

2001 SOUTH TRYON STREET

CHARLOTTE, NC 28203

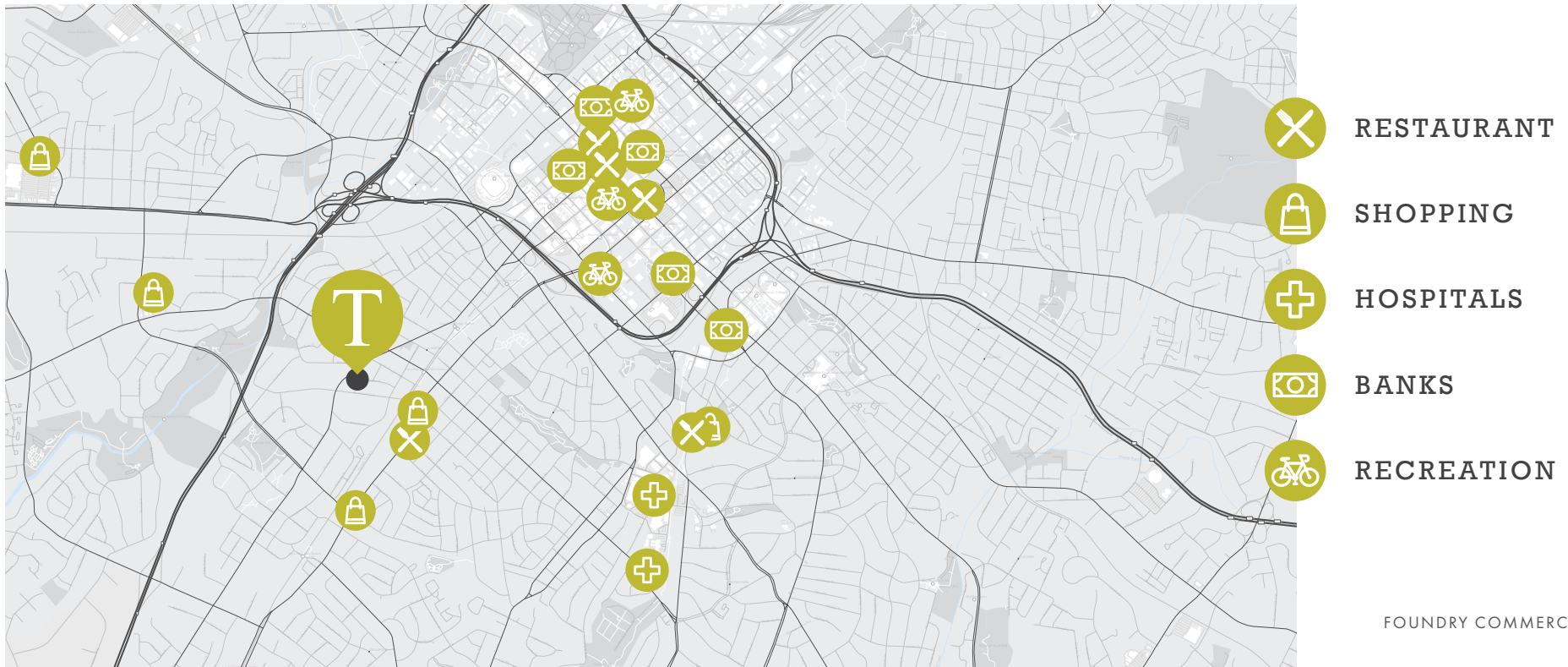
THREE 30 FIVE



Property Details

- ± 30,000 SF of retail space available in Three30Five, a new development with retail and approximately 30,000 SF of office completed Q1 2020
- Located in the heart of South End and walking distance to the Design District, a new urban cultural center in Charlotte’s South End neighborhood
- In close proximity to the Charlotte Rail Trail, the LYNX Blue Line East/West Boulevard light rail station, Sycamore Brewing, Lowe’s and Publix
- New construction in the area includes more than 1 million SF of office, 4,300 housing units and 400,000 SF of retail
- With more than 106,190 people in a 3-mile radius, Three30Five sits in a densely populated area with access to attractive demographics —average household income in the 3-mile radius is \$101,678

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	15,974	106,190	231,950
2023 PROJECTED POPULATION	17,819	117,785	257,779
EST. HOUSEHOLD INCOME	\$80,963	\$101,678	\$94,575





Charlotte's Historic South End

Beginning in the 1850s and reborn in the 1990s, today South End is a thriving and diverse urban district with more than 9,000 residents and 4,500 more residential units on the way. It is the fastest-growing submarket in the United States for apartment growth with an increase in apartment construction of over 100% since 2012.

