



MARKET 42

Market 42 is an exceptional mixeduse community being developed in the Queen City by Lennar Multifamily Communities (a Lennar Company). Strategically located in the heart of Charlotte's First Ward, adjacent to the 4.5 acre First Ward Park and the Blue Line light rail's Ninth Street Station, this project will consist of 549 residential units and 19.360 SF of street-level retail. With construction set to begin by late summer 2018, delivery is expected in mid-2020. The community will provide an attractive opportunity to service a growing retail market. Unique to this retail space are the high-end store front glass and masonry and ample guest parking, designed to interact with the pedestrian friendly street frontage along Market Street and the LYNX Blue Line.



Strategically located between Eighth and Ninth streets in Uptown Charlotte's First Ward, Market 42's retail opens out to the LYNX Blue Line light rail extension opened in March 2018. Currently serving more than 15,000 people a day, the Blue Line is projected to serve 25,000 people a day by 2035. In addition to its excellent visibility from the light rail, Market 42 is located steps from the Ninth Street Station, one block from the Seventh Street Station and five blocks from Trade and Tryon.

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 Market 42 restaurants and retailers seven days a week. During peak hours, trains run on the Blue Line every 7.5 minutes.

Along the light rail is the 3.5-mile Charlotte Rail Trail, which winds through Sedgefield, Southside Park, Brookhill, Dilworth, Wilmore, and South End to Uptown. Residents and visitors can easily access the Rail Trail via bicycle using Charlotte B-cycle, which has three stations with two blocks of Market 42

MARKET 42 ACCESSIBILITY

25,000+

EXPECTED DAILY LYNX
RIDERSHIP

7.5MINUTE LYNX
FREQUENCY

3.5
MILE CHARLOTTE
RAIL TRAIL

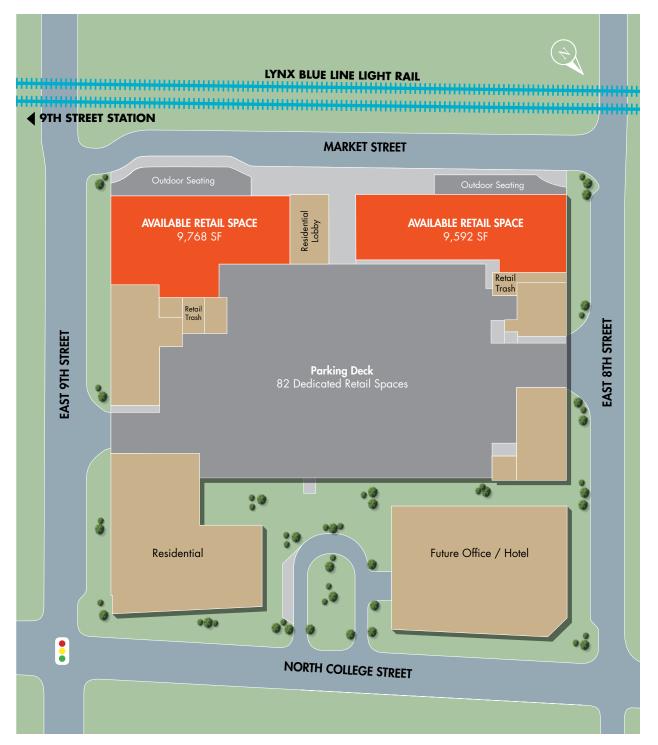
91 Walk score Market 42





- PROPERTY
- FEATURES
 - » Midrise apartment building with 184 units
 - » High-rise apartment building with 365 units
 - Above-ground parking deck in the center with retail and residential wrapped around with approximately 82 dedicated retail parking spots
 - » 19,360 SF of street-level retail along Market Street and the LYNX Blue Line
 - » Expected to break ground in mid-summer 2018 with an estimated delivery of mid-2020





RETAIL FEATURES

- $> \pm 19,360$ SF street-level retail space available
- » 18' ceiling clear height
- » 11' storefront height
- » Natural Gas: 2" Stub-out provided, 2.0 PSI Metering/pressure reducer by Tenant
- » Water: 2" cold water stub-out provided. Hot water and metering by Tenant
- » Electric: 490/277V 3 phase for each tenant from a common electric room
- » Chase/Vent: Includes 12" x 36" type 1 shaft to roof, 1,500-5,500 CFM flow rate
- » Grease Traps: Four 1,500 gallon grease traps
- » Trash: Two designated retail trash rooms adjacent to parking garage

DEMOGRAPHICS

	1 MILE	3 MILES
	1.8%	
2018 Est. Households		
Median Age		
	\$108,998	\$96,279
2018 Est. Median HH Income		
Estimated Daytime Population		

RETAIL

O P P O R T U N I T I E S

- » One-of-a-kind dining possibilities open to Market Street and the LYNX Blue Line light rail
- » Market 42 will attract people of all ages, from millennials to retirees
 - » Midrise units appeal to younger renters
 - » High-rise units, featuring several floors of penthouse units, appeal to older, more affluent renters, including empty nesters
- » Come be a part of this truly unique community









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