



RIVERBEND

VILLAGE

Life has never been more convenient

RETAIL • OFFICE • RESIDENTIAL • MEDICAL

FOR LEASING OPPORTUNITIES

WELLS HERNDON

wells@simpsoncre.com

(336) 407-2181



SIMPSON
— COMMERCIAL REAL ESTATE —

OVERVIEW

ABOUT RIVERBEND

Riverbend Village is a dynamic mixed use development conveniently located at the intersection of I-485 and Highway 16 in Charlotte, NC. With excellent amenities, shopping, and plentiful activities for the whole family, Riverbend is the ideal destination for Charlotte residents to live, work and play. Life has never been more convenient than at Riverbend Village.

The largest development due this year is Riverbend Village in Northwest Charlotte at 200,000 square feet. The mixed-use project will also house the headquarters of Corning Optical Communications and 370 residential units in 2019, with a hotel and additional office space due next year *(Source: Marcus & Millichap Charlotte Investment Forecast, 2019).*



RETAIL

185,000 SF OF RETAIL SHOPS & RESTAURANTS

ANCHORS



RIVERBEND
LUXURY APARTMENT LIVING



CORNING

OFFICE

375,000 SF OF OFFICE OCCUPIED BY
CORNING OPTICAL COMMUNICATIONS
HEADQUARTERS - FIRST PHASE NOW OPEN
WITH 650 EMPLOYEES

MEDICAL

MEDICAL OFFICE AND FULL-SERVICE HOSPITAL
BY NOVANT HEALTH

HOSPITALITY

120 ROOM COURTYARD BY MARRIOTT
DELIVERY - LATE 2020

MULTI-FAMILY

266 CLASS A APARTMENTS - NOW OPEN

SINGLE FAMILY

105 TOWNHOMES BY RYAN HOMES
DELIVERING 2020
NOW SELLING!

PROPERTY OVERVIEW

CORNING
HEADQUARTERS

Ryan
Homes
2020

DUNKIN' DONUTS **ups** **tropical SMOOTHIE CAFE**

Harris Teeter
NOW OPEN

RIVERBEND
LUXURY APARTMENT LIVING

TACO BELL

Harris Teeter
FUEL

COURTYARD
Marriott
2020

PetPeople
AT&T

Jersey Mike's **REPAIRING SHOES** **THE JOINT chiropractic**
Great Clips **Elife NAIL SPA**

N. NOVANT
HEALTH

Chick-fil-A
Freddy's
STEAKBURGERS

Johnny Brusco's Pizza
NEW YORK STYLE

F45 **HEARTLAND DENTAL** **TotalBond VETERINARY HOSPITALS**
Relationships Make The Difference

