

NORTHLAKE MALL AREA DRIVE-THRU & RETAIL PADS AVAILABLE

REGIONAL LOCATION ACROSS FROM NORTHLAKE MALL | CHARLOTTE, NC

AVAILABLE



Wren Northlake by Cortland
310 units

3.2 acres
Drive-Thru Permitted
Up to 40,000 SF permitted

Cortland
Future Multifamily

Madison Square at Northlake
287 units

SITE

Northlake Mall
Expansion

Proposed
HYATT
REGENCY

Northlake Commons
Party City FOX & HOUND
M Tanera M&S
FIREHOUSE SUBS FedEx

Perimeter Woods
LOWE'S BEST BUY PET SMART
OFF BROADWAY OFFICE OfficeMax

Northcross
OLD NAVY DAVID'S BRIDAL SALLY
FIVE BE'W GameStop FIVE GUYS
EAST COAST WINES & SPIRITS MATTRESS FIRM

Super TARGET

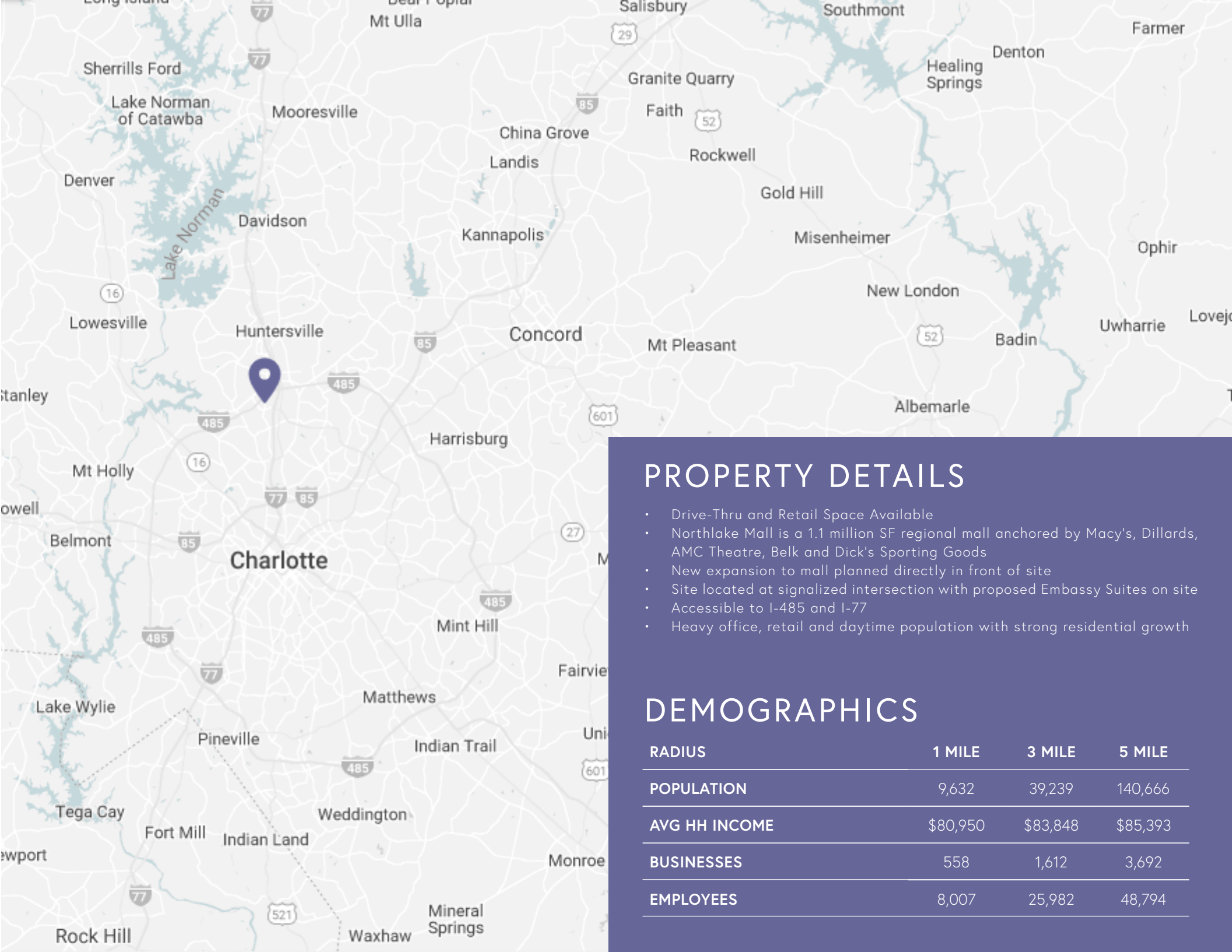
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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PROPERTY DETAILS