Historic South End has been at the center of innovation and entrepreneurialism from the beginning, starting in the 1850s with Charlotte's first railroad line, connecting the Queen City to Columbia and Charleston, SC. As time passed a thriving manufacturing community sprang up along the tracks, centered on the booming textile

industry. The industrial area declined during the 1970s and 1980s, only to be revived in the early 1990s as restaurants, shops, and design-related industries discovered the old mills and warehouses. The area is notable for the number of renovated factories, local breweries, eclectic retail, historic lofts, luxury apartments and condos. South End's quirky vibe is what make this area so captivating.

South End is where history meets creative innovation. The result is a vibrant neighborhood where you can walk to Uptown, ride your bike on Charlotte's Rail Trail, and have easy access to I-77, I-85, and the airport.

SOUTH END FAST FACTS

2.8 MM SF
EXISTING OFFICE

1.6 MM SF
EXISTING RETAIL

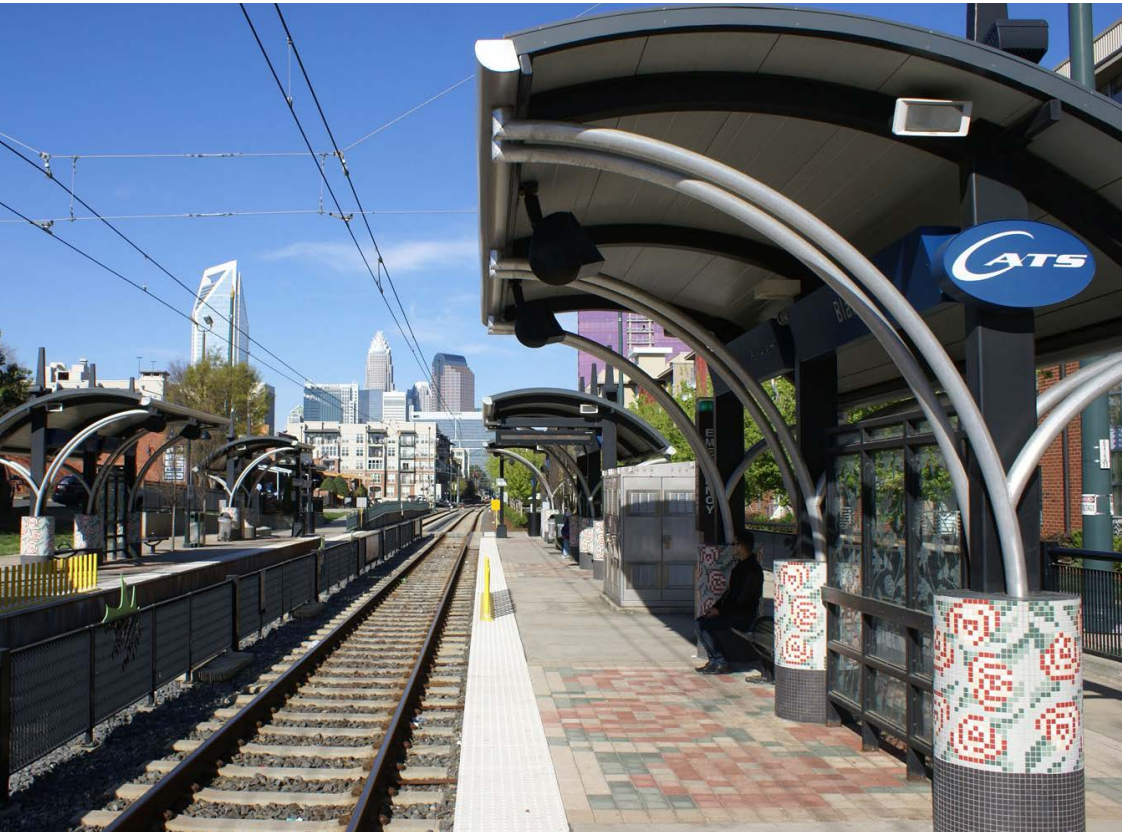
6,508
EXISTING
RESIDENTIAL UNITS

374 K SF
RETAIL PLANNED/
UNDER CONSTRUCTION