PHASE II

NOW PRE-LEASING

DELIVERING Q1 2021

PHASE II

LEASING PLAN

PHASE I

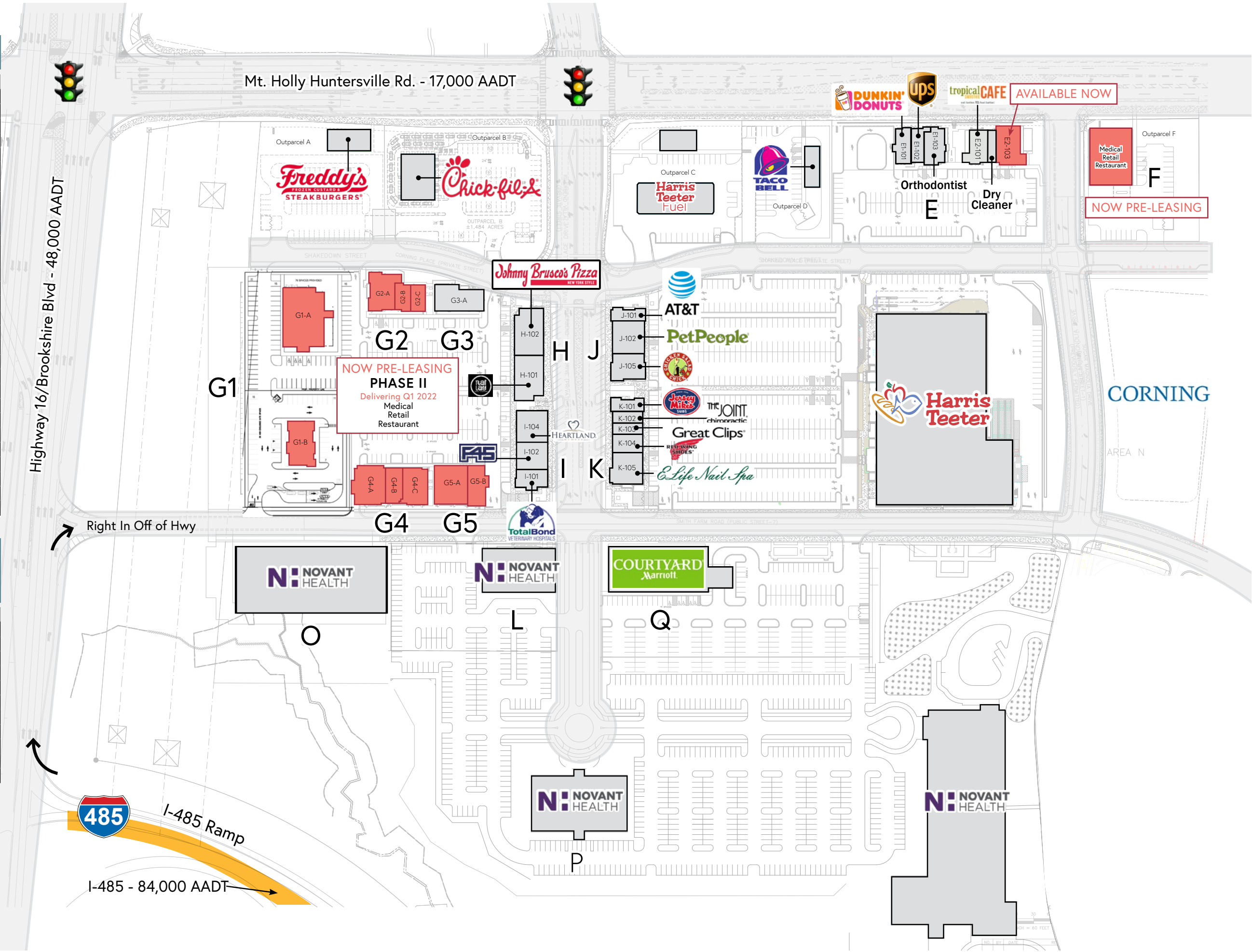
SPACE	SF	TENANT
A	3,800	Freddy's
B		Chick-fil-A
C		Harris Teeter Fuel
D	2,700	Taco Bell
E1-101	2,025	Dunkin' Donuts
E1-102	1,472	UPS
E1-103	2,481	Orthodontist
E2-101	2,115	Tropical Smoothie Cafe
E2-102	820	Dry Cleaner
E2-103	3,154	AVAILABLE NOW
F	8,000	Available - Sale or Ground Lease Medical, Retail, Restaurant Uses
H-101	3,483	Ray Lai Thai
H-102	3,706	Johnny Brusco's Pizza
I-101	1,800	Total Bond Vet Clinic
I-102	1,400	F45 Training
I-104	3,408	Heartland Dental
J-101	1,365	AT&T
J-102	3,657	Pet People
J-105	2,720	Chicken Salad Chick
K-101	1,462	Jersey Mike's Subs
K-102	1,135	The Joint
K-103	1,132	Great Clips
K-104	1,868	Red Wing Shoes
K-105	3,202	Elife Nail Spa
L	7,000	Novant Health
M	78,000	Harris Teeter
O		Novant Health
P	60,000	Novant Health