- Drive-Thru and Retail Space Available
- Northlake Mall is a 1.1 million SF regional mall anchored by Macy's, Dillards, AMC Theatre, Belk and Dick's Sporting Goods
- New expansion to mall planned directly in front of site
- Site located at signalized intersection with proposed Embassy Suites on site
- Accessible to I-485 and I-77
- Heavy office, retail and daytime population with strong residential growth

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	9,632	39,239	140,666
AVG HH INCOME	\$80,950	\$83,848	\$85,393
BUSINESSES	558	1,612	3,692
EMPLOYEES	8,007	25,982	48,794

MARKET OVERVIEW

Charlotte, North Carolina

Charlotte is the center of the nation's fifth largest urban region. This is startling considering that Charlotte, a mid-sized city with a population of 680,828, is the largest city within the region. 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. One of the nation's largest banks, Bank of America, is headquartered here. Wells Fargo also continues to have a very large presence.



FAST FACTS

*Regional location at the intersection of I-77 & I-485
(Charlotte's outer beltline)*

*Solid blue & color mix, pulling from the affluent lake
area & North Charlotte*

Very strong national restaurant sales

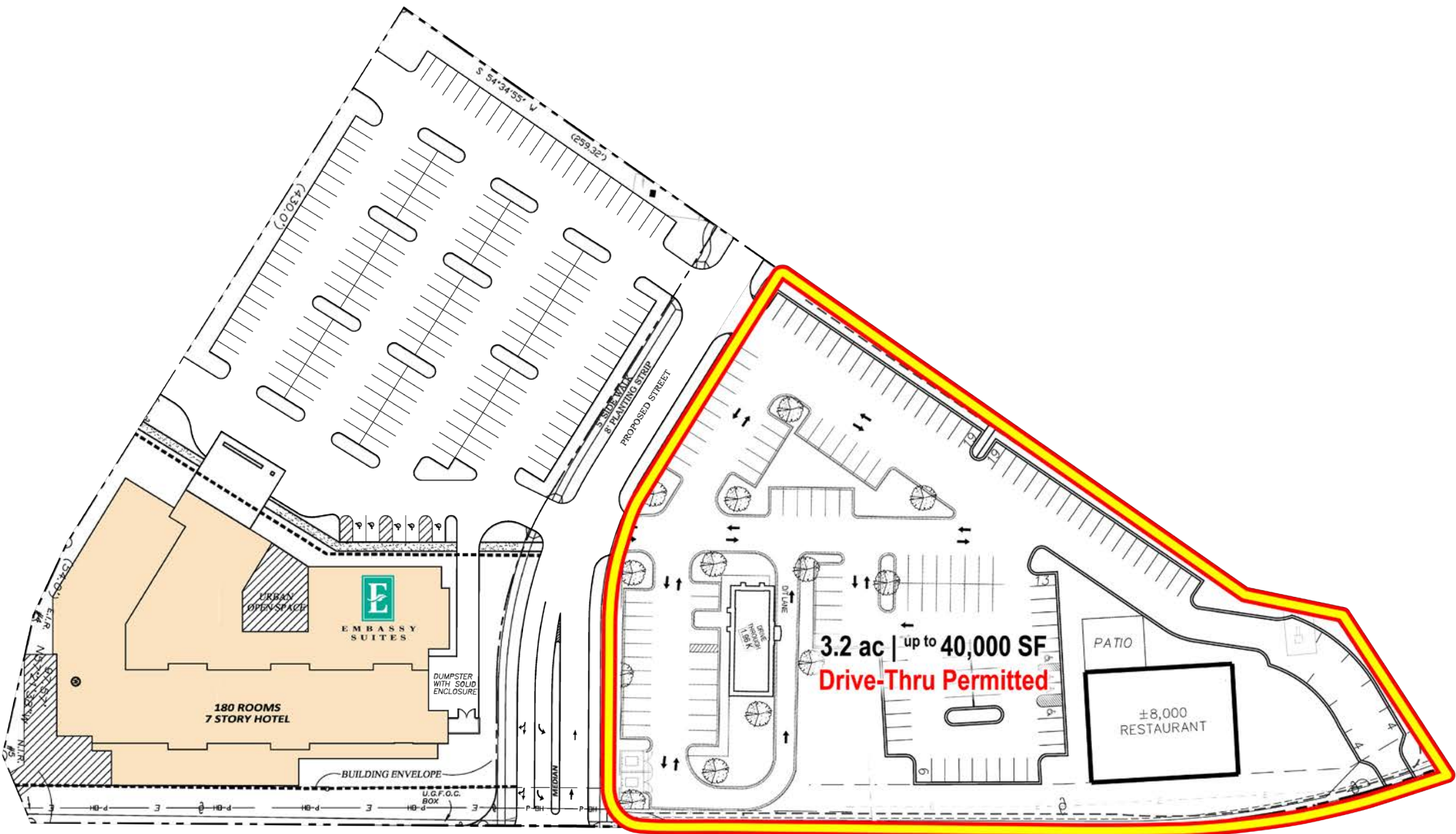
*Recent completion of I-485 (2015) has spurred growth in
the area (multifamily, retail & office)*

