

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

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



LINCOLN
HARRIS

TRIBEK
PROPERTIES

THE NORTH END SMART DISTRICT

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



LINCOLN
HARRIS

TRIBEK
PROPERTIES

A CREATIVE REDEVELOPMENT

3 Acre Site with Abundant Parking

± 50,000 sf Adaptive Reuse Perfect for –

Specialty Retail, Health and Leisure,

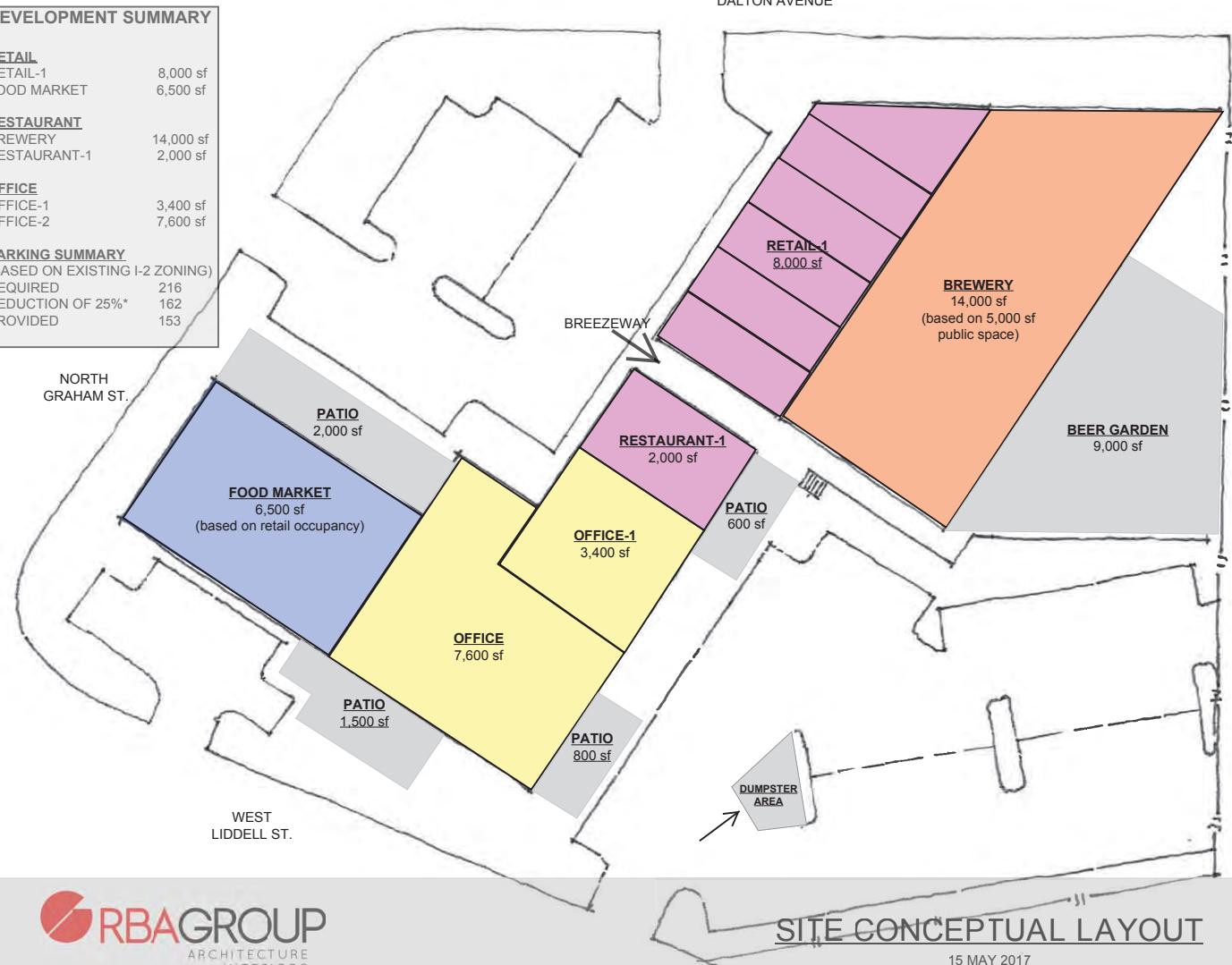
Craft Brewery, Creative Offices, Support Services;

100,000 Daytime Employees Within 1 Mile

Eat, Work, Drink, Shop and Work Out At



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





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.



