

AREA 15

REDEVELOPMENT

SEEKING BREWERY AND
RESTAURANTEURS

FOR LEASE



Presented by:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



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AREA 15

REDEVELOPMENT

510-516 East 15th Street | Charlotte, NC 28206

Presented by:



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AREA 15 REDEVELOPMENT

510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS



SIZE

±23,000 SF



TENANT MIX

Current Tenant roster is month to month making this redevelopment immediate for 2020.



ADDRESS

510-516 E. 15th St | Charlotte, NC



LOCATION

N. Davidson & E. 15th Street



1, 3, 5 ML POPULATION

1ml - 15,542; 3ml - 115,951; 5ml - 277,174



1, 3, 5 ML AVG HH INCOME

1ml - \$95,606; 3ml - \$99,818; 5ml - \$85,769



TRAFFIC COUNTS

14,500 VPD

ON CALDWELL ST.

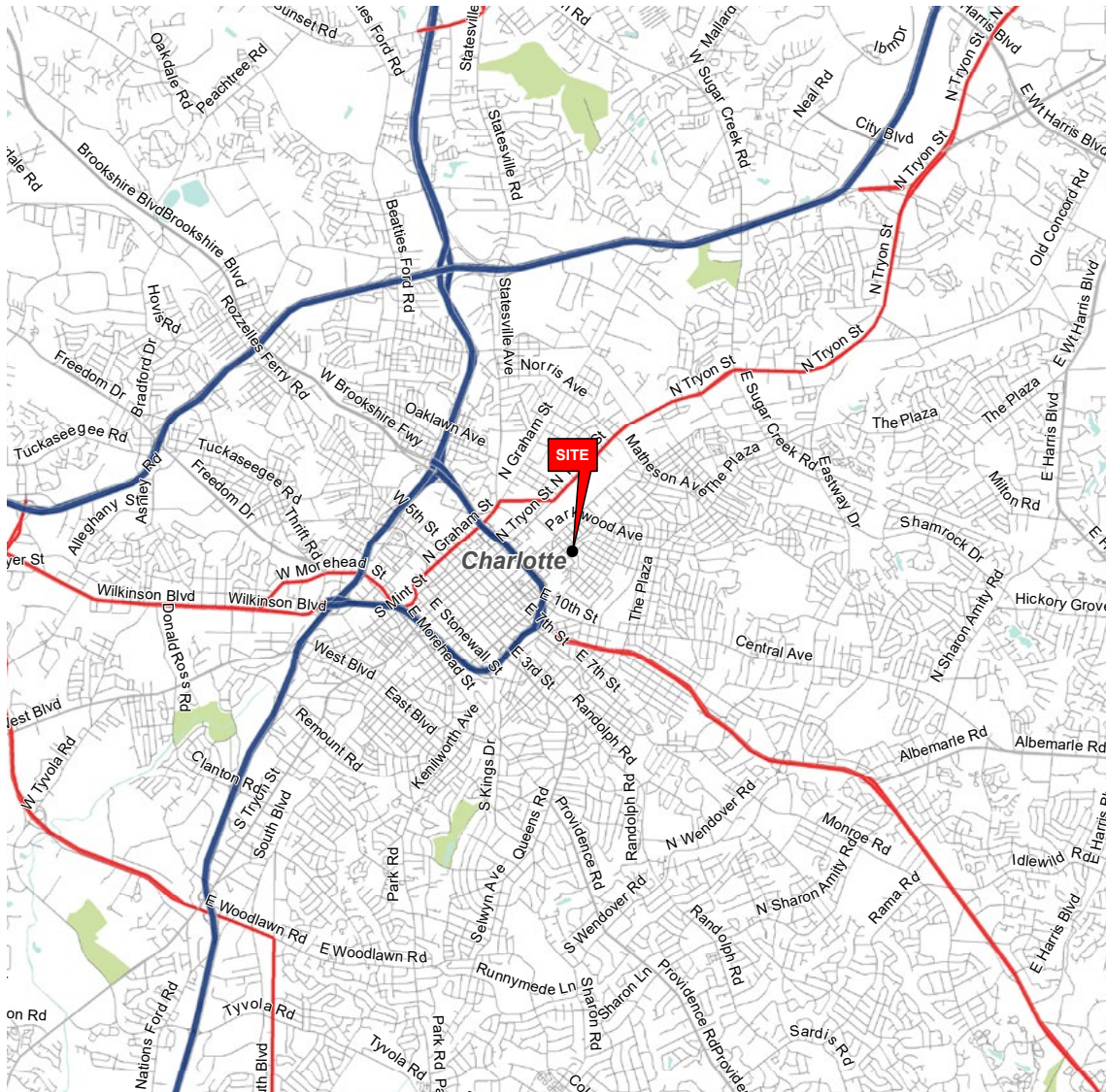
18,000 VPD

ON PARKWOOD AVE.



