

GROUND LEASE

201 N. Hoskins Road, Charlotte, NC 28216



PROPERTY OVERVIEW

Hard corner available for ground lease on the heavily traveled intersection of Brookshire Boulevard and N. Hoskins Road. Neighboring retail corners include Quick Trip, Burger King and Jack in the Box.

PROPERTY HIGHLIGHTS

- Suitable for Quick Service Restaurants
- One-third mile from I-85
- Signalized intersection
- Traffic count of 37,000 vehicles per day

| | |
|---------------------|------------------|
| LEASE RATE: | Negotiable |
| LOT SIZE: | 0.62 Acres |
| ZONING: | B-1 |
| CROSS STREET | Brookshire Blvd. |

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3430 Toringdon Way,
Suite 200
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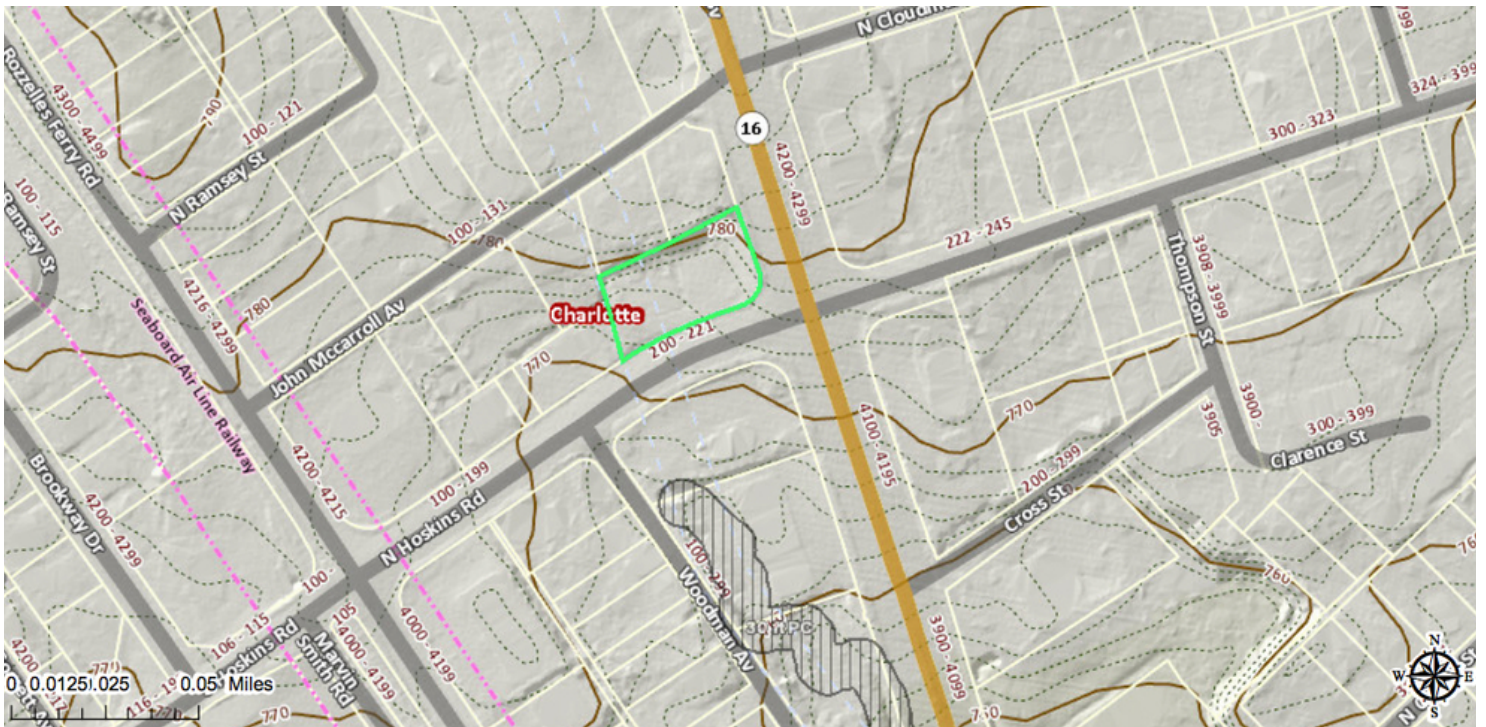
