

WHOLE FOODS MARKET

WAVERLY

PROVIDENCE RD AND ARDREY KELL RD, CHARLOTTE, NC 28211

±1,498 - 2,150 RSF AVAILABLE FOR LEASE



DESCRIPTION

- 2,150 SF Available
- A multi-use Whole Foods and ULTA Beauty anchored development located in Southeast Charlotte just off of I-485 at the intersection of Providence Road and Ardrey Kell Road
- The Terrace at Waverly provides a unique outdoor gathering area
- Hilton Garden Inn now open

BUILDING FEATURES

PROPERTY SIZE	174,013 SF
AVAILABLE	1,498 - 2,150 SF

TRAFFIC

PROVIDENCE RD	40,200 VPD
ARDREY KELL RD	19,000 VPD
INTERSTATE 485	80,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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DEMOGRAPHICS



1 MILE RADIUS

	6,431 ESTIMATED POPULATION 2020
	37.1 AVERAGE AGE
	\$450,049 MEDIAN HOME VALUE 2020
	\$135,172 AVG HOUSEHOLD INCOME
	4,635 TOTAL EMPLOYEES

3 MILE RADIUS

	56,789 ESTIMATED POPULATION 2020
	39.7 AVERAGE AGE
	\$384,474 MEDIAN HOME VALUE 2020
	\$156,175 AVG HOUSEHOLD INCOME
	16,487 TOTAL EMPLOYEES

5 MILE RADIUS

	162,891 ESTIMATED POPULATION 2020
	39.5 AVERAGE AGE
	\$397,841 MEDIAN HOME VALUE 2020
	\$160,483 AVG HOUSEHOLD INCOME
	51,562 TOTAL EMPLOYEES

SITE PLAN



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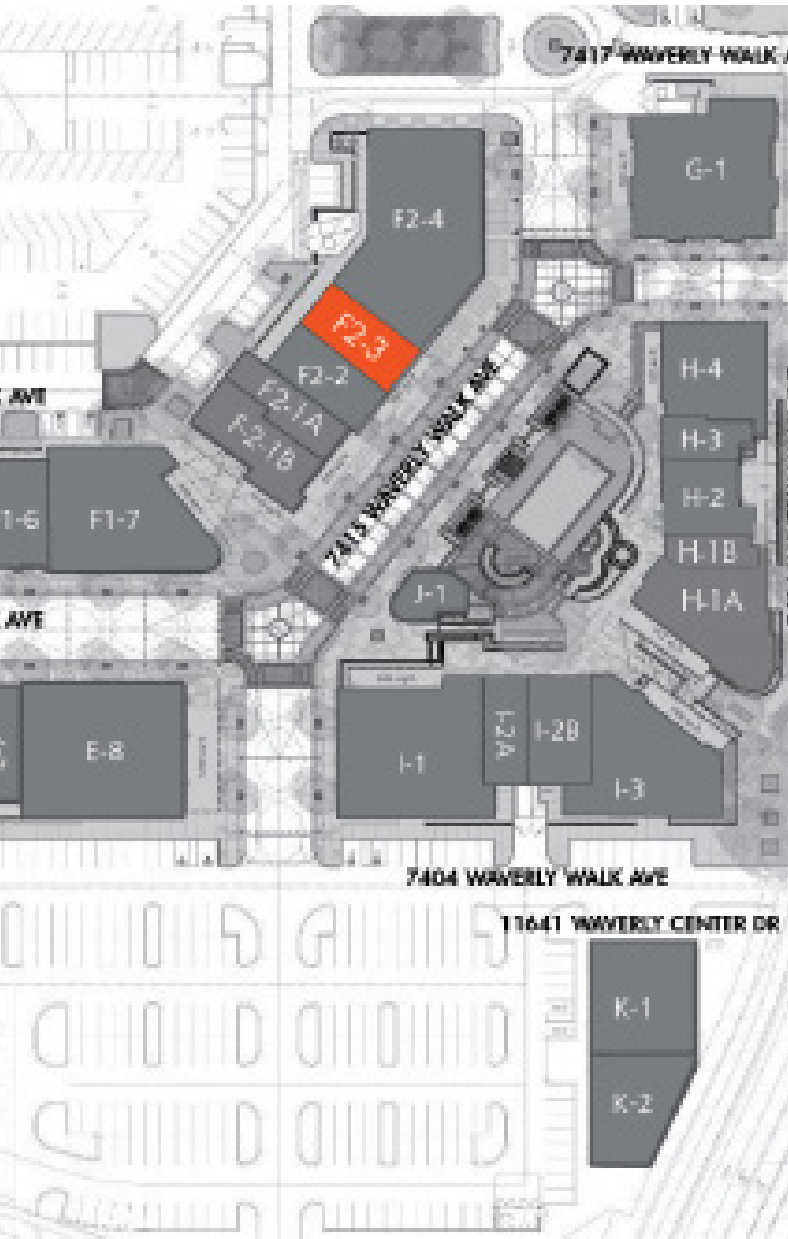
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FOUNDRY
COMMERCIAL