LINCOLN HARRIS



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



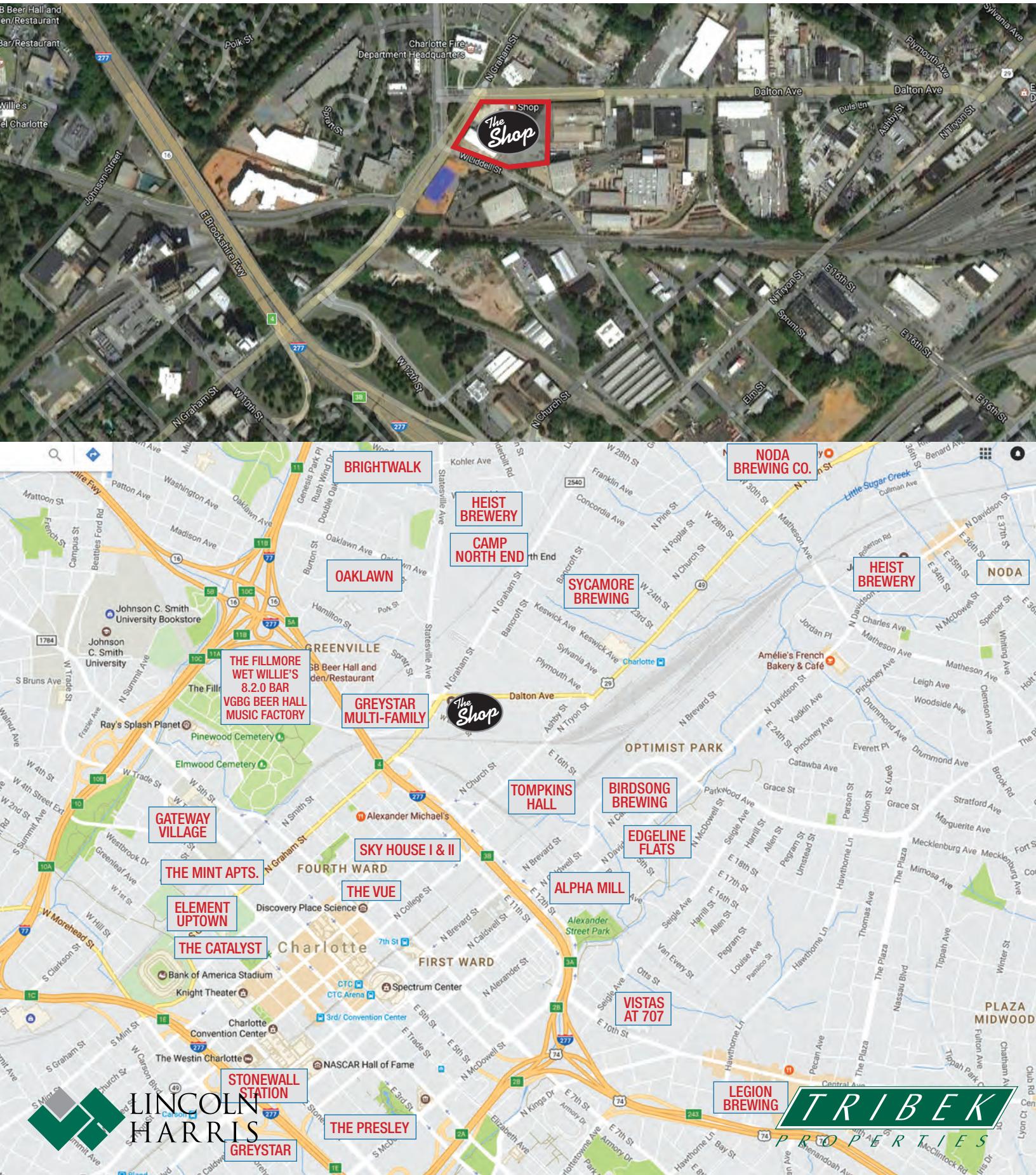
LINCOLN
HARRIS



TRIBEK
PROPERTIES

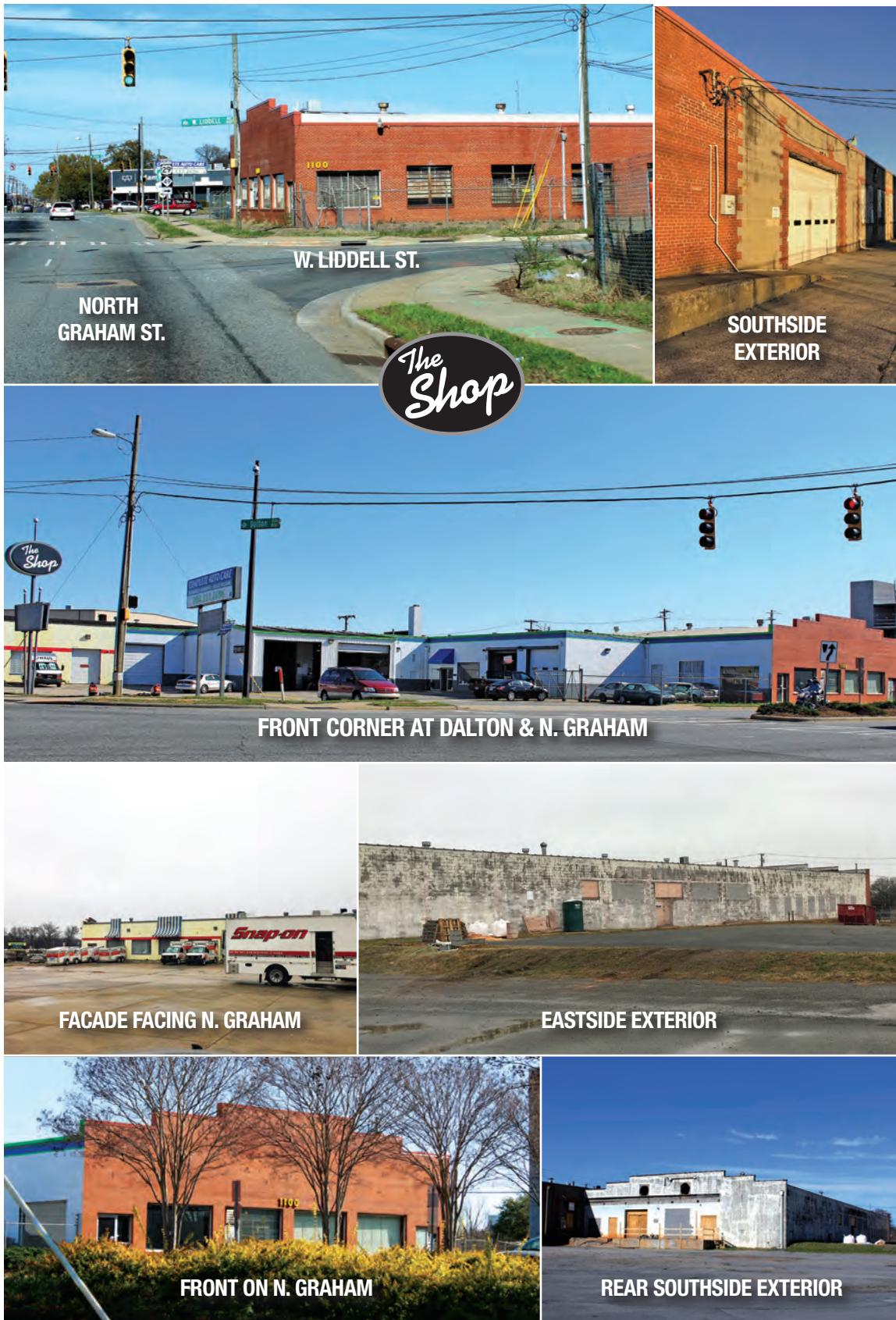
THE IDEAL TIME IN THE IDEAL LOCATION

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



LINCOLN
HARRIS

TRIBEK
PROPERTIES



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

Scott Bortz
Tribek Properties, Inc
704.714.2860 (Office)
704.905.6805 (Cell)
sbortz@tribek.com