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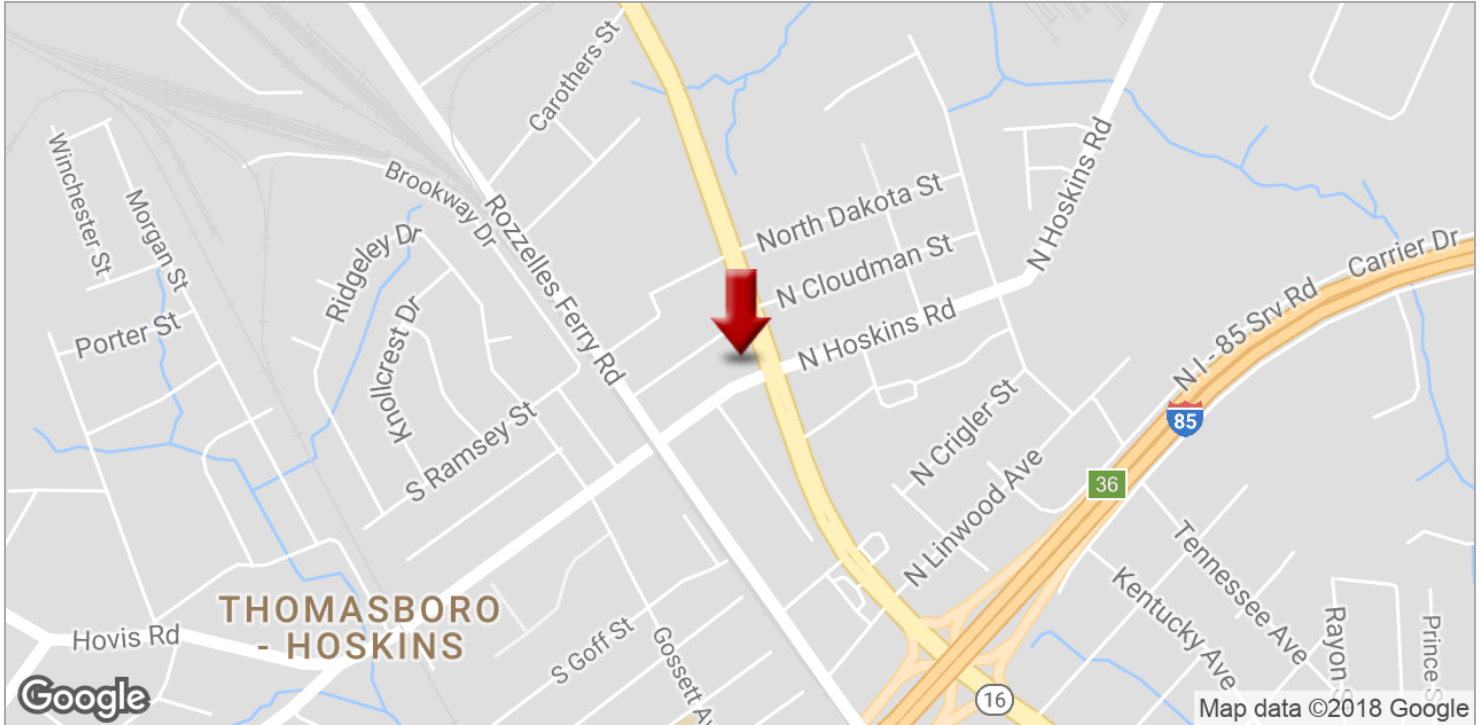
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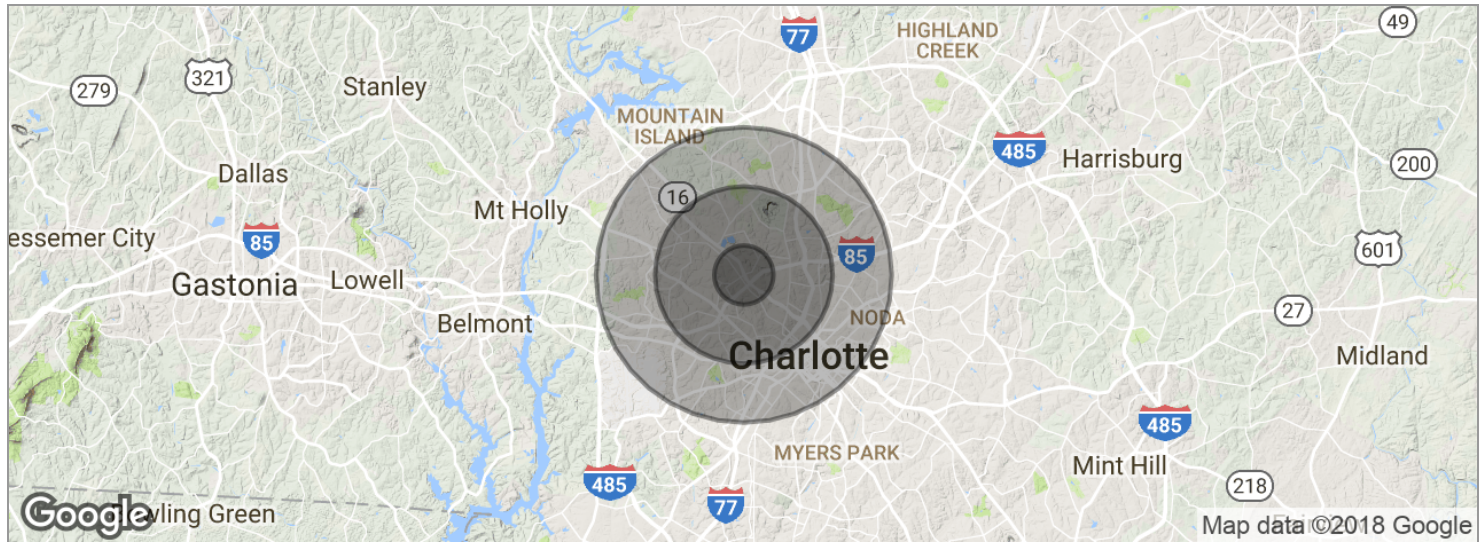
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 7,075 | 55,771 | 143,037 |
| Median age | 31.3 | 32.7 | 32.8 |
| Median age (male) | 24.1 | 29.1 | 30.4 |
| Median age (Female) | 36.4 | 35.2 | 34.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,528 | 21,056 | 56,078 |
| # of persons per HH | 2.8 | 2.6 | 2.6 |
| Average HH income | \$35,119 | \$41,104 | \$52,873 |
| Average house value | \$102,082 | \$126,178 | \$194,484 |

** Demographic data derived from 2010 US Census*

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