

3305 SOUTH BOULEVARD

7,580sf / 2.276AC Existing Building on Site Available for Redevelopment



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PHILIP CORRIHER, CCIM, CRX
phil@chambers-group.com
(704) 752-8350

For more info, please contact:
DIANA SEARIGHT
diana@chambers-group.com
(704) 752-8350

3305 SOUTH BOULEVARD

7,580sf / 2.276AC Existing Building on Site Available for Redevelopment



MARKET DETAILS

CHARLOTTE, NC

Charlotte experienced the nation's #1 Largest Population Increase (%). This is startling considering that Charlotte, a mid-sized city with a population of 680,828, is the largest city within the region. This area has a population of over 1.9 Million and during the last ten years has grown by over 35%.

The area's prosperity is reflected by an effective buying income of \$18.9 Billion in retail sales (fiscal year 2013) with a median income of \$49,552.

Charlotte is served by an excellent state and federal highway network system. I-77 runs north and south, I-85 runs northeast to southwest, with I-485 as its fast outer belt (completed 2015). Several major airlines serve the Charlotte-Douglas International Airport, providing non-stop and direct daily flights to nearly 160 domestic cities.

Charlotte is first and foremost a banking city. With \$2 Trillion in assets, it is the second largest financial center in the nation, behind only New York.

Uptown Charlotte boasts 70 retailers, 160 restaurants, 25 entertainment venues, 10 institutions of higher learning, 19 hotels, and 11 MM visitors. The site is extremely accessible to all the city's employment nodes, Charlotte CBD, South Park, SW Charlotte, and University Area. Downtown Charlotte boasts 100,000 jobs from major employers, such as Bank of America, Wells Fargo, and Duke Energy.



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

PHILIP CORRIHER, CCIM, CRX

phil@chambers-group.com
(704) 752-8350

For more info, please contact:

DIANA SEARIGHT

diana@chambers-group.com
(704) 752-8350

3305 SOUTH BOULEVARD

7,580sf / 2.276AC Existing Building on Site Available for Redevelopment

SOUTH END

South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the heart of the neighborhood. Initially a bustling industrial zone trafficked by multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development first sparked by the re-introduction of the Charlotte Trolley in the 90's and subsequent opening of the light rail line in 2007. South End is home to a burgeoning craft brewery scene, multiple art galleries and beloved local shops and restaurants.

FAST FACTS:

2.7 MM SF existing office

1.5 MM SF existing retail

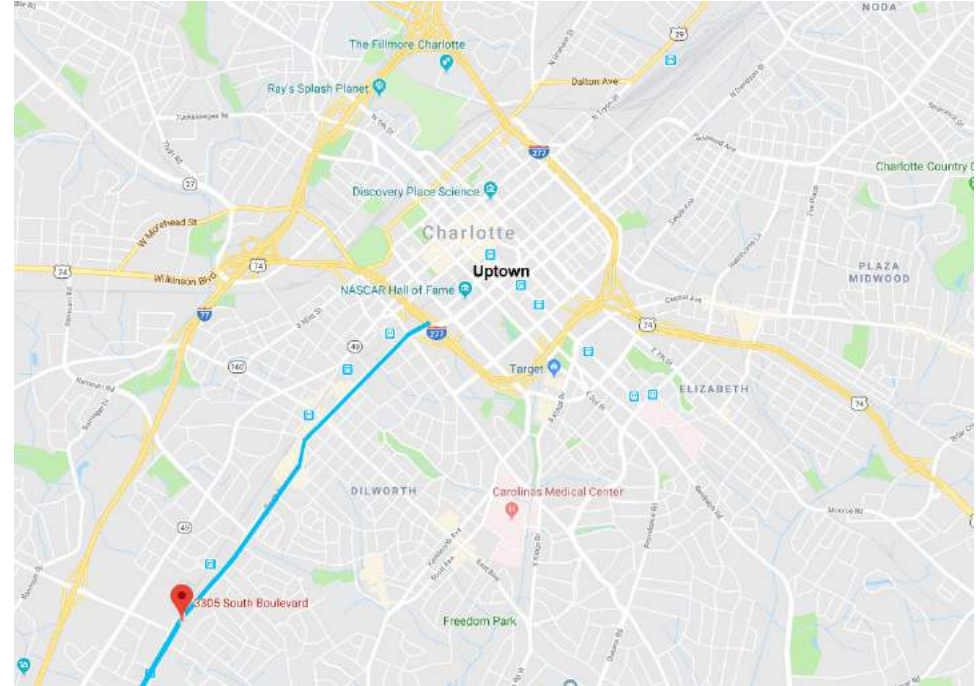
6,195 existing residential units

1 MM SF office planned/under construction

400.6 K SF retail planned/under construction

4,361 residential units planned/under construction

300 hotel rooms planned/under construction



DEMOGRAPHICS

EST. POPULATION	AVG. HH INCOME	EMPLOYEES
11,990 1 mi	\$61,481 1 mi	10,895 1 mi
88,805 3 mi	\$91,635 3 mi	155,192 3 mi
225,142 5 mi	\$85,945 5 mi	283,076 5 mi



