

# SET UP *Shop* IN CHARLOTTE'S HOTTEST NEW NEIGHBORHOOD.

RETAIL, RESTAURANTS AND CREATIVE OFFICE SPACE IN THE NORTH END SMART DISTRICT.





# THE NORTH END SMART DISTRICT

Fun, Creative, Hip, Energetic ... and did we mention Fun?



# A CREATIVE REDEVELOPMENT

3 Acre Site with Abundant Parking

± 50,000 sf Adaptive Reuse Perfect for –

Specialty Retail, Health and Leisure,

Craft Brewery, Creative Offices, Support Services;

100,000 Daytime Employees Within 1 Mile

Eat, Work, Drink, Shop and Work Out At

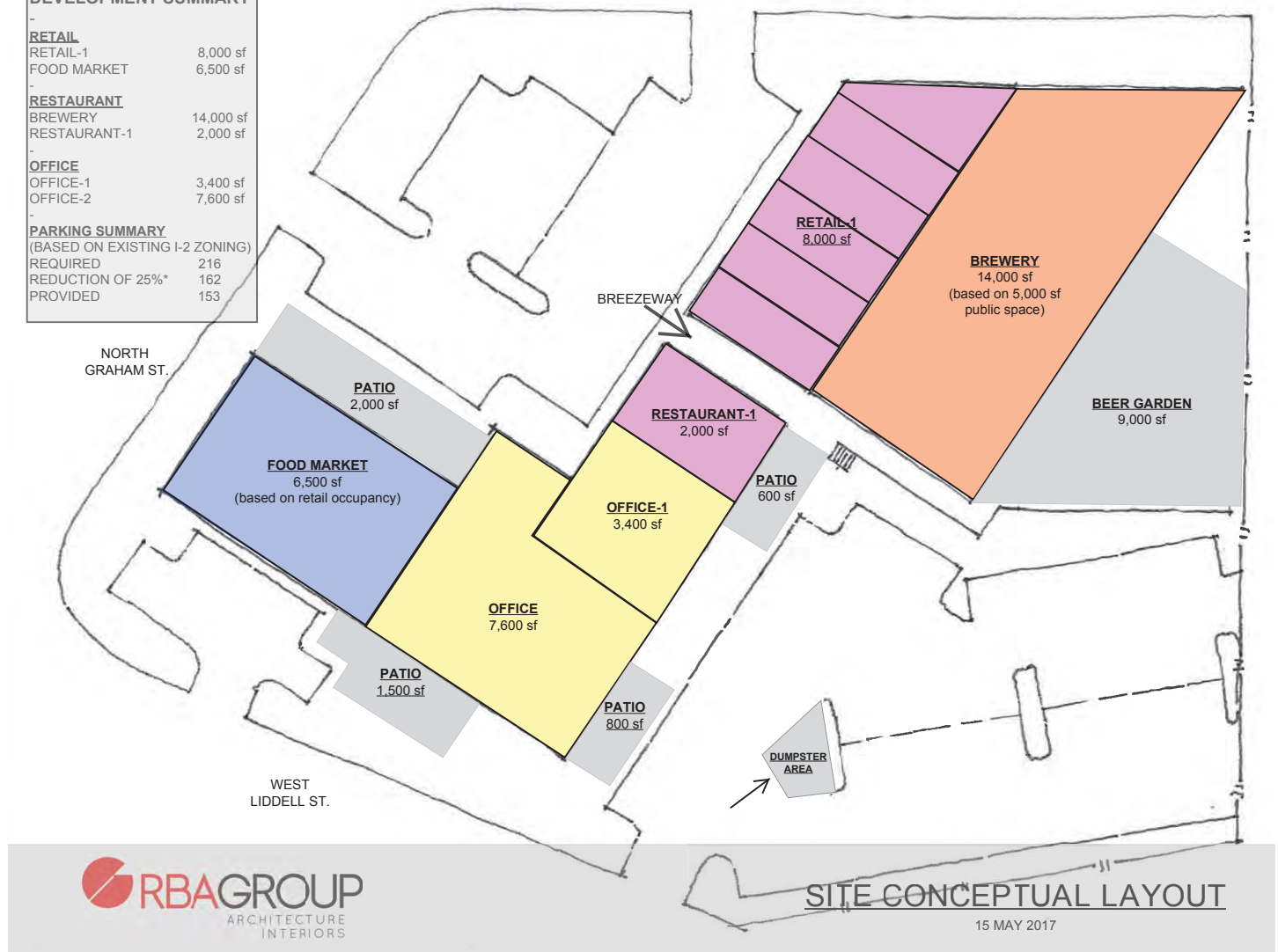


DEVELOPMENT SUMMARY	
<b>RETAIL</b>	
RETAIL-1	8,000 sf
FOOD MARKET	6,500 sf
<b>RESTAURANT</b>	
BREWERY	14,000 sf
RESTAURANT-1	2,000 sf
<b>OFFICE</b>	
OFFICE-1	3,400 sf
OFFICE-2	7,600 sf
<b>PARKING SUMMARY</b>	
(BASED ON EXISTING I-2 ZONING)	
REQUIRED	216
REDUCTION OF 25%*	162
PROVIDED	153

DALTON AVENUE

NORTH GRAHAM ST.