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PROPERTY / LEASING INFORMATION

The property is in Optimist Park and lies northwest of Uptown and stretches along the Blue Line light rail extension from uptown and I-277 to Noda.

The Lynx Blue Line light rail extension, with stops at Parkwood Avenue and Brevard Street, as well as at 25th Street at Brevard Street is making Optimist Park a rapidly changing area in transition from a working-class neighborhood near uptown to Charlotte's next hot neighborhood.

The Charlotte Department of Transportation is working on a full revamp of Parkwood Avenue to make it more pedestrian friendly, including improved sidewalk connectivity with surrounding streets and the light rail state.

DEMOGRAPHICS (2019)

	1 MILE	3 MILE	5 MILE
POPULATION	15,542	115,951	277,174
AVERAGE HH INCOME	\$95,606	\$99,818	\$85,769
MEDIAN HH INCOME	\$62,054	\$60,574	\$51,003
BUSINESS ESTABLISHMENTS	1,299	10,074	16,440
DAYTIME EMPLOYMENT	20,559	145,422	214,443

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PROPERTY HIGHLIGHTS

Zoned TOD-UC (Urban Core)

Current Tenant roster is month to month making this redevelopment immediate for 2020.

With close to 23,000 square feet and ample on site parking, Area 15 is now a premier opportunity for Brewery's, Social House, Restaurants and Entertainment users to capture the Optimist Park / NoDa sub-markets while still a short Uber / Lyft ride from Plaza Midwood Uptown and South End.



300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704) 365-0820 | www.PROVIDENCEGROUP.COM

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TRANSIT OVERVIEW

- The property is in Optimist Park and lies northwest of Uptown and stretches along the Blue Line light rail extension from uptown and I-277 to NoDa.
- The Lynx Blue Line light rail extension, with stops at Parkwood Avenue and Brevard Street, as well as at 25th Street at Brevard Street is making Optimist Park a rapidly changing area in transition from a working-class neighborhood near uptown to Charlotte's next hot neighborhood. Like many of the close-in neighborhoods around Uptown, property values soared after the 2019 revaluation.
- The Charlotte Department of Transportation is working on a full revamp of Parkwood Avenue to make it more pedestrian friendly, including improved sidewalk connectivity with surrounding streets and the light rail station.



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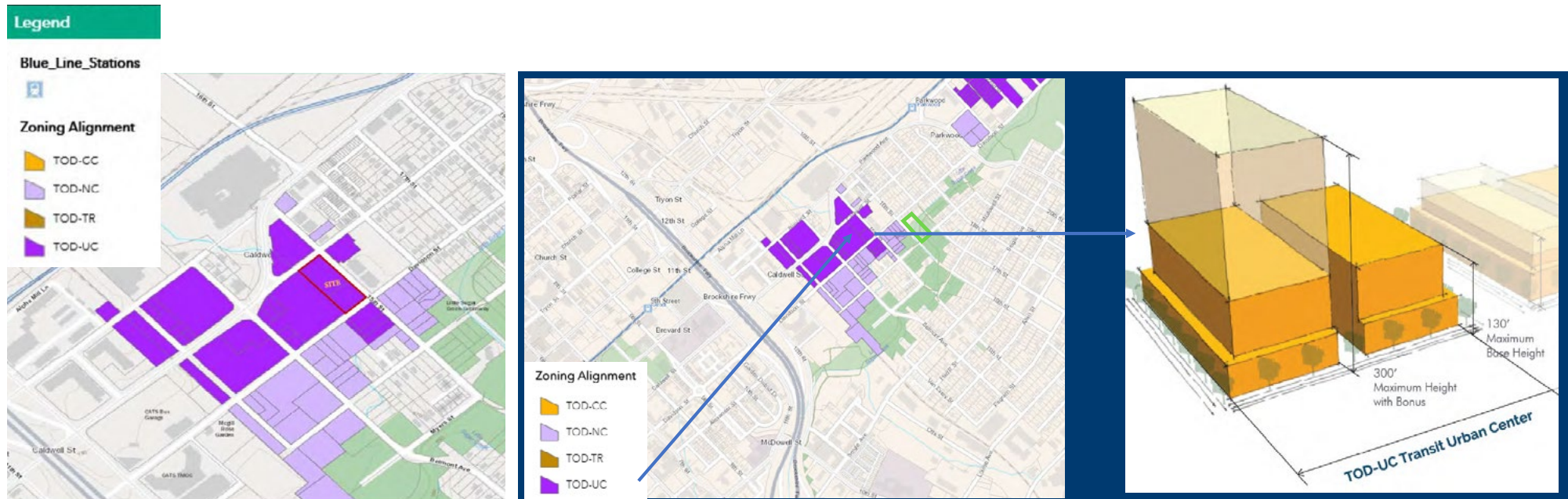
REZONING