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SUITE	TENANT	SF
A-1	TRULIANT	2,099
A-2	QUAIL DRY CLEANING	940
A-3	POLISHED NAIL BAR	2,500
A-4	LASH LOUNGE	1,202
A-5	TAZIKI'S	2,819
B-1	FIREHOUSE SUBS	1,998
B-2	NEGOTIATING	1,498
B-3	WILDOLOGY	1,421
JR ANCHOR	ULTA BEAUTY	10,997
ANCHOR	WHOLE FOODS	40,000
C-1	WELLS FARGO	2,814
D-1	CHIPOTLE	2,432
E-1	GOOD FEET	2,335
E-1B	INVIGORY	1,684
E-2	ATHLETA	3,469
E-3	TIFFS TREATS	1,793
E-4	DISTRICT 5	2,456
E-5	MAINSTREAM BOUTIQUE	1,392
E-6	FAB'RIK	1,469
E-7	LITTLE NEST	1,943
E-8	CHUY'S	7,048
F1-1	PETPEOPLE	4,892
F1-2	CYCLEBAR	3,263
F1-3	SCOUT & MOLLY'S BOUTIQUE	1,436
F1-4	IVY & LEO	1,441
F1-5	HAND & STONE	2,560
F1-6	MODERN SALON	2,500
F1-7	DESANO PIZZA BAKERY	6,040
F2-1A	SMALL HANDS BIG ART	2,389
F2-1B	TULLULLAH GRAHAM BOUTIQUE	980
F2-2	HM PROPERTIES	2,514
F2-3	AVAILABLE	2,150
F2-4	HOTEL LOBBY	8,078
G-1	THE PORTER'S HOUSE	6,123
H-1A	FOXCROFT WINE BAR	3,997
H-1B	V'S BARBER SHOP	1,005
H-2	VIA ROMA	2,473
H-3	CAFE MOKA	1,358
H-4	CO	3,180
I-1	CAROLINA ALE HOUSE	6,500
I-2A	SOURCE1 PHONES	944
I-2B	URBANE SOUTH	2,624
I-3	TED'S MONTANA GRILL	5,054
J-1	HÄAGEN DAZS	1,200
K-1	VIVA CHICKEN	3,600
K-2	YAMA ASIAN FUSION	3,403

OUTPARCELS

SUITE	TENANT
1	QUICK TRIP
2	STARBUCK
3	CHICK-FIL-A
4	WELLS FARGO
5	MCDONALDS
6	CHIPOLTE
7	PANERA
8	VIVA CHICKEN
9	YAMA
10	CVS
11	BANK BRANCH
12	MATRESS FIRM

- RETAIL - 210,000 SF
- OFFICE - 304,000 SF
- SINGLE FAMILY HOMES - 70
- MULTI-FAMILY HOMES - 463
- HOTEL - 141 Rooms



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PHOTOS



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