the Promenade @ Carolina Reserve

500,000 SF POWER CENTER
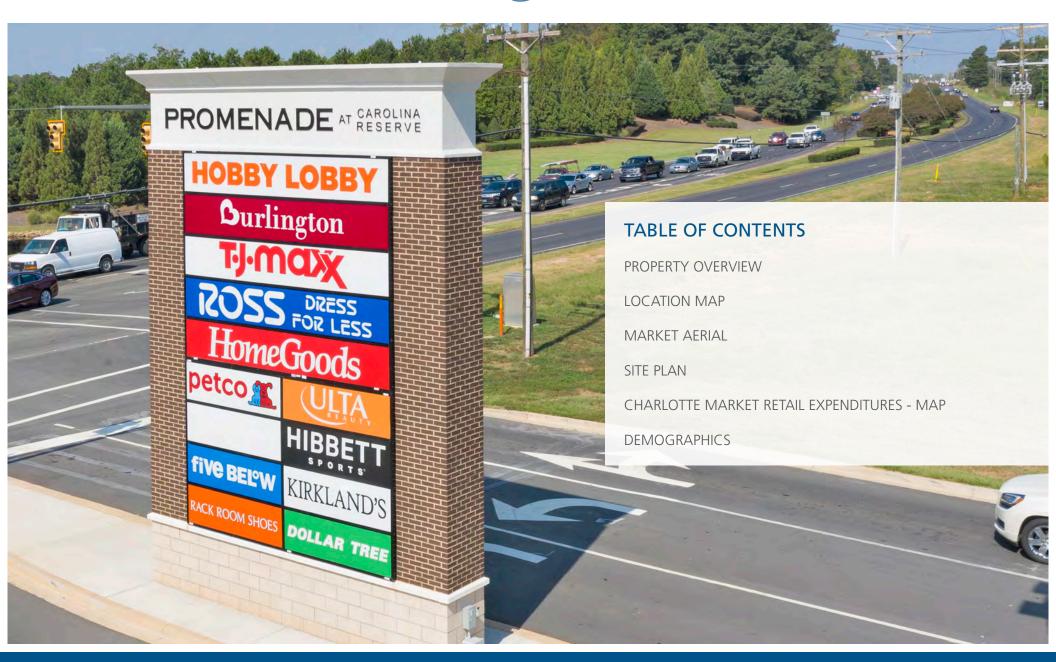### IN THE FASTEST GROWING SUBMARKET IN THE CHARLOTTE MSA

PRESENTED BY:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

Developed by:

Hutton
SiTE
REAL ESTATE DEVELOPMENT CONSTRUCTION
ACQUISITIONS DISPOSITIONS JOINT VENTURES

the Promenade @ Carolina Reserve

Presented by:

WES THURMOND

wthurmond@providencegroup.com
phone: 704.644.4595
fax: 704.973.0737

300 WEST SUMMIT AVENUE

the Promenade @ Carolina Reserve

PROMENADE AT CAROLINA RESERVE

HOBBY LOBBY

Burlington

T·J·maxx

ROSS DRESS FOR LESS

HomeGoods

petco

ULTA BEAUTY

HIBBETT SPORTS

five BELOW

KIRKLAND'S

RACK ROOM SHOES

DOLLAR TREE

300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM

the Promenade @ Carolina Reserve

Labels on image: 0.97 AC · 1,841 SF · 521 · 0.90 AC · Charlotte Hwy / US 521 · 25,200 VPD · 1,600 SF · 2,400 SF · 1.49 AC · 1.93 AC · Jim Wilson Rd. (to Waxhaw)

SITE INFORMATION

- Located at the intersection of Jim Wilson Road and Hwy 521 in the rapidly growing community of Indian Land, SC.
- Across from Sun City Carolina Lakes community which has over **3,400** active adult households.
- Multiple points of signalized access.
- Home values in Indian Land are nearly double that of the median home value for South Carolina.