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

For more info, please contact:

PHILIP CORRIHER, CCIM, CRX

phil@chambers-group.com

(704) 752-8350

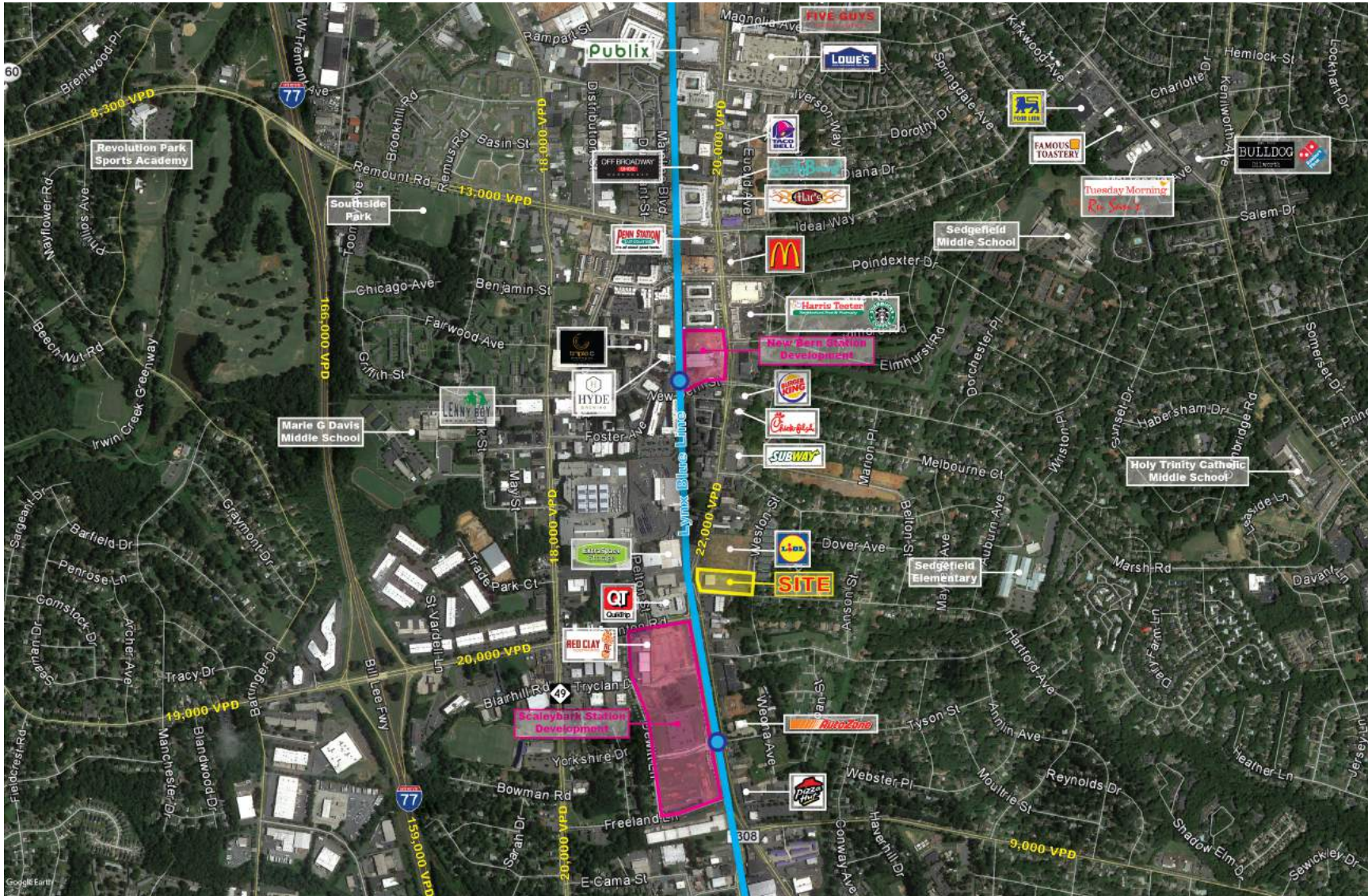
DIANA SEARIGHT

diana@chambers-group.com

(704) 752-8350

3305 SOUTH BOULEVARD

7,580sf / 2.276AC Existing Building on Site Available for Redevelopment



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

For more info, please contact:

PHILIP CORRIHER, CCIM, CRX
phil@chambers-group.com
(704) 752-8350

DIANA SEARIGHT
diana@chambers-group.com
(704) 752-8350