1 MM SF
OFFICE PLANNED/
UNDER CONSTRUCTION

300
HOTEL ROOMS PLANNED/
UNDER CONSTRUCTION

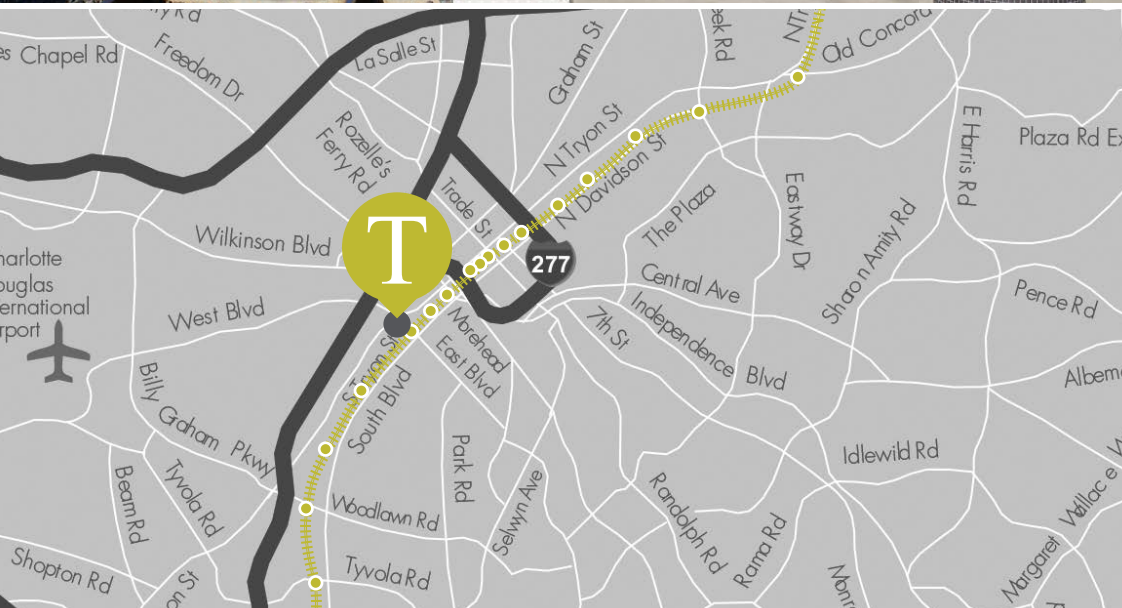
3,849
RESIDENTIAL UNITS PLANNED/
UNDER CONSTRUCTION



Light Rail Connectivity

Located at the intersection of South Tryon and Dunavant St, this mixed-use development has easy access to all that Charlotte has to offer. Just a five minute walk connects residents, shoppers, and employees to the East/West station of the LYNX Blue Line making this an ideal location to work, live, and relax. Opened in March 2018, the Blue Line Extension is projected to serve more than 25,000 people a day by 2030. The light rail has already spurred development along the corridor and is projected to further accelerate mixed-use, multifamily, office and retail projects.

With the extension, the LYNX Blue Line travels more than 18 miles, connecting Pineville and South Charlotte to NoDa and UNC Charlotte in approximately 47 minutes. Riders can board from 26 stations (11 of which are park and rides) and easily access The Collective seven days a week. During peak hours, trains run on the Blue Line Extension every 7.5 minutes.