Area 15 was part of a mass rezoning approved in November. The property was rezoned to TOD-UC, or Transit-Oriented Development-Urban Center — the highest density of the four TOD districts. The approved text amendment for TOD passed by City Council earlier this year allows new development in TOD-UC district to contain buildings up to 130 feet permitted by right, with taller buildings — up to 300 feet — allowed through a height bonus.

TOD-UC ZONING

TOD-UC (Urban Core) district is used for parcels near high-intensity rapid transit stations and streetcar stops. UC districts allow for the greatest building heights, demand the uppermost level of site and architectural design, permit the least amount of vehicle parking, and require the most urban form of streetscape.

Permitted: 130 feet / **Maximum with Bonuses:** 300 feet



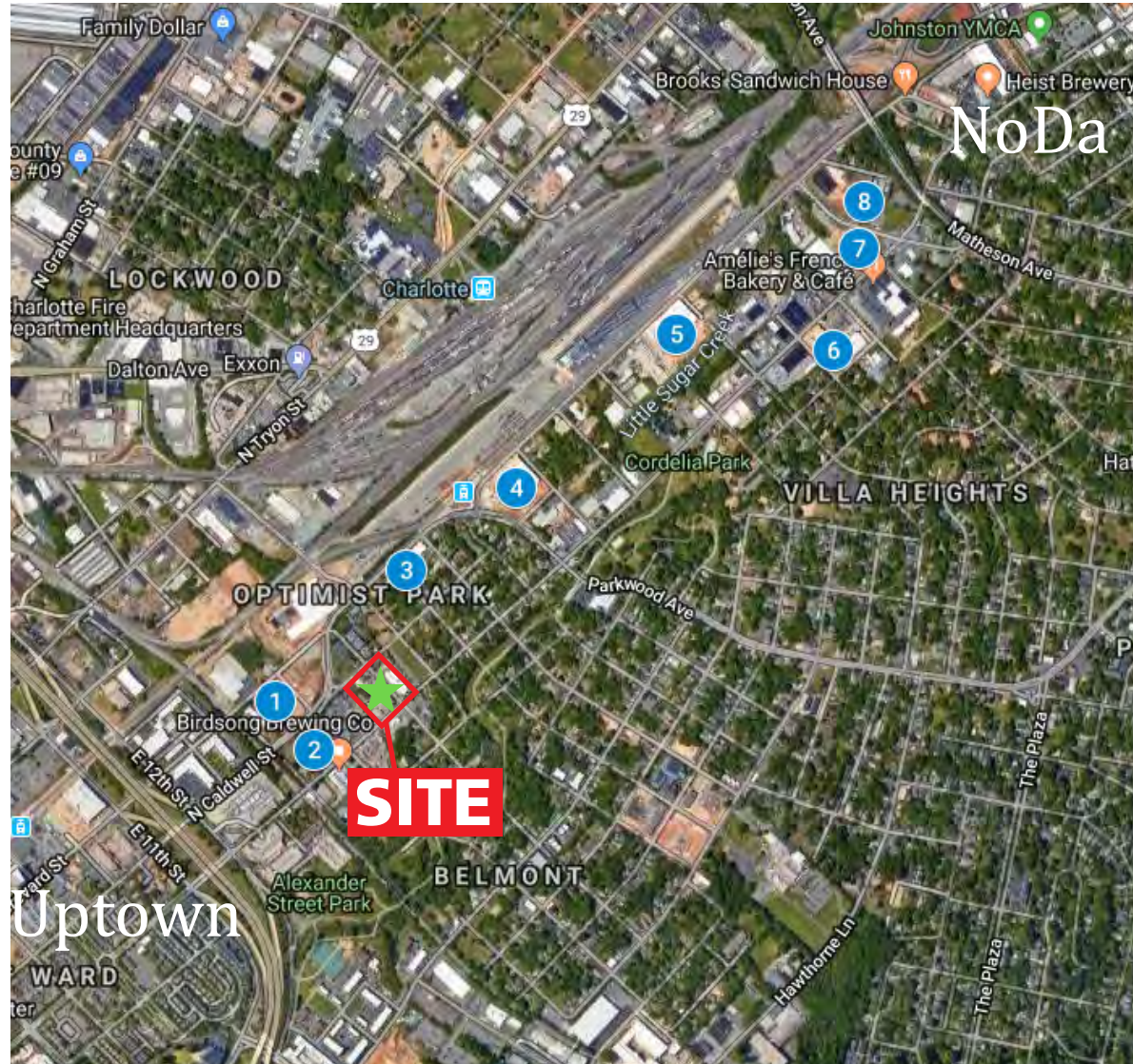
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MULTIFAMILY

