

BALLANTYNE COMMONS EAST

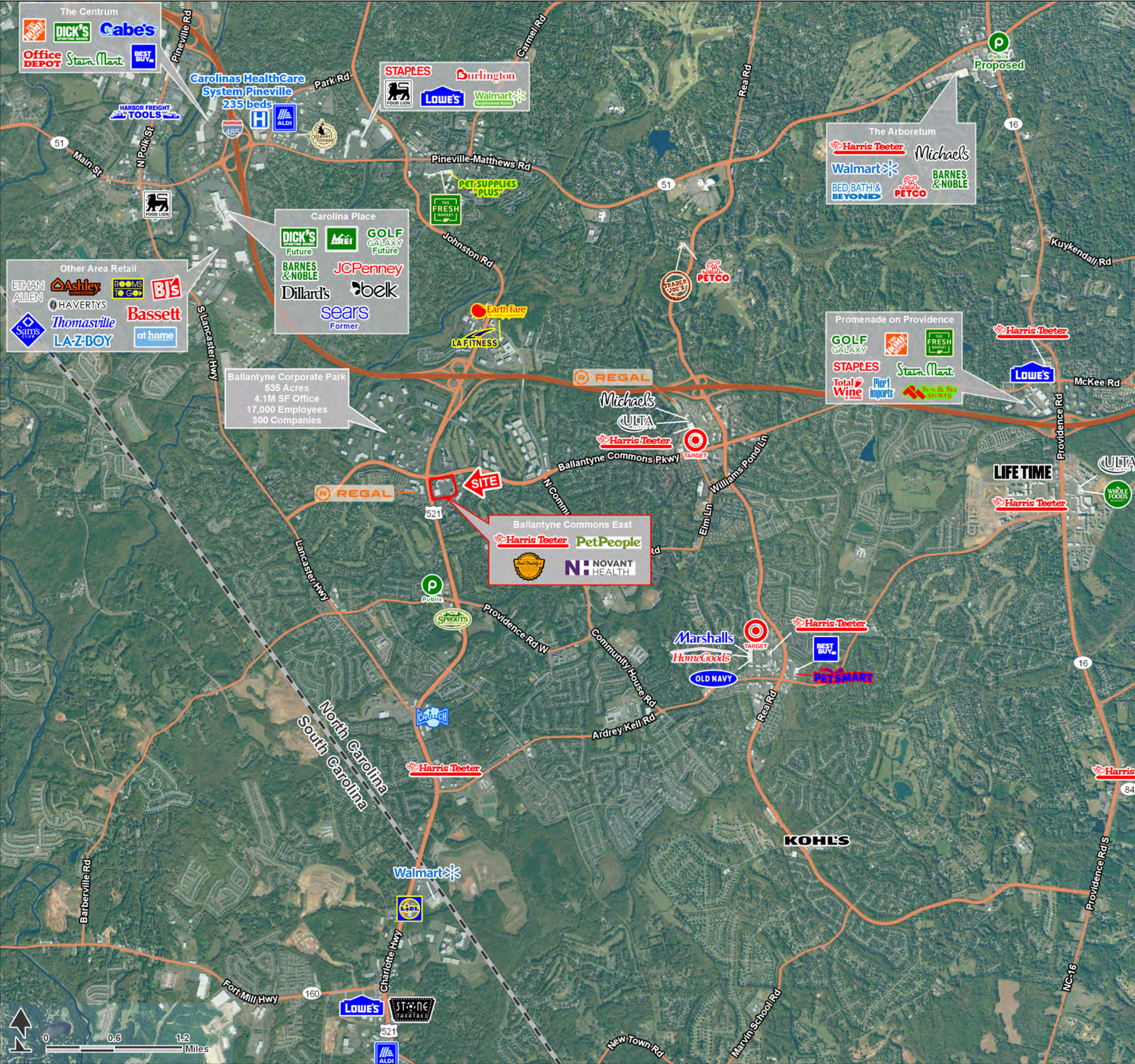
CHARLOTTE, NORTH CAROLINA



EXCLUSIVE LEASING PACKAGE

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TSCG™



PROPERTY OVERVIEW

- A 151,139 SF community center, anchored by Harris Teeter and located in the heart of Ballantyne, a 2,000+ acre master planned community, 12 miles south of Uptown Charlotte and 2.8 miles north of the South Carolina Border
- Situated in the densest zip code in South Charlotte (28277 - 71,144 people)
- The Ballantyne submarket has the most Class A office space (5,277,350 SF) outside of Uptown Charlotte
- Strategically located at the most traveled intersection in south Charlotte (Johnston Road (U.S. 521): 59,000 AADT & Ballantyne Commons Pkwy 23,000 AADT)
- Signalized access to Johnston Road (U.S. 521) and full access to Ballantyne Commons Pkwy
- Easily accessible and in close proximity (0.74 mi) to I-485 (124,000 AADT)

