

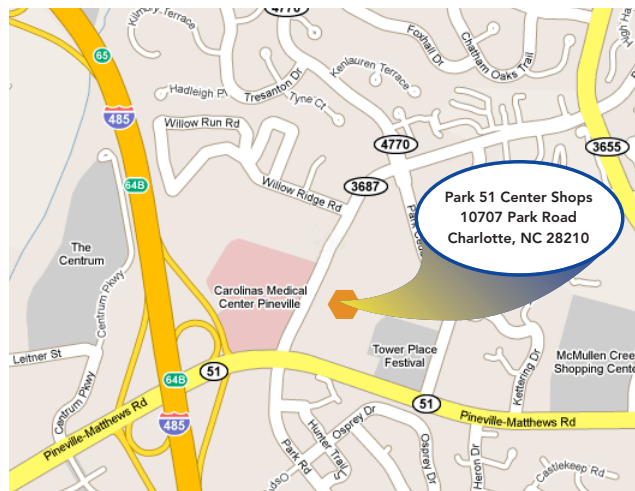


Retail FOR LEASE

Charlotte/Pineville, NC

Park 51 Center Shops
10707 Park Road
Charlotte, NC 28210

- PROPERTY:
1,276 sf Available
53,683 sf Total Building
- LEASE RATE:
\$14.00 sf Base
\$2.15 sf NNN
- CURRENT TENANTS INCLUDE:
ALDI (n.a.p.)
Blacklion Furniture (n.a.p.)
Anthony & Sylvan Pools
Monterrey's Restaurant
Cici's Pizza
H&R Block
Total Cyclist
HEAT Pro Fitness
Yafa Market & Café
Himebaugh's Sewing and Vacuum
Robyn's Fabrics
Consignment 1st
- GENERAL INFORMATION:
Below market rents in one of the most desired commercial corridors of Charlotte. Located at a signalized intersection on Park Road with additional access from Pineville Matthews Road.



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Cornerstone

PROPERTY ADVISORS





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Park 51 Center Shops are directly across from Carolinas Medical Center Pineville, which has current expansion plans underway for 100,000sf of medical office space and 335,000sf of hospital additions and renovations.

Approximately one mile from Carolina Place Mall, a regional retail destination.

AREA DEMOGRAPHIC ANALYSIS

	1 Mile	3 Miles	5 Miles
POPULATION			
2000 Census	5,702	50,210	125,052
2007 Year Estimate	5,803	55,490	158,956
5 Year Projection	6,232	61,571	184,687

	1 Mile	3 Miles	5 Miles
HOUSEHOLDS			
2000 Census	2,448	21,702	51,211
Current Year Estimate	2,597	24,639	65,672
5 Year Projection	2,803	27,494	76,350

	1 Mile	3 Miles	5 Miles
INCOME			
Average Household Income	\$91,212	\$95,738	\$114,381
Median Household Income	\$65,518	\$67,825	\$78,368

	1 Mile	3 Miles	5 Miles
DAYTIME POPULATION			
Current Year Estimate	9,749	74,055	172,516



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OBLIQUE AERIAL



MARKET AERIAL