Nestled between Uptown and Noda, Area 15's location is optimal for multifamily development. With new projects like Optimist Hall, Optimist Park is becoming a trendy neighborhood for young professionals.

Number	Name	Developer	# of Units	Delivery
1	Alexan	Trammell Crow Residential	235	2019
2	Alta Purl	Wood Partners	310	2020
3	300 Optimist Park	Beauwright	48	2018
4	Parkwood Station Lofts	The NRP Group	309	2019
5	Alta Warp + Weft	Wood Partners	261	2019
6	The Collective	Ram Realty Services	253	2019
7	Bainbridge Noda	Camden Property Trust	273	2020
8	Camden Noda	Camden Property Trust	390	2022



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SUBMARKET AERIAL

Lynx Blue Line

Optimist Hall
Retail & Office | Delivered 2019



Alexan Apartments
Trammell Crow
235 units | Delivered 2019

Parkwood Square Townhomes
Ryan Homes
(60 Units Under Construction)

Alta Purl Apartments
Wood Partners
310 units | Spring 2020

Hunter Wrecker
Listing Price: \$17.1
Listed: 10/15/2019
6.03* +/- Acres
*Only ~4.5 Acres Buildable

SITE

Uptown

Uptown: 0.5 Miles
I-277: 0.4 Miles

Birdsong Brewery

NoDa

Key:

