



FOUNDRY
COMMERCIAL



MARKET

42

RETAIL OPPORTUNITIES AVAILABLE

MARKET 42 RESHAPING FIRST WARD



MARKET 42

Market 42 is an exceptional mixed-use 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.



MARKET 42

CONNECTIVITY

AT YOUR DOOR

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

7.5
MINUTE LYNX
FREQUENCY

3.5
MILE CHARLOTTE
RAIL TRAIL

91
WALK SCORE
MARKET 42



UPTOWN CHARLOTTE
 100,000 TOTAL EMPLOYEES
 25,000 PEDESTRIANS PER DAY AT TRADE & TRYON

PHASE 2 CITYLINK GOLD LINE

S. GRAHAM ST.
S. MINT ST.
 Morton's
 Que Onda
 BB&T Ballpark
 Haymaker
 Romare Bearden Park

- Harris Teeter**
- Aria
 - City Smoke
 - Taste
 - Caribou Coffee
 - Malabar
 - Luce
 - SIP
 - Prohibition Bar
 - Cannolly's on Fifth
 - Blue
 - Sea Level
 - Ri Ra

- Showmars**
QDOBA
SUBWAY
Starbucks
Newk's
- Stoke
 - King's Kitchen
 - Room 112

- Wendy's**
MADRID'S
Chick-fil-A
Santitas
ESSEX
MEALSTERS

- Showmars**
Panera
DUNKIN' DONUTS
Starbucks

- Cowbell
- Dandelion Market
- Basil Thai
- 5 Church
- Capital Grille
- The Asbury
- Wooden Vine Wine Bar & Bistro

Fifth Third Center
 698,000 RSF

101 North Tryon
 566,000 RSF

Bank of America Corporate Center
 1,144,000 RSF

1 Bank of America Center
 750,000 RSF

- EPICENTRE**
- Jason's deli
 - Firehouse Subs
 - Five Guys
 - Studio City
 - Fleming's
 - Strick
 - CVS pharmacy
 - vida
 - Moe's

AvidXchange Music Factory

525 North Tryon
 425,000 RSF

Transamerica Square
 434,000 RSF

Rock Bottom

Discovery Place

PROPOSED REDEVELOPMENT

Hearst Tower
 965,000 RSF

Spectrum Center

CHARLOTTE TRANSIT CENTER

MCCOLL CENTER FOR ART + INNOVATION

CHARLOTTE BALLET

HAL MARSHALL REDEVELOPMENT

Waterbean Coffee

Sports One Charlotte

NINTH STREET STATION

PROPOSED REDEVELOPMENT

PROPOSED REDEVELOPMENT

MARKET 42

SEVENTH STREET STATION

FIRST WARD PARK

PROPOSED REDEVELOPMENT

SEVENTH STREET PUBLIC MARKET

- Not Just Coffee
- Local Loaf
- Bonsai Fusion Sushi
- Hazelnuts Creperie
- Pure Pizza
- Tank's Tap

- Brixx Wood Fired Pizza
- Queen City Q
- Mert's
- Cafe Sienna
- Rooster's
- BLT Steak
- Duckworth's

EXCELLENT UPTOWN LOCATION

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





MARKET 42 RETAIL LEASING

RETAIL FEATURES

- » ± 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
2018 Est. Population	20,004	115,355
2023 Proj. Population	21,822	128,146
2018-2023 Proj. Annual Population Growth	1.8%	2.2%
2018 Est. Households	10,014	52,852
Median Age	30.1	33.4
2018 Est. Avg. HH Income	\$108,998	\$96,279
2018 Est. Median HH Income	\$77,522	\$74,124
Estimated Daytime Population	60,721	153,507

RETAIL

OPPORTUNITIES



- » 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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