PHASE II - NOW PRE-LEASING
DELIVERING Q1 2021
MEDICAL, RETAIL, RESTAURANT USES

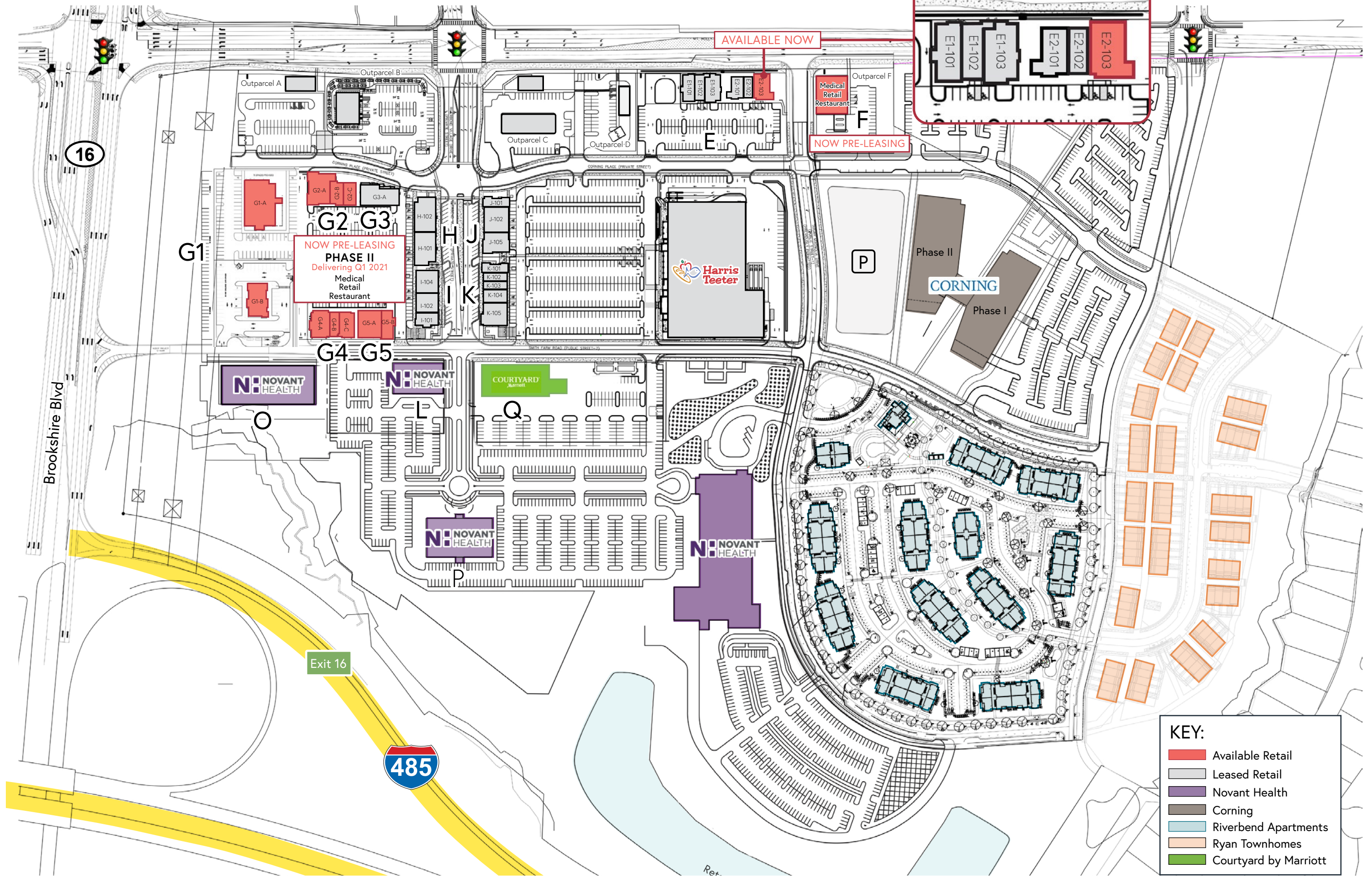
SPACE	SF	TENANT
G1-A	8,100	Available - Phase II
G1-B	6,575	Available - Phase II
G2-A	3,054	Available - Phase II
G2-B	880	Available - Phase II
G2-C	1,393	Available - Phase II
G3-A	2,894	Novant GoHealth
G4-A	2,687	Available - Phase II
G4-B	1,592	Available - Phase II
G4-C	1,753	Available - Phase II
G5-A	3,005	Available - Phase II
G5-B	1,292	Available - Phase II

KEY:

- Signed Lease or Closed Sale
- Available Space



SITE PLAN - OVERALL



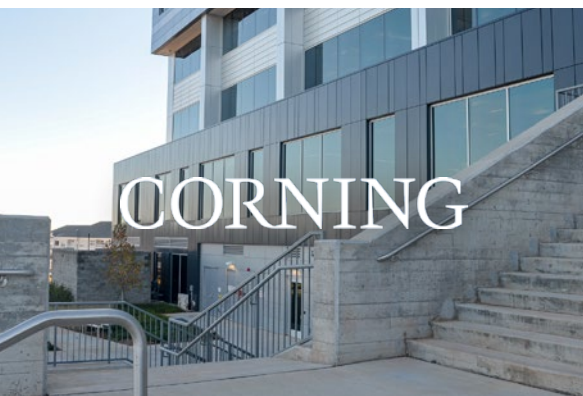
THE ANCHORS OF RIVERBEND



GROCERY

78,000 SF Harris Teeter
and Fuel Station

Largest Harris Teeter in the Charlotte
region with record breaking sales



OFFICE

Corning Optical Communications Headquarters

Fortune 300 company in high-growth mode with 650
employees and growing quickly

Corning to construct an additional 182,500 SF building on
their campus, more than doubling the employment on site