LEASE INFORMATION

Spaces Available: Please call

GLA: Up to 500,000 SF

Rate: Please call for pricing

TRAFFIC COUNT
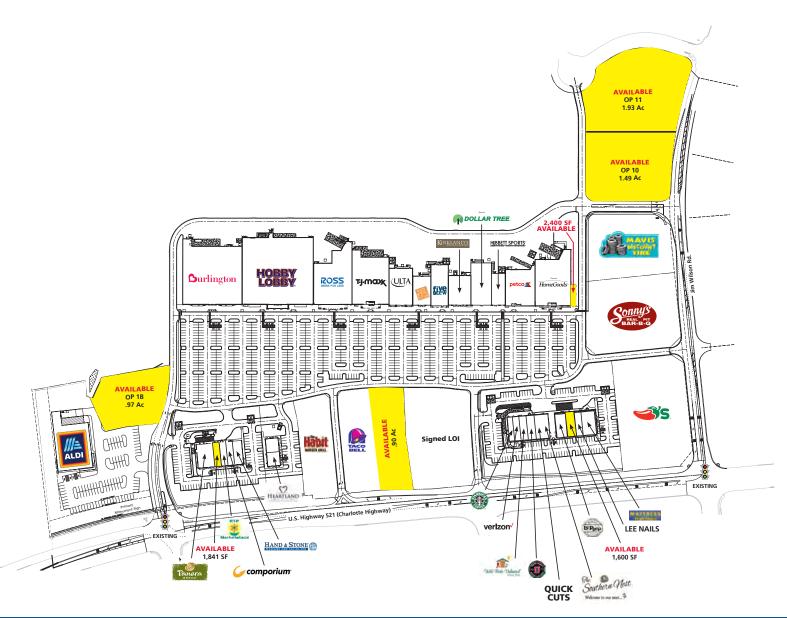