

# STONECREST AT PIPER GLEN

7824 Rea Road, Charlotte, NC 28277

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Extremely desirable South Charlotte location with easy access to Interstate 485



### PROPERTY HIGHLIGHTS

- High-volume Target, Harris Teeter, Regal Cinemas, ULTA and Michael's.
- Shopping Center Size: 419,914 SF.
- 182,570 people with \$139,152 Average Household Incomes within five miles of the property.
- Over 82,000 employees within five miles of the property.
- Approximately 4.0 Million Square Feet of class "A" office space within 2.5 miles of the property.
- Traffic Counts: Rea Rd – 48,500 AADT; Ballantyne Commons Pkwy – 26,500 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	11,380	81,456	182,570
2019 Daytime Population	4,254	50,865	82,503
2019 Average HH Income	\$136,122	\$140,426	\$139,152

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A1	GNC	2,727 SF	D2	Civetta Italian Kitchen + Bar	5,356 SF	H-1B	Massage Heights	2,221 SF
A2/A3	Sally Beauty	2,730 SF	D5	Dish It Out	1,754 SF	H-1D	WOW Brow	1,323 SF
A4	InShape MD	1,200 SF	D7	Kabab Je	1,766 SF	H-1E	B. Good	2,668 SF
A5/A6	South Beach Tanning Co.	2,349 SF	D8	Jersey Mike's	1,638 SF	H-2A	The Flying Biscuit	2,363 SF
A7	Great Clips	1,051 SF	D9	Regal Cinemas	80,668 SF	<b>H-2C</b>	<b>Available</b>	<b>1,600 SF</b>
A8	Queen City Tennis	1,000 SF	E1	Pearlz Oyster Bar	3,085 SF	H-2D	Veterinary Clinic	2,290 SF
<b>A9</b>	<b>Available</b>	<b>1,250 SF</b>	E3/E4	Smashburger	2,570 SF	H-2E	Nothing But Noodles	3,123 SF
A10/A11	Charlotte Sewing Center	3,204 SF	<b>E5</b>	<b>Available</b>	<b>3,984 SF</b>	J-1A	Sharonview FCU	1,187 SF
A12/A13	Friendly Dental Centers	2,767 SF	F1	Apricot Lane	1,298 SF	J-1B	The Joint	1,033 SF
B1/B2/B3	Polished Nail Bar	3,200 SF	F2	Basil Thai	4,965 SF	J-1D	Clean Juice	1,097 SF
B4	Able Alterations	800 SF	F3	Marble Slab Creamery	1,365 SF	J-1E	Mattress Firm	4,577 SF
B5	Elite Cleaners	800 SF	F5	Chipotle Mexican Grill	2,436 SF	J-2A	Koerich & Case Orthodontics	2,454 SF
B6	Target	125,419 SF	G1	Dolce Lusso Salon	3,220 SF	J-2D	Starbucks	2,209 SF
C1	Harris Teeter	55,482 SF	G5	Chico's	2,217 SF	OP 1	Chick-Fil-A	3,980 SF
C-1A	GameStop	1,200 SF	<b>G6</b>	<b>Available</b>	<b>1,972 SF</b>	OP 2	Wendy's	3,200 SF
<b>C-1B</b>	<b>Available</b>	<b>2,203 SF</b>	G7	Soma Intimates	2,217 SF	OP 3	Firebirds	7,200 SF
C2	Ulta	10,402 SF	G8	Gong Cha	1,354 SF	OP 4	Cantina 1511	6,400 SF
C3	Michael's	20,960 SF	G10	Voci Spa	2,319 SF	ATM	Bank of America	0 SF
<b>C-3A</b>	<b>Available</b>	<b>4,500 SF</b>	H-1A	Fifth Third Bank	3,123 SF	ATM	Wells Fargo	0 SF
D1	True Pizza	2,460 SF						

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