MEDICAL

250,000+ SF Medical Campus

Includes 50+ beds and several MOB's with specialties such as:

- Urgent Care
- Family Medicine
- Internal Medicine
- Laboratory Services
- Cancer Services
- Imaging
- Pediatrics & Subspecialties
- Neurology
- Cardiology/Vascular
- OB/GYN Services
- Behavioral Health/Psychiatry Services
- General Surgical Services
- Orthopedics/Sports Medicine
- Physical Therapy



THE ANCHORS OF RIVERBEND



HOSPITALITY

120 Room Courtyard by Marriott

Featuring luxury amenities such as plush bedding, flexible workspaces, fast & free Wi-Fi and thoughtfully designed guestrooms.



MULTI-FAMILY

Riverbend Apartments has 266 class A units on site. With brand new luxury one, two and three bedroom floor plans, Riverbend Apartments boasts great amenities and convenient location.

- 1 Bedroom - \$1,115-1,225
- 2 Bedroom - \$1,360-1,435
- 3 Bedroom - \$1,650



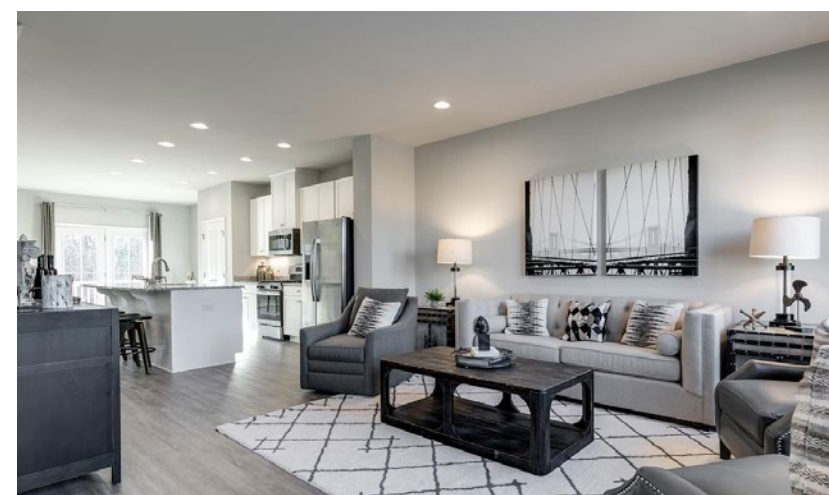
SINGLE FAMILY

Riverbend Town by Ryan Homes

105 townhomes on site

3 Bed/2+ Bath | 1,741+ SF
Starting at \$248,990

3+ Bed/2+ Bath/1+ Half Bath | 2,034+ SF
Starting at \$274,990



MEDICAL EPICENTRE



NOVANT HEALTH MEDICAL CAMPUS AT RIVERBEND

SERVING AS THE
MEDICAL EPICENTRE
OF THE SUBMARKET

250,000+ SF CAMPUS

FULL-SERVICE HOSPITAL

50+ HOSPITAL BEDS

SEVERAL MOB'S

SPECIALTY DOCTORS



SITE OVERVIEW



RIVERBEND VILLAGE

AMERICA RUNS ON DUNKIN'

