

Urban Core
Retail for Lease



Summit Crossing

1508 & 1510 South Mint Street | Charlotte, NC 28203



PROPERTY OVERVIEW

This infill property is located at the signalized intersection of South Mint Street and West Summit Avenue in Charlotte's historic South End. The property would be a part of the proposed South End Gold District, an area poised to be the next up and coming Charlotte neighborhood. The property is just blocks away from the LYNX light rail station at Bland Street and is in close proximity to South Boulevard, West Morehead Street, I-77, I-277 and Bank of America Stadium.



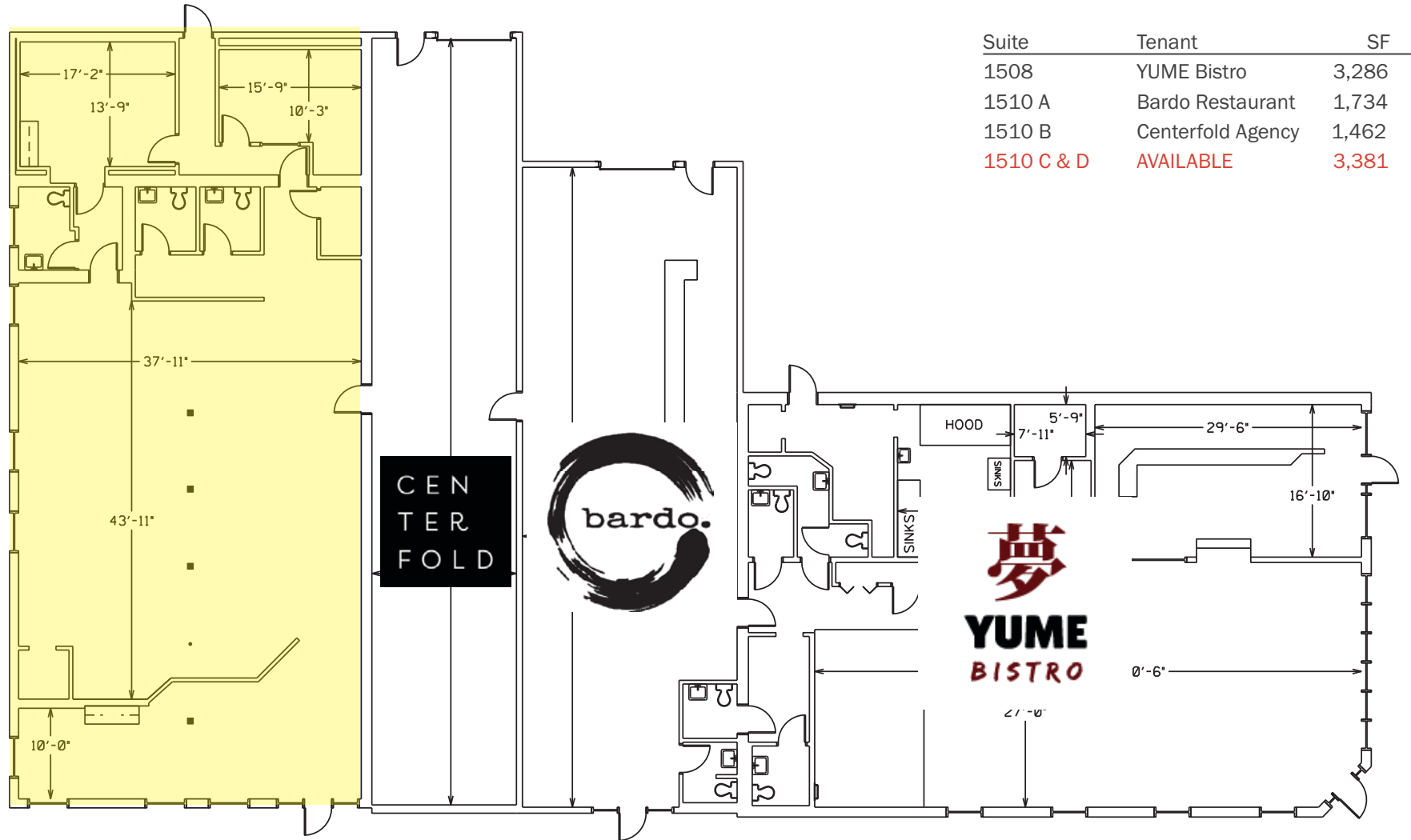
SITE ATTRIBUTES

- 3,381 SF Available for Lease
- Urban Core Retail
- 9,863 SF Multitenant Building
- Parcel ID: 11908218
- 0.526 Acres
- TOD-M Zoning
- 29 on-site parking spaces as well as on-street parking along South Mint Street
- \$32/SF NNN



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,947	101,144	214,628
Total Households	7,016	45,676	91,955
Daytime Employees	32,586	170,513	276,317
Average HH Income	\$84,016	\$83,923	\$80,113