	Subject Property		For Sale
	Multifamily		Lynx Blue Line
	Retail/ Office		

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MARKET AERIAL



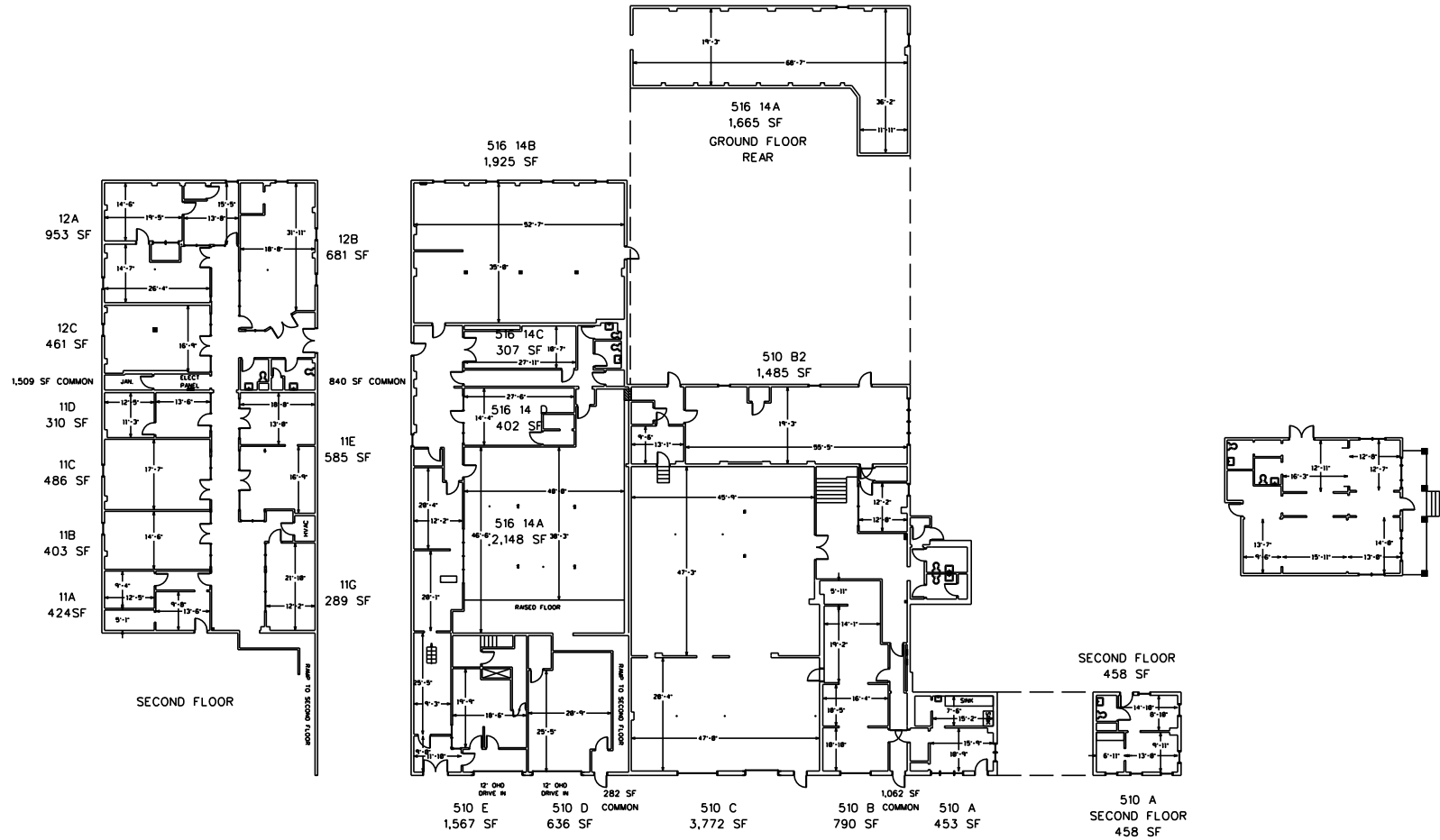
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SITE PLAN