*Significant daytime pop. with surrounding office and
manufacturing on W. T. Harris Blvd*

PROPERTY RENDERINGS



SITE PLAN





83,000 VPD

14,000 VPD

87,000 VPD

93,000 VPD

43,000 VPD

41,000 VPD

31,000 VPD

19,000 VPD

9,900 VPD

Metrolina
300 units

Wren Northlake by Cortland
310 units

Cortland
Future Multifamily

Madison Square at Northlake
287 units

Future
Embassy Suites
180 Rooms

Future
Hyatt Regency

Dillard's

Northlake
Mall

DICK'S

FIREBIRDS

PARRY'S

belk

macys

Northlake Mall
Future
Redevelopment

Northlake Commons
PartyCity FOX & HOUND
Tangerine
FedEx

Northlake Village
STAPLES
STICKLEY ALDI & CO
XMAS TREE CENTER
FURNITURE - MATTRESS
GOLF GALAXY HAVERTYS
Bob Evans

Northlake
Village

Northcross
OLD NAVY
DAVID'S BRIDAL
SALLY
FIVE BE'W
GameStop
FIVE GUYS
EAST COAST WINGS & GRILL
MATTRESS FIRM

Northcrest
Fixenza

Target

Northlake Commons
PartyCity FOX & HOUND
Tangerine
FedEx

FRIDAYS

DRURY HOTELS

Perimeter Woods
BUY PET SMART TREK
OFFICE DEPOT
OfficeMax

Polymershapes
Headquarters

Perimeter Woods

Perimeter Lofts
449 units

LOWE'S

Accurate Group
HAWE Service Solutions

Cascades at Northlake
570 units

TWO HARRIS CORNERS
-BoFA Home Loans
-Liberty Mutual
-Northwestern Mutual
-GCG Wealth Mgmt

Residence Inn
COURTYARD
FAIRFIELD
HICKORY
DUNKIN'
DONUTS
JJ

Dillard's

Madison Square
at Northlake
Apartments
287 units

SITE

Future
Hyatt Regency

**HYATT
REGENCY**

Future
Embassy Suites

**EMBASSY
SUITES**
180 Rooms

Northlake Mall
Proposed Mixed-Use
Redevelopment


TARGET

Northcrest


Wendy's


Chick-fil-A


Red Robin
LOOSEMEY BURGERS & BREW


Firestone
COMPLETE AUTO CARE
7,000 SF



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RETAIL ADVISORS



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