There's Room for You at Three30Five

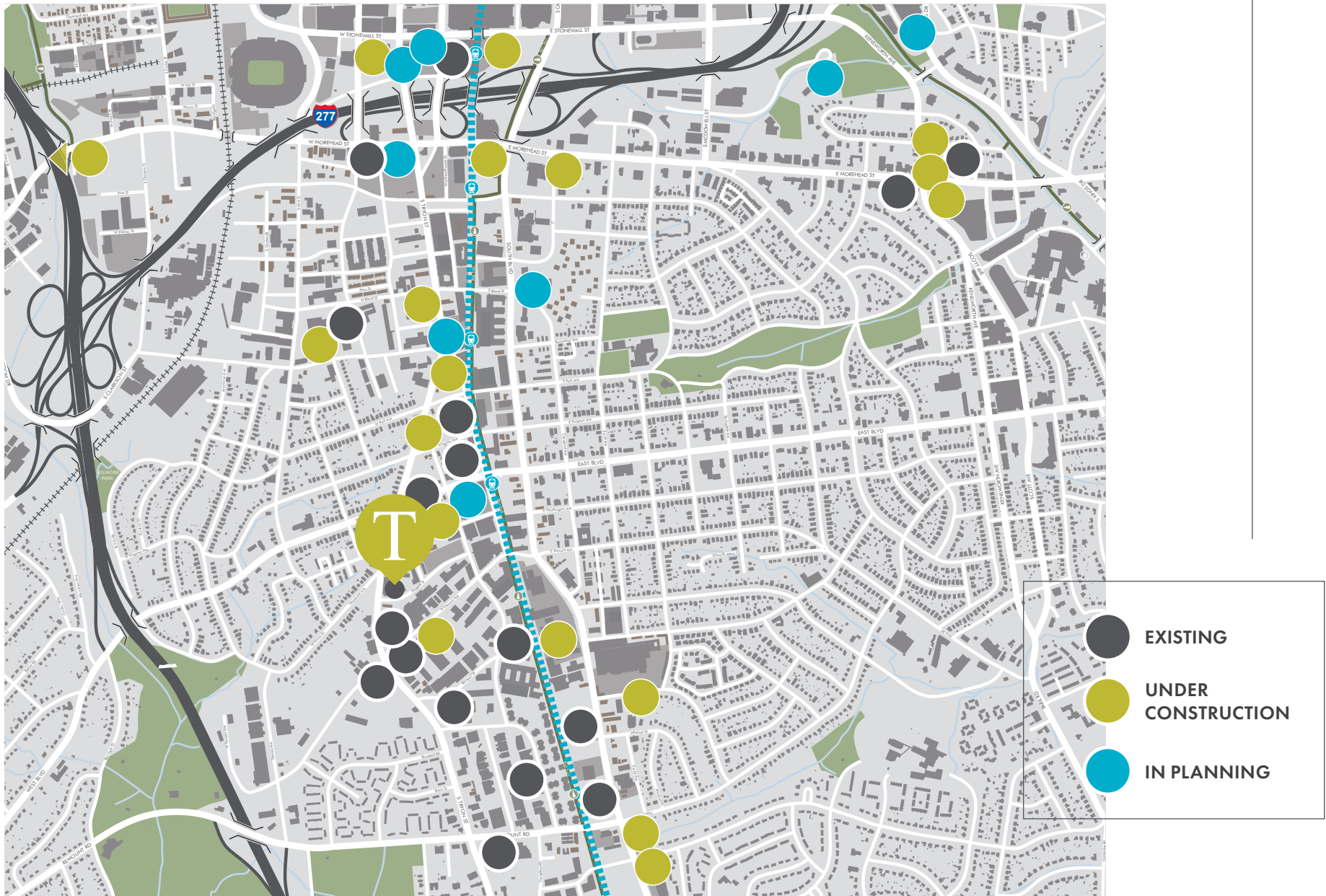
SITE PLAN



Location Overview



South End Development Pipeline





ram | FOUNDRY
people making places | COMMERCIAL

For more information, please contact:

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