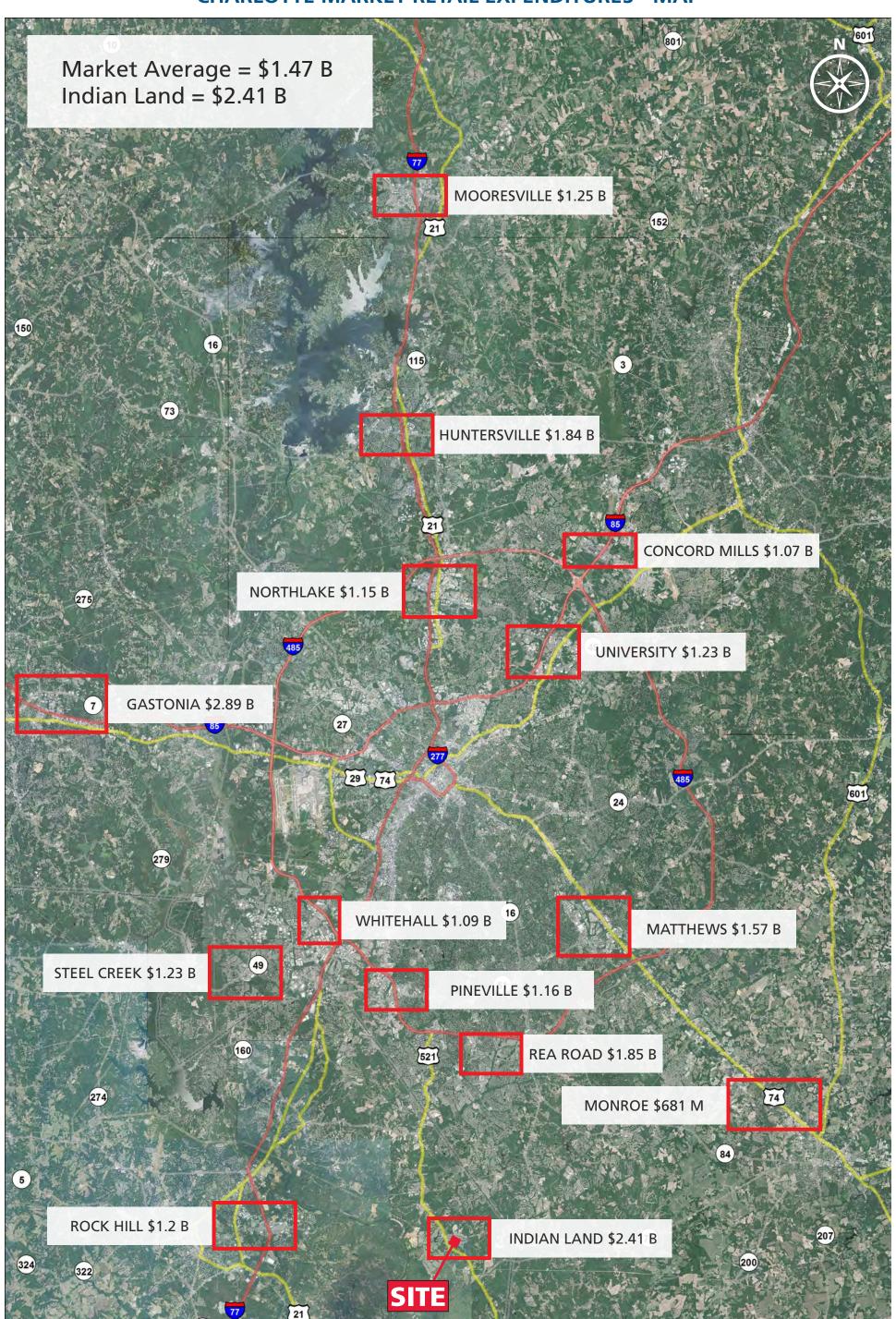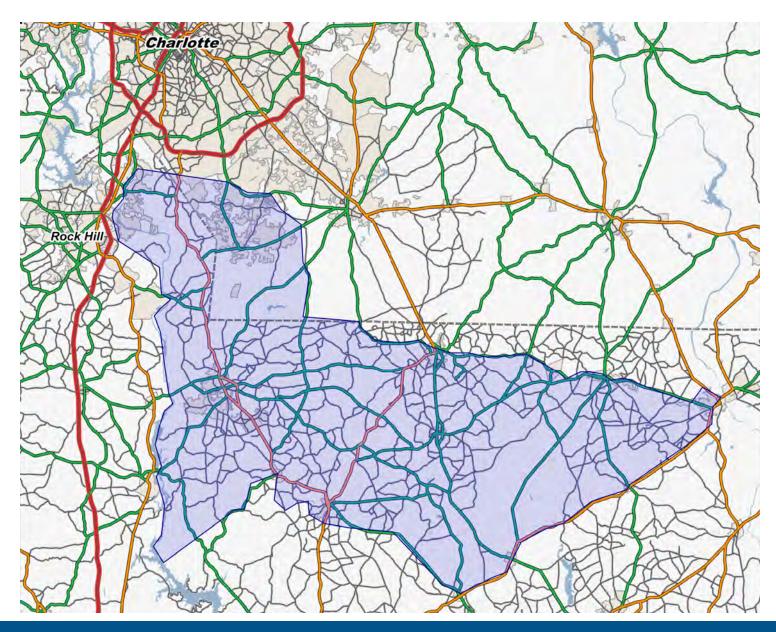
25,200 VPD on Charlotte Hwy. *(US 521)*