1510 South Mint Street

1508 South Mint Street



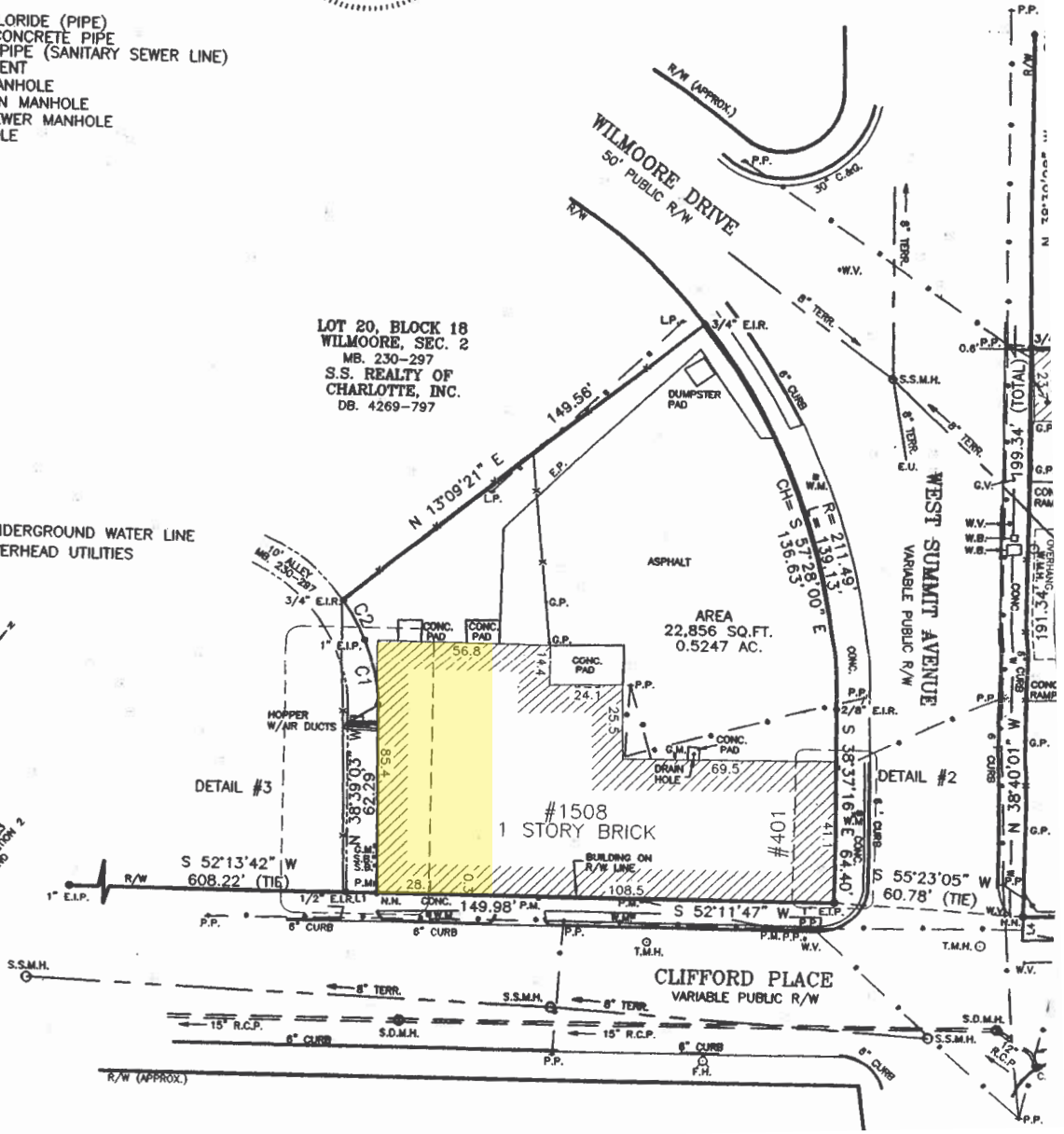
W. Summit Avenue

S. Mint Street



- LEGEND**
- E.I.P. - EXISTING IRON PIPE
 - E.I.R. - EXISTING IRON ROD
 - N.I.R. - NEW IRON REBAR
 - N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 - C.B. - CATCH BASIN
 - P.V.C. - POLYVINYL CHLORIDE (PIPE)
 - R.C.P. - REINFORCED CONCRETE PIPE
 - TERR. - TERRA-COTTA PIPE (SANITARY SEWER LINE)
 - E.P. - EDGE OF PAVEMENT
 - T.M.H. - TELEPHONE MANHOLE
 - S.D.M.H. - STORM DRAIN MANHOLE
 - S.S.M.H. - SANITARY SEWER MANHOLE
 - W.M.H. - WATER MANHOLE
 - P.M. - POWER METER
 - G.M. - GAS METER
 - W.M. - WATER METER
 - G.V. - GAS VALVE
 - W.V. - WATER VALVE
 - P.B. - POWER BOX
 - T.B. - TELEPHONE BOX
 - W.B. - WATER BOX
 - P.P. - POWER POLE
 - F.H. - FIRE HYDRANT
 - R/W - RIGHT-OF-WAY
 - R.R. - RAIL ROAD
 - SQ.FT. - SQUARE FEET
 - G.P. - GATE POST
 - F.P. - FIRE PLUG
 - E.U. - END UNKNOWN
 - C/L - CENTERLINE
 - CONC. - CONCRETE
 - COV. - COVERED
 - L.P. - LIGHT POLE
 - P/L - PROPERTY LINE
 - APPROX. - APPROXIMATE
 - N.T.S. - NOT TO SCALE
- UNDERGROUND WATER LINE
 - OVERHEAD UTILITIES

LOT 20, BLOCK 18
 WILMOORE, SEC. 2
 MB. 230-297
 S.S. REALTY OF
 CHARLOTTE, INC.
 DB. 4269-797



SOUTH END:

Immediately south of Uptown, Charlotte's South End offers historic charm with modern day conveniences. It's proximity to the light rail has led the area to become a thriving community that has seen a boom in growth over the past decade with more than 300 shops and restaurants and

DEVELOPMENT HIGHLIGHTS:

THE RAILYARD

8 story mixed-use development at the corner of South Tryon & West Bland

WEST ELM HOTEL

150 room boutique hotel adjacent to the Design Center of the Carolinas on Camden Road

SEDFIELD REDEVELOPMENT

60 acre mixed use redevelopment along South Blvd at the current Sedgefield Shopping Center site. Total plans include 98,000 SF Retail, 1,200 Residential Units and 100,000 SF office space

NEW BERN STATION

Redevelopment of former Pepsi Bottling site on South Boulevard into a mixed-use project that includes residential, office and retail

DIMENSIONAL FUND ADVISORS

New 7 Story Headquarters on 2.3 acre site on Camden Road, South Tryon Street and West Park Avenue

ATHERTON MILL & MARKET EXPANSION

\$100MM Renovation currently underway with 346 Residential Units and 115,000 SF of Retail Development planned



The Rail Yard



Sedgefield Redevelopment



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