

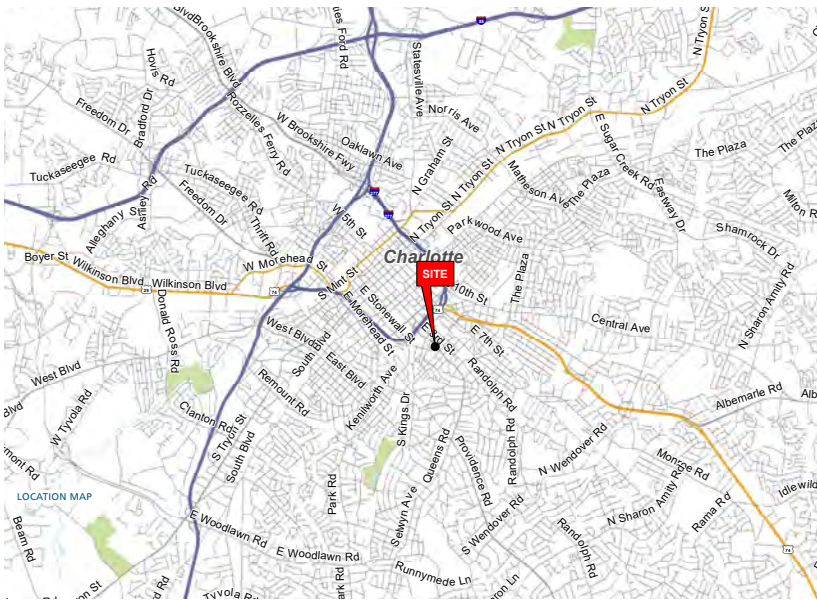


PROVIDENCE GROUP CAPITAL
FOR LEASE



RETAIL / OFFICE SPACE AVAILABLE IN MIDTOWN

209 SOUTH KINGS DR. | CHARLOTTE, NC 28204



PROPERTY HIGHLIGHTS

- Located in the heart of Midtown's retail and restaurant activity
- 0.25 mile from Uptown Charlotte
- 700 apartment units within walking distance
- Stunning views of Uptown skyline
- Please call for pricing

PROPERTY INFORMATION

- Last remaining space: 2,737 SF on the upper level
- 58 parking spaces
- Full access
- Available immediately

DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	14,118	122,900	273,560
DAYTIME EMPLOYMENT	54,871	159,765	260,096
COMBINED POPULATION	68,989	282,665	533,656
AVERAGE HH INCOME	\$110,491	\$108,665	\$90,435
BUSINESS ESTABLISHMENTS	3,603	11,298	19,969

JOIN THESE TENANTS



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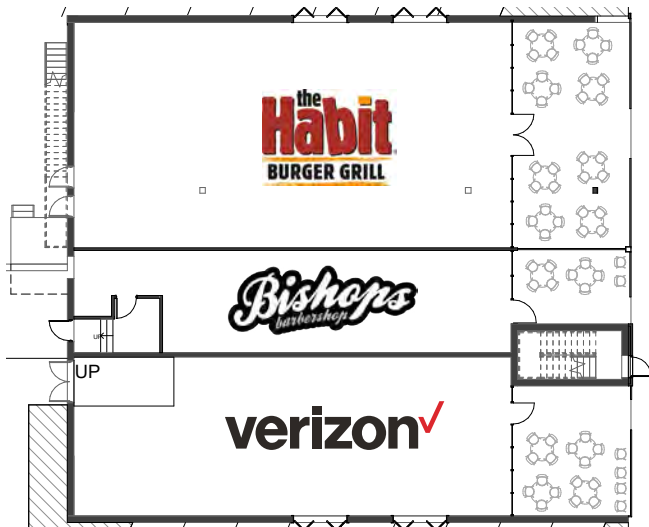
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Street Level



Upper Level

- 17,000 VPD on South Kings Dr.
- 17,000 VPD on Charlottetowne Ave.
- 18,000 VPD on E 3rd Street

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NEW PROJECT DEVELOPMENTS ON STONEWALL STREET

- Lincoln Harris Observer Redevelopment
853,000 SF office tower under construction. Future phases to include office, retail & residential space
- Tryon Place Development
630,000 SF office tower & 35,000 SF of retail
- Proposed Mixed Use Development
- 615 S. College St.
370,000 SF Office tower under construction on the Westin Hotel parking garage.
- Crescent Stonewall Station - Whole Foods, 460 apartments, 2 hotels & 14,000 SF of retail
- Northwood Ravin Development
421 apartments, 11,000 SF office & 6,400 SF retail
- 650 E. Stonewall
302 Apartments & 11,303 SF of retail space.
- Brooklyn Village Redevelopment
Large scale mixed use project in planning