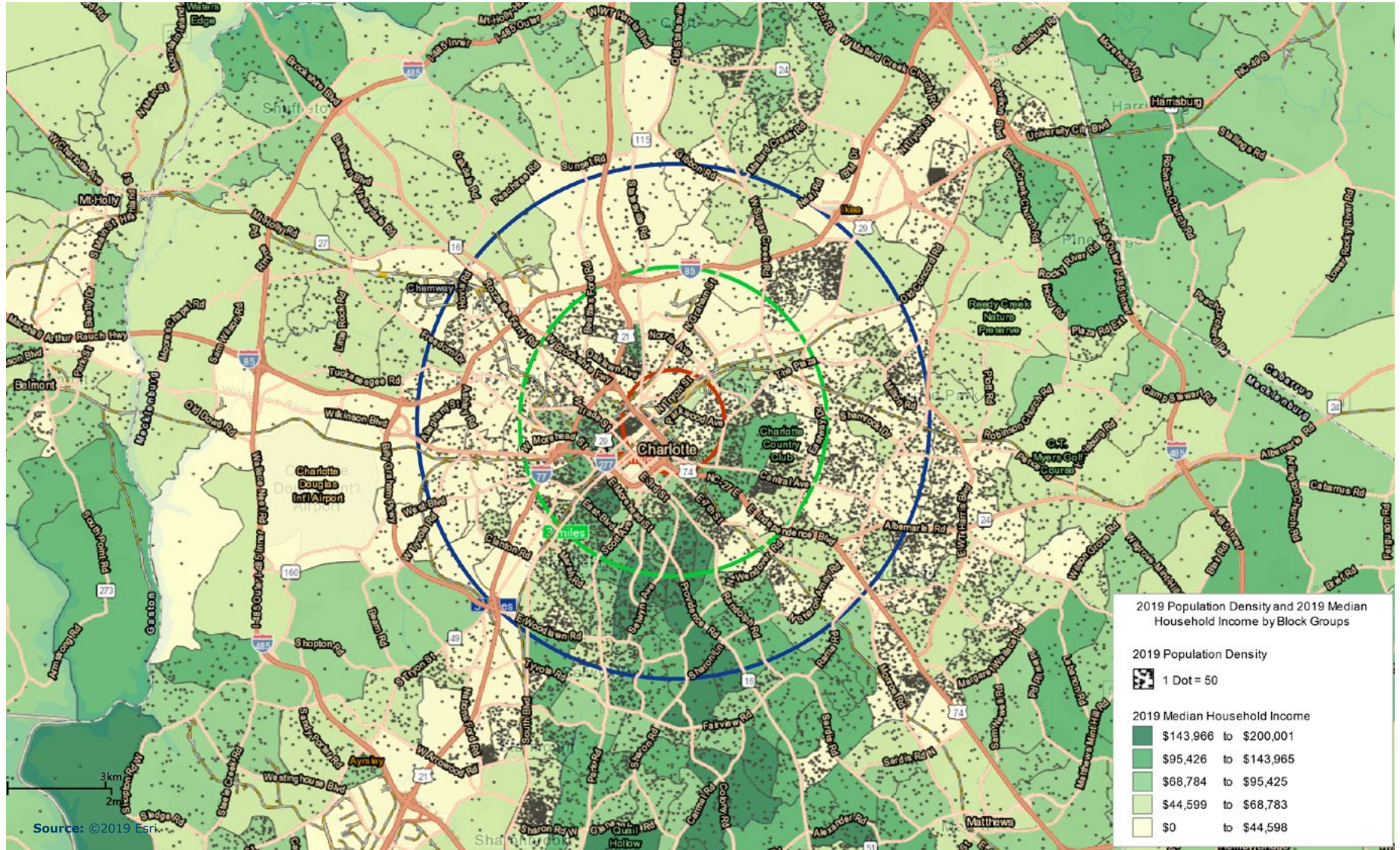


BUILDING #1 23,893 TOTAL SF
 BUILDING #1 20,200 TOTAL RENTABLE SF
 BUILDING #2 1,462 TOTAL SF
 BUILDING #2 1,462 TOTAL RENTABLE SF

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DEMOGRAPHICS (PAGE 1 of 7)



AREA 15 REDEVELOPMENT

510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS

DEMOGRAPHICS (PAGE 2 of 7)