the Promenade @ Carolina Reserve

LOCATION MAP

Join these Tenants!

HOBBY LOBBY · Burlington · ROSS DRESS FOR LESS · T·J·maxx · ULTA BEAUTY

ALDI · HomeGoods · comporium · five BELOW · verizon

The Southern Nest · RACK ROOM SHOES · HIBBETT SPORTS GAME TESTED. ATHLETE APPROVED. · Jimmy John's · HAND & STONE MASSAGE AND FACIAL SPA

Panera BREAD · RTP Marketplace · Le Peep · Sonny's REAL PIT BAR-B-Q · STARBUCKS COFFEE · the Habit BURGER GRILL · KIRKLAND'S Home Decor, Gifts & More

MATTRESS Warehouse · DOLLAR TREE · Wild Birds Unlimited Nature Shop · Chili's · TACO BELL · MAVIS DISCOUNT TIRE

petco · QUICK CUTS

the Promenade @ Carolina Reserve

DEMOGRAPHICS (2018)	TRADE AREA
Population	212,794
Average HH Income	$92,945
Business Establishments	5,382
Daytime Employment	50,984

Catawba River

INDIAN LAND ELEMENTARY SCHOOL

INDIAN LAND MIDDLE SCHOOL
658 STUDENTS (GRADES 6-8)

INDIAN LAND HIGH SCHOOL
821 STUDENTS (GRADES 9-12)

5,400 VPD

26,900 VPD

521

To Ballantyne /

485

Sun City @ Carolina Lakes

Lennar @ the Retreat @ Rayfield

FOOD LION

Cross Creek

Publix   HICKORY

DUNKIN' DONUTS   Salsaritas

Bojangles   zpizza 55

YMCA
$15,000,000 YMCA OPENING FALL 2018

City of Light/ Inspiration Ministries

Carolina Commons

Harris Teeter   BB&T   ZAXBY'S
red bowl   CVS/pharmacy   Wendy's

Van Wyck Rd

15,900 VPD

CMC Medical Carolina Lakes
Walgreens

Townhomes Under Construction

5,300 VPD

521

Belair by Pulte

Lennar @ Carolina Reserve

Shelley Mullis Rd

5,900 VPD

SITE

the Promenade @ Carolina Reserve

Burlington   HOBBY LOBBY   ROSS DRESS FOR LESS
T·J·maxx   ULTA
panera   verizon   KIRKLAND'S   petco   Chili's   ys

MARKET AERIAL

the Promenade @ Carolina Reserve

AVAILABLE
OP 11
1.93 Ac

AVAILABLE
OP 10
1.49 Ac

DOLLAR TREE

2,400 SF AVAILABLE

KIRKLAND'S

HIBBETT SPORTS

MAVIS DISCOUNT TIRE

Burlington

HOBBY LOBBY

ROSS DRESS FOR LESS

T·J·MAXX

ULTA

five BELOW

petco

HomeGoods

Sonny's REAL PIT BAR-B-Q

AVAILABLE
OP 1B
.97 Ac

ALDI

The Habit BURGER GRILL

TACO BELL

AVAILABLE .90 Ac

Signed LOI

Chili's

HEARTLAND

Primary Monument Sign

EXISTING

EXISTING

RTP Marketplace

U.S. Highway 521 (Charlotte Highway)

Jim Wilson Rd.