WEST LIDDELL ST.



SITE CONCEPTUAL LAYOUT

15 MAY 2017



GET THE CHARACTER OF RENOVATED MANUFACTURING  
AND WAREHOUSE CHIC LOCATED ADJACENT TO THE  
CENTRAL BUSINESS DISTRICT; VIBRANT NIGHTLIFE;  
RESTAURANTS; CREATIVE ENTERPRISES;  
MAJOR THOROUGHFARES AND INTERSTATES.





# AREA DEMOGRAPHICS

## POPULATION (2016)

1 mi radius - 14,546  
3 mi radius - 100,848  
5 mi radius - 261,578

## AVERAGE HH INCOME (2016)

1 mi radius - \$89,377  
3 mi radius - \$84,525  
5 mi radius - \$76,790

## MEDIAN AGE (2016)

1 mi radius - 19 Yrs or less - 2,627  
3 mi radius - 20 to 64 yrs - 10,520  
5 mi radius - 65 yrs or older - 1,398

## TOTAL MONTHLY HH CONSUMER EXPENDITURE (2016)

1 mi radius - \$89,377  
3 mi radius - \$84,525  
5 mi radius - \$76,790





# THE IDEAL TIME IN THE IDEAL LOCATION

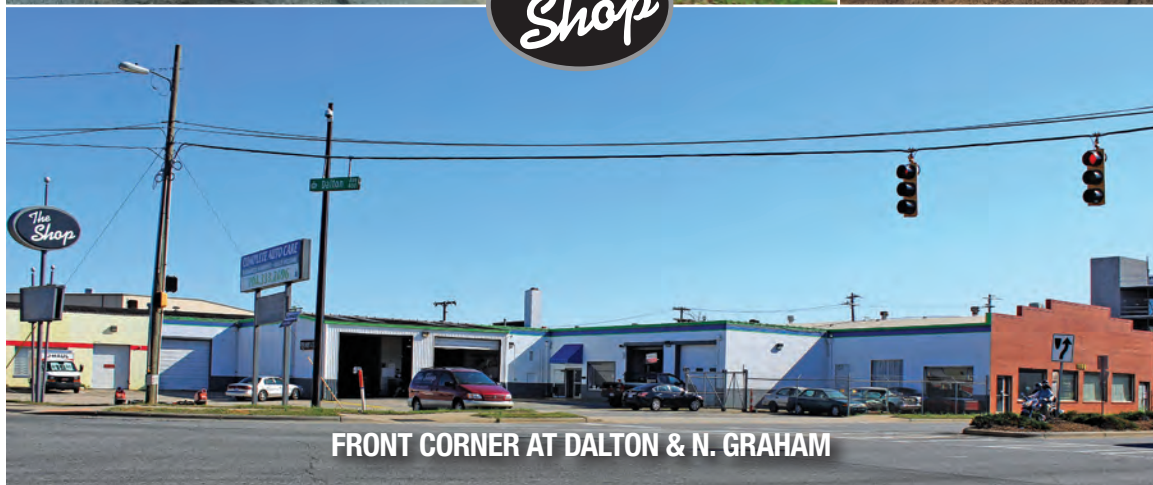
Charlotte's rapidly evolving North End Smart District is attracting investment and people.





# EXISTING BUILDINGS FOR DEVELOPMENT

Great street front visibility on three sides of The Shop.





# A SMART LOOK FOR THE SMART DISTRICT







# THE NORTH END SMART DISTRICT

RETAIL, RESTAURANTS, HEALTH AND LEISURE, CREATIVE OFFICE SPACE.

To learn all about this great opportunity, contact:

Marshall Williamson

Lincoln Harris

704.714.7626 (Direct)

704.258.2244 (Cell)

[marshall.williamson@lincolnharris.com](mailto:marshall.williamson@lincolnharris.com)

Scott Bortz

Tribek Properties, Inc

704.714.2860 (Office)

704.905.6805 (Cell)

[sbortz@tribek.com](mailto:sbortz@tribek.com)