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.23293
Longitude: -80.82563

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,387	85,707	220,369
2010 Total Population	11,553	86,971	230,408
2019 Total Population	15,542	115,951	277,174
2019 Group Quarters	2,123	6,584	8,418
2024 Total Population	19,047	134,721	307,548
2019-2024 Annual Rate	4.15%	3.05%	2.10%
2019 Total Daytime Population	26,908	228,225	395,935
Workers	19,970	178,054	262,140
Residents	6,938	50,171	133,795
Household Summary			
2000 Households	4,056	34,919	89,532
2000 Average Household Size	2.30	2.33	2.39
2010 Households	5,404	37,780	94,524
2010 Average Household Size	1.78	2.14	2.35
2019 Households	7,568	52,943	116,302
2019 Average Household Size	1.77	2.07	2.31
2024 Households	9,505	62,891	130,709
2024 Average Household Size	1.78	2.04	2.29
2019-2024 Annual Rate	4.66%	3.50%	2.36%
2010 Families	1,902	17,031	50,422
2010 Average Family Size	2.82	3.04	3.15
2019 Families	2,599	22,125	59,064
2019 Average Family Size	2.82	3.03	3.16
2024 Families	3,190	25,490	64,952
2024 Average Family Size	2.85	3.02	3.16
2019-2024 Annual Rate	4.18%	2.87%	1.92%
Housing Unit Summary			
2000 Housing Units	4,564	38,137	96,682
Owner Occupied Housing Units	28.4%	38.5%	43.5%
Renter Occupied Housing Units	60.5%	53.0%	49.1%
Vacant Housing Units	11.1%	8.4%	7.4%
2010 Housing Units	6,292	44,367	109,031
Owner Occupied Housing Units	30.8%	37.2%	40.4%
Renter Occupied Housing Units	55.1%	47.9%	46.3%
Vacant Housing Units	14.1%	14.8%	13.3%
2019 Housing Units	8,827	61,527	132,640
Owner Occupied Housing Units	22.8%	29.1%	33.2%
Renter Occupied Housing Units	62.9%	56.9%	54.5%
Vacant Housing Units	14.3%	14.0%	12.3%
2024 Housing Units	10,858	71,972	147,865
Owner Occupied Housing Units	20.7%	27.5%	32.3%
Renter Occupied Housing Units	66.9%	59.8%	56.1%
Vacant Housing Units	12.5%	12.6%	11.6%
Median Household Income			
2019	\$62,054	\$60,574	\$51,003
2024	\$75,879	\$72,351	\$58,908
Median Home Value			
2019	\$295,724	\$327,445	\$234,887
2024	\$348,784	\$353,256	\$267,659
Per Capita Income			
2019	\$47,012	\$46,183	\$36,389
2024	\$54,773	\$52,908	\$41,941
Median Age			
2010	32.1	32.5	33.1
2019	34.1	34.0	34.5
2024	34.0	34.3	34.9



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.23293
Longitude: -80.82563

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	7,568	52,943	116,302
<\$15,000	13.3%	12.9%	13.6%
\$15,000 - \$24,999	9.5%	9.4%	11.1%
\$25,000 - \$34,999	8.3%	8.4%	10.8%
\$35,000 - \$49,999	9.3%	11.5%	13.5%
\$50,000 - \$74,999	16.7%	15.2%	16.4%
\$75,000 - \$99,999	9.8%	9.4%	9.2%
\$100,000 - \$149,999	12.7%	14.5%	11.4%
\$150,000 - \$199,999	10.7%	7.0%	5.1%
\$200,000+	9.6%	11.7%	8.9%
Average Household Income	\$95,606	\$99,818	\$85,769
2024 Households by Income			
Household Income Base	9,505	62,891	130,709
<\$15,000	9.6%	9.9%	10.7%
\$15,000 - \$24,999	7.8%	8.0%	9.4%
\$25,000 - \$34,999	6.9%	7.3%	9.5%
\$35,000 - \$49,999	9.1%	10.9%	12.9%
\$50,000 - \$74,999	16.2%	15.1%	16.8%
\$75,000 - \$99,999	10.1%	9.9%	10.1%
\$100,000 - \$149,999	15.3%	16.9%	13.8%
\$150,000 - \$199,999	14.3%	9.5%	7.1%
\$200,000+	10.8%	12.5%	9.7%
Average Household Income	\$110,142	\$112,288	\$97,751
2019 Owner Occupied Housing Units by Value			
Total	2,006	17,910	44,018
<\$50,000	1.0%	2.3%	3.4%
\$50,000 - \$99,999	8.8%	10.1%	16.8%
\$100,000 - \$149,999	9.6%	8.0%	16.1%
\$150,000 - \$199,999	14.7%	8.0%	9.3%
\$200,000 - \$249,999	9.0%	8.6%	6.3%
\$250,000 - \$299,999	7.6%	8.9%	6.8%
\$300,000 - \$399,999	14.7%	15.2%	10.2%
\$400,000 - \$499,999	12.2%	9.5%	7.3%
\$500,000 - \$749,999	14.0%	13.9%	10.5%
\$750,000 - \$999,999	1.7%	7.6%	6.4%
\$1,000,000 - \$1,499,999	6.1%	5.1%	4.3%
\$1,500,000 - \$1,999,999	0.7%	1.6%	1.6%
\$2,000,000 +	0.0%	1.3%	1.1%
Average Home Value	\$382,390	\$446,693	\$377,369
2024 Owner Occupied Housing Units by Value			
Total	2,235	19,809	47,786
<\$50,000	0.9%	2.0%	3.1%
\$50,000 - \$99,999	7.2%	8.8%	15.4%
\$100,000 - \$149,999	7.5%	6.7%	14.6%
\$150,000 - \$199,999	11.5%	6.7%	8.5%
\$200,000 - \$249,999	7.6%	7.8%	6.0%
\$250,000 - \$299,999	7.4%	8.9%	6.9%
\$300,000 - \$399,999	16.6%	16.8%	11.3%
\$400,000 - \$499,999	14.7%	10.7%	8.4%
\$500,000 - \$749,999	16.5%	15.3%	11.8%
\$750,000 - \$999,999	2.1%	7.9%	7.0%
\$1,000,000 - \$1,499,999	7.2%	5.2%	4.4%
\$1,500,000 - \$1,999,999	0.9%	1.7%	1.6%
\$2,000,000 +	0.0%	1.4%	1.1%
Average Home Value	\$424,989	\$466,126	\$397,023