BALLANTYNE TRADE AREA

3-MILE RADIUS



2018 POPULATION
82,059



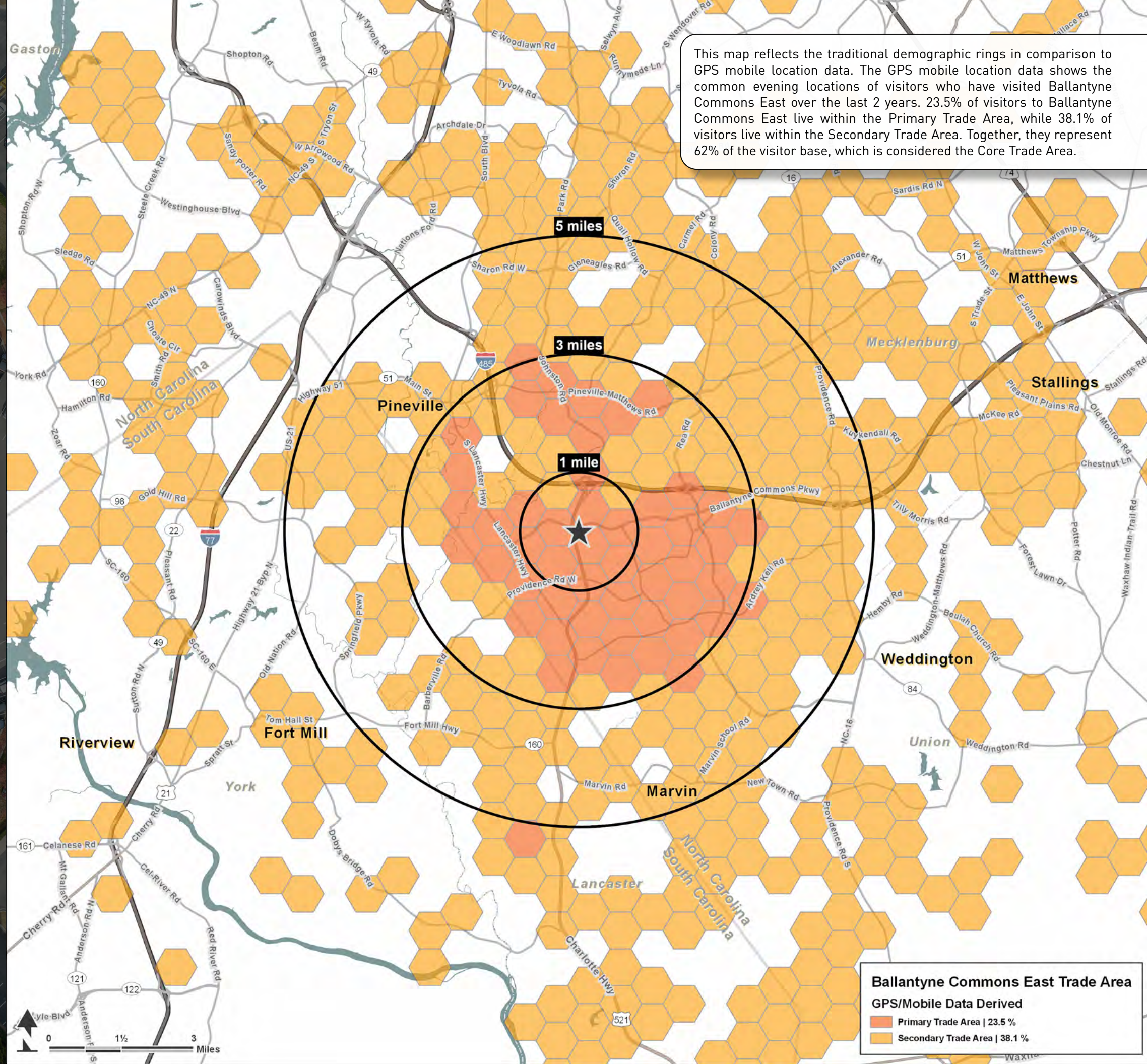
2018 DAYTIME POPULATION
90,943



2018 AVERAGE HOUSEHOLD INCOME
\$109,526



2018 MEDIAN HOUSEHOLD INCOME
\$80,864



BALLANTYNE CORPORATE PARK
4.1 MILLION SF OF OFFICES
17,000 EMPLOYEES
535 ACRES
300 COMPANIES

BALLANTYNE VILLAGE
REGAL
Orangetheory FITNESS
FedEx
B.GOOD FOOD WITH ROOTS
Panera BREAD

THE BALLANTYNE
(208 ROOMS)
THE LUXURY COLLECTION® Hotels & Resorts
AMERICAN EXPRESS® FINE HOTELS & RESORTS
AAA Four Diamond Award
Forbes

myeyedr.
NOVANT HEALTH | GoHealth
SUPERCUTS
PALM BEACH TAN

HELEN ADAMS REALTY

Banfield PET HOSPITAL

Harris Teeter
Neighborhood Food & Pharmacy

NUTRISHOP

Libretto's PIZZERIA

PetPeople

Bad Daddy's BURGER BAR

ZAPATA'S MEXICAN RESTAURANT

ups

VERDE

Pizza Hut

JJ'S MEG HOTS

POST BALLANTYNE
323 UNITS
96% LEASED

Unit	Tenant	SF
1	Harris Teeter	63,390
2	Carriage Fine Dry Cleaning	1,074
3	Novant / GoHealth	3,339
4	Palm Beach Tan	2,665
5	Supercuts	1,219
7	True 180 Personal Training	1,030
8 - 9	MyEyeDr.	2,659
10	Helen Adams Realty	3,025
11 - 12	Banfield Pet Hospital	2,863
13	The Cubbyhole	1,905
14 - 15	AVAILABLE	3,600
16	AVAILABLE	7,200
17	AVAILABLE	10,908
18a	Libretto's Pizzeria	4,000
18b	Nutrishop	1,985
19	Sheng Ramen	1,855
20	PetPeople	4,800
21	JJ's Red Hots	2,616
22	Pizza Hut	1,790
23	Ballantyne Kicks	2,027
24	Chef Kwo	1,322
25	Verde Restaurant	2,313
26	AVAILABLE	2,989
27	The UPS Store	1,612
28	NiNi Nails Bar	1,303
29	Zapata's Mexican Restaurant	5,400
30	Bad Daddy's Burger Bar	3,274
31	Ballantyne Center for Dentistry	7,309
34	Jeff Genant Agency – State Farm	1,667
TOTAL		151,139





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