verizon

MATTRESS

LEE NAILS

AVAILABLE
1,841 SF

HAND & STONE

AVAILABLE
1,600 SF

Panera BREAD

comporium

QUICK CUTS

The Southern Nest

the Promenade @ Carolina Reserve

CHARLOTTE MARKET RETAIL EXPENDITURES - MAP

Market Average = $1.47 B
Indian Land = $2.41 B

MOORESVILLE $1.25 B

HUNTERSVILLE $1.84 B

CONCORD MILLS $1.07 B

NORTHLAKE $1.15 B

UNIVERSITY $1.23 B

GASTONIA $2.89 B

WHITEHALL $1.09 B

MATTHEWS $1.57 B

STEEL CREEK $1.23 B

PINEVILLE $1.16 B

REA ROAD $1.85 B

MONROE $681 M

ROCK HILL $1.2 B

INDIAN LAND $2.41 B

SITE

the Promenade @ Carolina Reserve

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.6990/-80.5185

	Object 2	
Population		
Estimated Population (2018)	212,794	
Projected Population (2023)	239,351	
Census Population (2010)	176,986	
Census Population (2000)	119,739	
Projected Annual Growth (2018 to 2023)	26,557	2.5%
Historical Annual Growth (2010 to 2018)	35,808	2.5%
Historical Annual Growth (2000 to 2010)	57,247	4.8%
Estimated Population Density (2018)	177	psm
Trade Area Size	1,203.88	sq mi
Households		
Estimated Households (2018)	76,946	
Projected Households (2023)	83,704	
Census Households (2010)	64,698	
Census Households (2000)	44,669	
Estimated Households with Children (2018)	28,357	36.9%
Estimated Average Household Size (2018)	2.73	
Average Household Income		
Estimated Average Household Income (2018)	$92,945	
Projected Average Household Income (2023)	$104,607	
Estimated Average Family Income (2018)	$108,936	
Median Household Income		
Estimated Median Household Income (2018)	$73,524	
Projected Median Household Income (2023)	$84,747	
Estimated Median Family Income (2018)	$88,375	
Per Capita Income		
Estimated Per Capita Income (2018)	$33,772	
Projected Per Capita Income (2023)	$36,727	
Estimated Per Capita Income 5 Year Growth	$2,955	8.8%
Estimated Average Household Net Worth (2018)	$656,789	
Daytime Demos (2018)		
Total Businesses	5,382	
Total Employees	50,984	
Company Headquarter Businesses	19	0.4%
Company Headquarter Employees	5,734	11.2%
Employee Population per Business	9.5	
Residential Population per Business	39.5	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.6990/-80.5185

	Object 2	
Race & Ethnicity		
White (2018)	158,225	*74.4%*
Black or African American (2018)	39,232	*18.4%*
American Indian or Alaska Native (2018)	945	*0.4%*
Asian (2018)	5,789	*2.7%*
Hawaiian or Pacific Islander (2018)	47	*-*
Other Race (2018)	4,342	*2.0%*
Two or More Races (2018)	4,213	*2.0%*
Not Hispanic or Latino Population (2018)	202,212	*95.0%*
Hispanic or Latino Population (2018)	10,582	*5.0%*
Not Hispanic or Latino Population (2023)	226,411	*94.6%*
Hispanic or Latino Population (2023)	12,939	*5.4%*
Not Hispanic or Latino Population (2010)	169,477	*95.8%*
Hispanic or Latino Population (2010)	7,509	*4.2%*
Not Hispanic or Latino Population (2000)	117,571	*98.2%*
Hispanic or Latino Population (2000)	2,167	*1.8%*
Projected Hispanic Annual Growth (2018 to 2023)	2,357	*4.5%*
Historic Hispanic Annual Growth (2000 to 2018)	8,414	*21.6%*
Age Distribution (2018)		
Age Under 5	12,705	*6.0%*
Age 5 to 9 Years	14,854	*7.0%*
Age 10 to 14 Years	16,035	*7.5%*
Age 15 to 19 Years	14,128	*6.6%*
Age 20 to 24 Years	10,576	*5.0%*
Age 25 to 29 Years	11,383	*5.3%*
Age 30 to 34 Years	11,737	*5.5%*
Age 35 to 39 Years	13,973	*6.6%*
Age 40 to 44 Years	15,189	*7.1%*
Age 45 to 49 Years	16,596	*7.8%*
Age 50 to 54 Years	15,142	*7.1%*
Age 55 to 59 Years	13,982	*6.6%*
Age 60 to 64 Years	12,373	*5.8%*
Age 65 to 74 Years	21,233	*10.0%*
Age 75 to 84 Years	9,936	*4.7%*
Age 85 Years or Over	2,950	*1.4%*
Median Age	39.9	
Gender Age Distribution (2018)		
Female Population	109,020	*51.2%*
Age 0 to 19 Years	28,189	*25.9%*
Age 20 to 64 Years	61,853	*56.7%*
Age 65 Years or Over	18,977	*17.4%*
Female Median Age	41.0	
Male Population	103,774	*48.8%*
Age 0 to 19 Years	29,533	*28.5%*
Age 20 to 64 Years	59,099	*56.9%*
Age 65 Years or Over	15,142	*14.6%*
Male Median Age	38.8	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.6990/-80.5185

