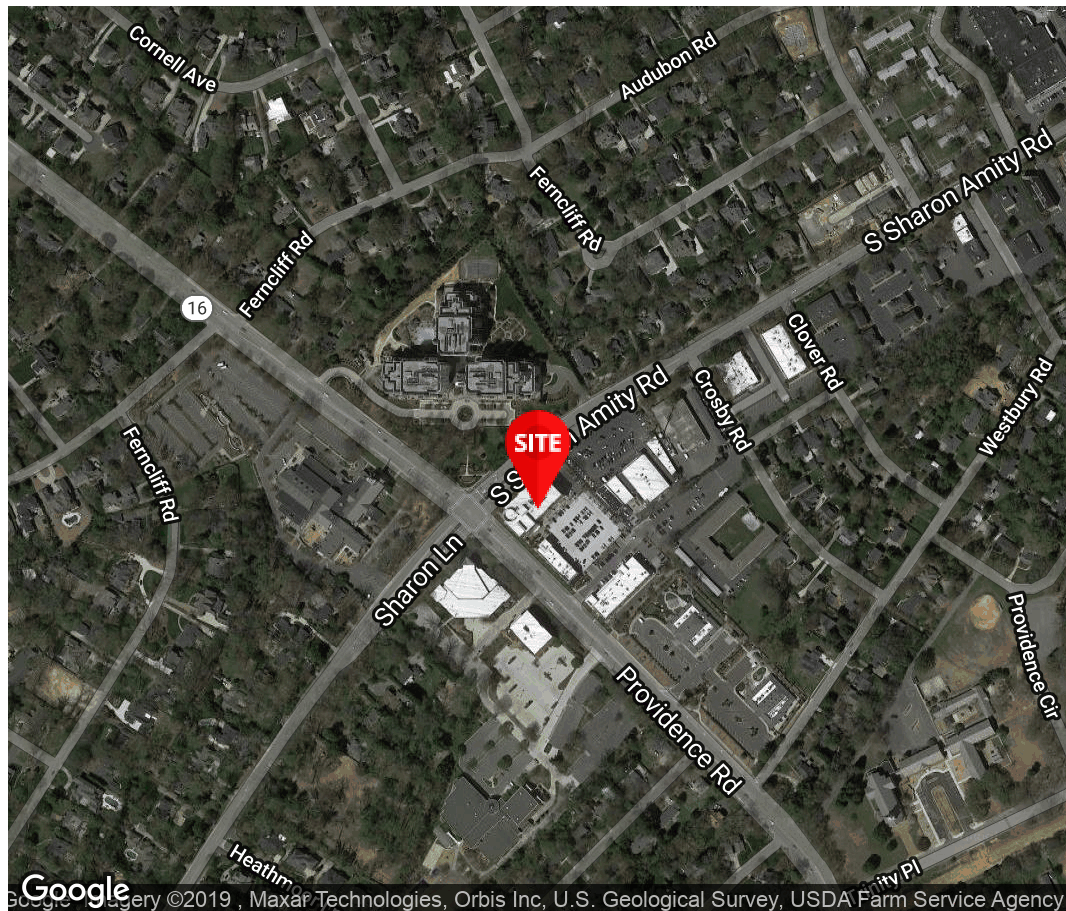
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ADDITIONAL PHOTOS





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