TOTALBOND VETERINARY HOSPITAL

FREDDY'S STEAKBURGERS

The UPS Store

JOHNNY BRUSCO'S PIZZA

Neighborhood Food & Pharmacy

NAIL SPA

JERSEY MIKE'S

tropical CAFE

RETAILERS COMING SOON

COURTYARD Marriott

MEDICAL OFFICE: 250,000SF

NOVANT HEALTH

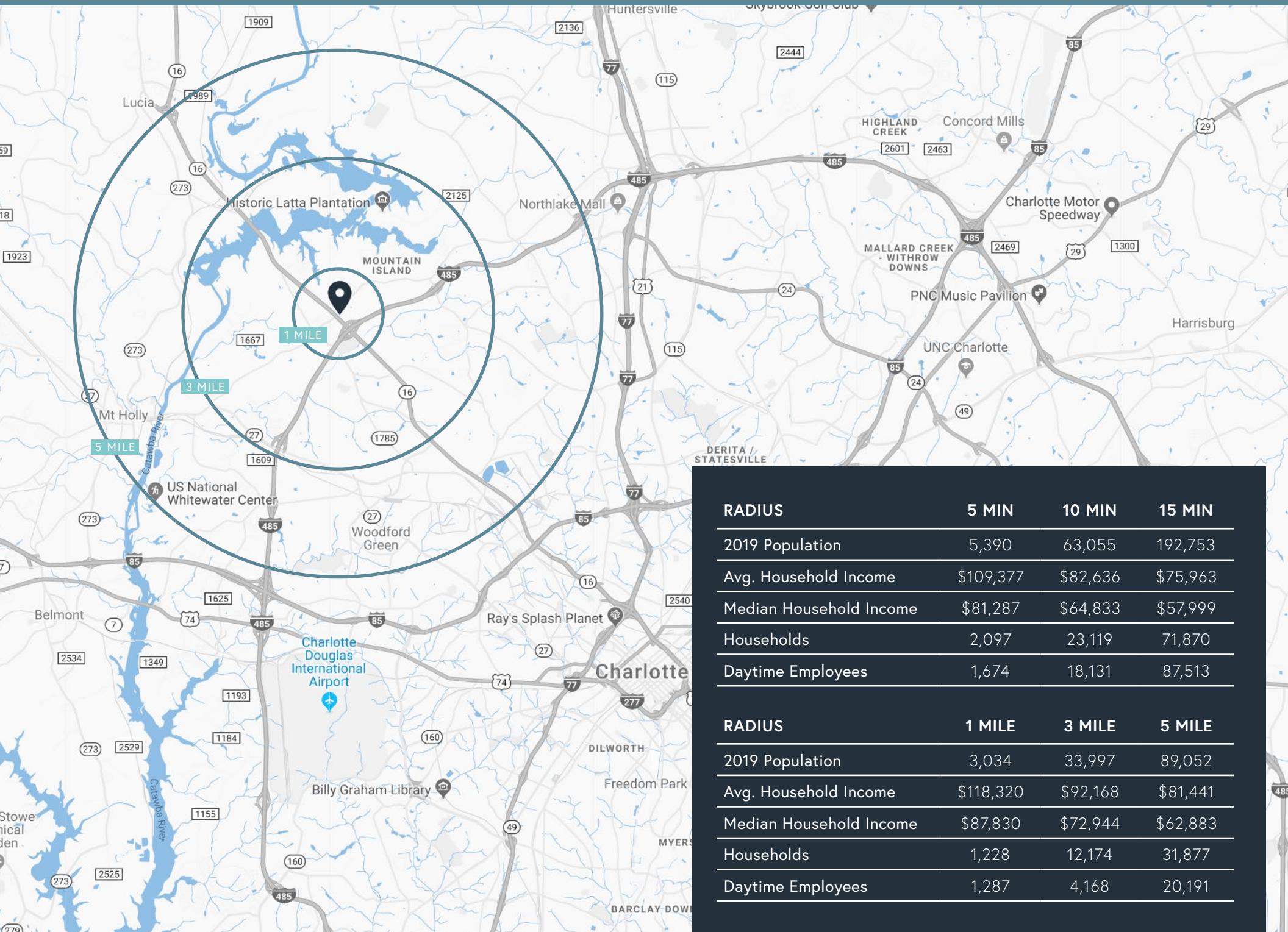