	Object 2	
Household Income Distribution (2018)		
HH Income $200,000 or More	7,263	*9.4%*
HH Income $150,000 to $199,999	5,778	*7.5%*
HH Income $100,000 to $149,999	10,684	*13.9%*
HH Income $75,000 to $99,999	9,139	*11.9%*
HH Income $50,000 to $74,999	13,079	*17.0%*
HH Income $35,000 to $49,999	9,548	*12.4%*
HH Income $25,000 to $34,999	6,342	*8.2%*
HH Income $15,000 to $24,999	6,684	*8.7%*
HH Income Under $15,000	8,429	*11.0%*
HH Income $35,000 or More	55,491	*72.1%*
HH Income $75,000 or More	32,863	*42.7%*
Housing (2018)		
Total Housing Units	81,070	
Housing Units Occupied	76,946	*94.9%*
Housing Units Owner-Occupied	61,879	*80.4%*
Housing Units, Renter-Occupied	15,067	*19.6%*
Housing Units, Vacant	4,124	*5.1%*
Marital Status (2018)		
Never Married	45,089	*26.6%*
Currently Married	91,920	*54.3%*
Separated	6,180	*3.7%*
Widowed	11,244	*6.6%*
Divorced	14,766	*8.7%*
Household Type (2018)		
Population Family	186,823	*87.8%*
Population Non-Family	23,264	*10.9%*
Population Group Quarters	2,707	*1.3%*
Family Households	57,544	*74.8%*
Non-Family Households	19,402	*25.2%*
Married Couple with Children	19,962	*21.7%*
Average Family Household Size	3.2	
Household Size (2018)		
1 Person Households	16,356	*21.3%*
2 Person Households	24,535	*31.9%*
3 Person Households	13,678	*17.8%*
4 Person Households	13,630	*17.7%*
5 Person Households	5,908	*7.7%*
6 or More Person Households	2,839	*3.7%*
Household Vehicles (2018)		
Households with 0 Vehicles Available	3,225	*4.2%*
Households with 1 Vehicles Available	20,937	*27.2%*
Households with 2 or More Vehicles Available	52,784	*68.6%*
Total Vehicles Available	155,710	
Average Vehicles Per Household	2.0	

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.6990/-80.5185

	Object 2	
Labor Force (2018)		
Estimated Labor Population Age 16 Years or Over	165,903	
Estimated Civilian Employed	96,695	*58.3%*
Estimated Civilian Unemployed	3,407	*2.1%*
Estimated in Armed Forces	63	*-*
Estimated Not in Labor Force	65,738	*39.6%*
Unemployment Rate	2.1%	
Occupation (2015)		
Occupation: Population Age 16 Years or Over	96,695	
Management, Business, Financial Operations	17,351	*17.9%*
Professional, Related	19,245	*19.9%*
Service	14,542	*15.0%*
Sales, Office	25,310	*26.2%*
Farming, Fishing, Forestry	394	*0.4%*
Construct, Extraction, Maintenance	6,926	*7.2%*
Production, Transport Material Moving	12,928	*13.4%*
White Collar Workers	61,905	*64.0%*
Blue Collar Workers	34,790	*36.0%*
Consumer Expenditure (2018)		
Total Household Expenditure	$5.08 B	
Total Non-Retail Expenditure	$2.67 B	*52.5%*
Total Retail Expenditure	$2.41 B	*47.5%*
Apparel	$179 M	*3.5%*
Contributions	$244 M	*4.8%*
Education	$203 M	*4.0%*
Entertainment	$287 M	*5.7%*
Food and Beverages	$731 M	*14.4%*
Furnishings and Equipment	$178 M	*3.5%*
Gifts	$134 M	*2.6%*
Health Care	$392 M	*7.7%*
Household Operations	$154 M	*3.0%*
Miscellaneous Expenses	$72.8 M	*1.4%*
Personal Care	$65.4 M	*1.3%*
Personal Insurance	$40.4 M	*0.8%*
Reading	$11.2 M	*0.2%*
Shelter	$1.05 B	*20.7%*
Tobacco	$28.6 M	*0.6%*
Transportation	$943 M	*18.6%*
Utilities	$367 M	*7.2%*
Educational Attainment (2018)		
Adult Population Age 25 Years or Over	144,495	
Elementary (Grade Level 0 to 8)	6,198	*4.3%*
Some High School (Grade Level 9 to 11)	11,995	*8.3%*
High School Graduate	39,507	*27.3%*
Some College	26,433	*18.3%*
Associate Degree Only	13,027	*9.0%*
Bachelor Degree Only	32,091	*22.2%*
Graduate Degree	15,243	*10.5%*

Lat/Lon: 34.6990/-80.5185

RF5

	Object 2	
Units In Structure (2015)		
1 Detached Unit	58,781	*90.9%*
1 Attached Unit	2,721	*4.2%*
2 to 4 Units	2,336	*3.6%*
5 to 9 Units	1,443	*2.2%*
10 to 19 Units	675	*1.0%*
20 to 49 Units	817	*1.3%*
50 or More Units	485	*0.7%*
Mobile Home or Trailer	9,678	*15.0%*
Other Structure	9	*-*
Homes Built By Year (2015)		
Homes Built 2010 or later	5,145	*8.0%*
Homes Built 2000 to 2009	22,899	*35.4%*
Homes Built 1990 to 1999	11,849	*18.3%*
Homes Built 1980 to 1989	8,810	*13.6%*
Homes Built 1970 to 1979	7,242	*11.2%*
Homes Built 1960 to 1969	6,225	*9.6%*
Homes Built 1950 to 1959	3,352	*5.2%*
Homes Built Before 1949	5,142	*7.9%*
Home Values (2015)		
Home Values $1,000,000 or More	461	*0.9%*
Home Values $500,000 to $999,999	5,675	*11.2%*
Home Values $400,000 to $499,999	5,068	*10.0%*
Home Values $300,000 to $399,999	7,860	*15.5%*
Home Values $200,000 to $299,999	12,933	*25.4%*
Home Values $150,000 to $199,999	7,673	*15.1%*
Home Values $100,000 to $149,999	7,953	*15.6%*
Home Values $70,000 to $99,999	5,044	*9.9%*
Home Values $50,000 to $69,999	3,188	*6.3%*
Home Values $25,000 to $49,999	3,242	*6.4%*
Home Values Under $25,000	2,352	*4.6%*
Owner-Occupied Median Home Value	$214,965	
Renter-Occupied Median Rent	$600	
Transportation To Work (2015)		
Drive to Work Alone	80,893	*81.3%*
Drive to Work in Carpool	7,473	*7.5%*
Travel to Work by Public Transportation	602	*0.6%*
Drive to Work on Motorcycle	47	*-*
Walk or Bicycle to Work	1,193	*1.2%*
Other Means	1,370	*1.4%*
Work at Home	7,864	*7.9%*
Travel Time (2015)		
Travel to Work in 14 Minutes or Less	18,421	*20.1%*
Travel to Work in 15 to 29 Minutes	25,953	*28.3%*
Travel to Work in 30 to 59 Minutes	37,365	*40.8%*
Travel to Work in 60 Minutes or More	7,479	*8.2%*
Average Minutes Travel to Work	28.1	