OFFICE: 375,000SF

CORNING

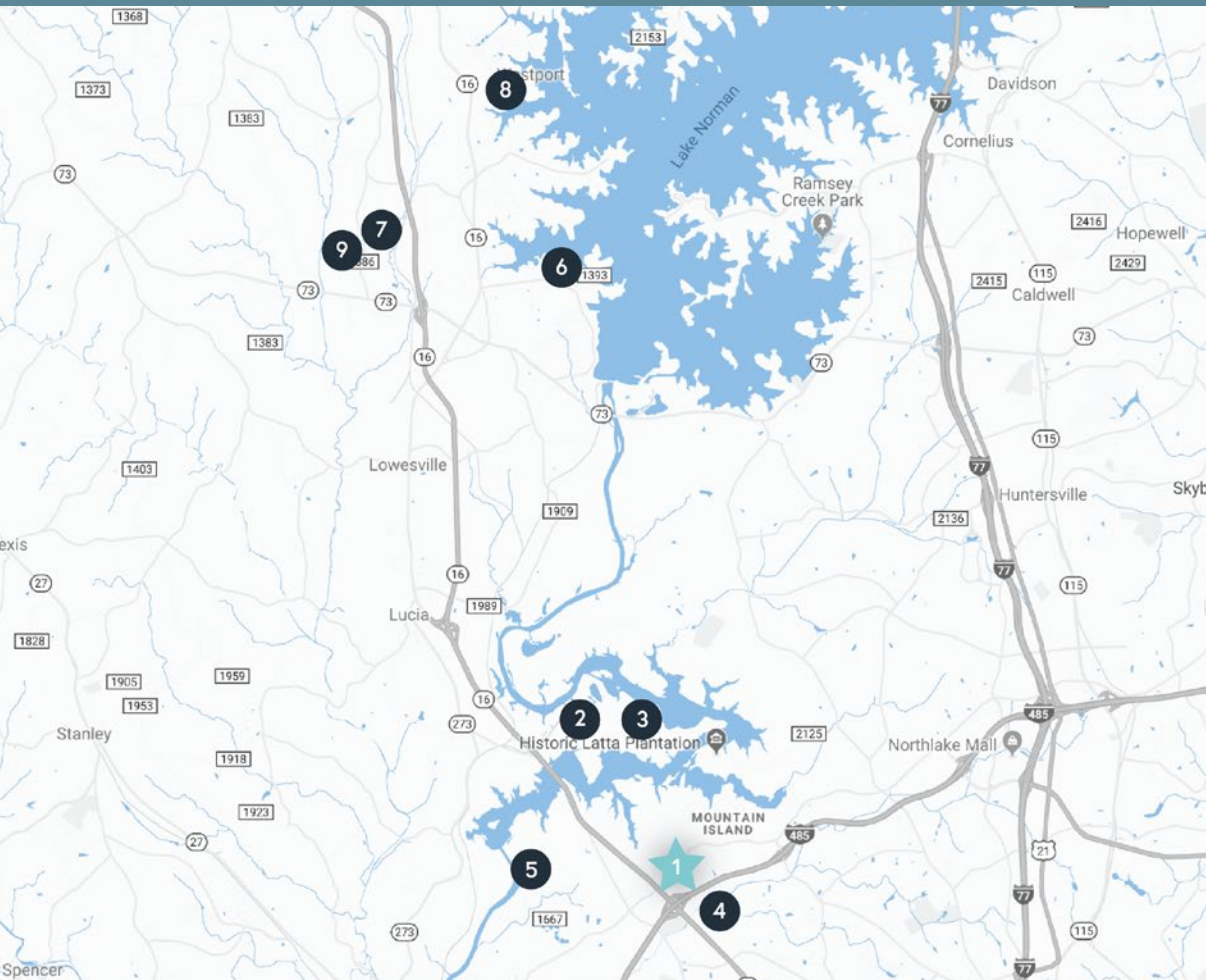
RESIDENTIAL

RIVERBEND LUXURY APARTMENT LIVING

Ryan Homes



SURROUNDING RESIDENTIAL DEVELOPMENT



Due to ideal location and favorable amenities, residential development has exploded in Mountain Island over the last few years.

974

**NEW HOMES CONSTRUCTED
IN THE PAST YEAR**

327

**NEW HOMES UNDER
CONSTRUCTION**

6,226

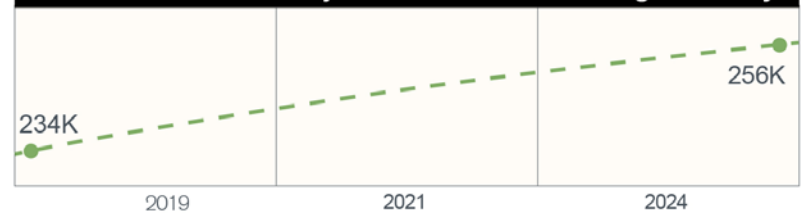
FUTURE HOMES

- | | | |
|---|--|--|
| <p>1 RIVERBEND
266 Apartment Units
\$1,115-\$1,650</p> <p>105 Townhome Units
From the Mid \$200s</p> | <p>4 SUTTON FARMS
159 Units
From the Low \$200s</p> | <p>7 THE FARM AT INGLESIDE
422 Units
From the High \$200s</p> |
| <p>2 STONEWATER
494 Units
From the High \$400s</p> | <p>5 HARWOOD KNOLL
49 Units
From the Low \$200s</p> | <p>8 COVINGTON AT LAKE NORMAN
346 Units
From the Mid \$200s</p> |
| <p>3 LENNAR IMAGERY
483 Units
From the High \$300s</p> | <p>6 WILDBROOK
150 Units
Pricing Coming Soon</p> | <p>9 THE FARM AT INGLESIDE</p> |

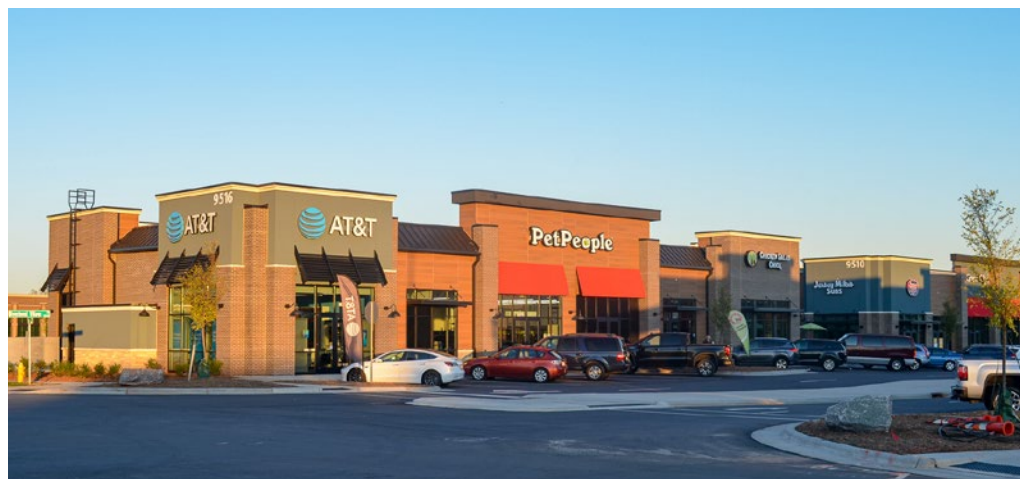
Home Values - 7.97% 1-year change



Growth Chart 1.85% Projected Median Value Change Annually



PROPERTY PHOTOS



MARKET OVERVIEW



CHARLOTTE, NC

Steady employment growth fuels demand for Charlotte retail. More than 280,000 jobs have been created since 2010 as the metro has been a hub of corporate relocations and expansions. Recent announcements were made by Honeywell and LendingTree, which combined will add close to 1,000 positions over the next few years. The increase in employment opportunities is attracting new residents and nearly 50,000 additional people are expected to call the region home in 2019.

The market ranks among the top 10 nationally in terms of percentage of growth, generating demand for goods and services. Grocery stores and fitness centers have been large occupiers of space in recent years and this trend will continue in 2019, with Harris Teeter among the grocers adding locations. The largest development due this year is Riverbend Village in Northwest Charlotte at 200,000 square feet. The mixed-use project will also house the headquarters of Corning Optical Communications and 370 residential units in 2019, with a hotel and additional office space due next year. Metrowide, the vacancy rate will remain below 5 percent for a third consecutive year, inching the average asking rent higher.

(Source: Marcus & Millichap Charlotte Investment Forecast, 2019).

*Charlotte is no stranger to fame.
The Queen City has received many
accolades including:*

#1

MOST UP-AND-COMING CITY

Time Magazine/Yelp, 2018

#1

TECH TOWN IN AMERICA

ComTIA, 2018

#9

**BEST BIG U.S. CITIES FOR
STARTING A BUSINESS**

WalletHub, 2018

#11

U.S. CITIES FOR GROWTH

USA Today, 2018

#13

**BEST PLACES PEOPLE
ARE MOVING TO**

U.S. News & World Report, 2018

#20

BEST PLACES TO LIVE

U.S. News & World Report, 2019

CONTACT



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WELLS HERNDON

wells@simpsoncre.com
(336) 407-2181

SIMPSONCRE.COM

1100 Kenilworth Ave, Suite 220
Charlotte, NC 28204
704-781-7109
wells@simpsoncre.com