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510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS

DEMOGRAPHICS (PAGE 3 of 7)



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.23293
Longitude: -80.82563

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	11,552	86,971	230,407
0 - 4	6.3%	7.0%	7.8%
5 - 9	4.6%	5.5%	6.5%
10 - 14	3.4%	4.6%	5.8%
15 - 24	15.2%	15.5%	14.5%
25 - 34	26.6%	22.4%	18.7%
35 - 44	14.9%	14.7%	14.5%
45 - 54	12.8%	12.7%	13.0%
55 - 64	8.8%	9.2%	9.6%
65 - 74	4.3%	4.6%	5.1%
75 - 84	2.2%	2.7%	3.1%
85 +	0.9%	1.2%	1.4%
18 +	83.5%	80.1%	76.4%
2019 Population by Age			
Total	15,542	115,952	277,172
0 - 4	5.5%	6.0%	6.8%
5 - 9	4.5%	5.4%	6.4%
10 - 14	4.2%	4.9%	6.1%
15 - 24	13.4%	14.5%	13.7%
25 - 34	24.6%	21.3%	18.0%
35 - 44	16.1%	15.0%	14.2%
45 - 54	12.2%	11.5%	12.0%
55 - 64	9.7%	10.3%	10.8%
65 - 74	6.0%	6.7%	7.2%
75 - 84	2.7%	3.1%	3.4%
85 +	1.1%	1.3%	1.6%
18 +	83.6%	81.1%	77.5%
2024 Population by Age			
Total	19,049	134,721	307,549
0 - 4	5.8%	6.0%	6.8%
5 - 9	4.5%	5.2%	6.1%
10 - 14	4.1%	4.8%	5.9%
15 - 24	14.3%	14.8%	13.9%
25 - 34	23.3%	20.6%	17.6%
35 - 44	16.1%	15.2%	14.2%
45 - 54	11.5%	11.2%	11.6%
55 - 64	9.3%	9.8%	10.4%
65 - 74	6.5%	7.4%	7.8%
75 - 84	3.2%	3.7%	4.1%
85 +	1.2%	1.3%	1.6%
18 +	83.3%	81.3%	77.9%
2010 Population by Sex			
Males	6,276	43,479	112,201
Females	5,277	43,492	118,207
2019 Population by Sex			
Males	8,243	57,949	135,511
Females	7,299	58,003	141,662
2024 Population by Sex			
Males	9,920	67,078	150,356
Females	9,126	67,643	157,192



Market Profile

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Rings: 1, 3, 5 mile radii

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Latitude: 35.23293
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	11,552	86,970	230,409
White Alone	38.7%	45.5%	40.0%
Black Alone	55.1%	44.4%	46.1%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	2.8%	3.0%	3.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.3%	4.6%	8.0%
Two or More Races	1.8%	2.1%	2.4%
Hispanic Origin	3.9%	8.5%	13.5%
Diversity Index	58.0	65.8	71.4
2019 Population by Race/Ethnicity			
Total	15,542	115,951	277,174
White Alone	40.1%	44.5%	38.3%
Black Alone	52.1%	43.7%	45.8%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	4.0%	4.5%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.5%	4.5%	8.5%
Two or More Races	2.1%	2.4%	2.7%
Hispanic Origin	4.5%	8.7%	14.4%
Diversity Index	60.4	67.2	73.0
2024 Population by Race/Ethnicity			
Total	19,047	134,720	307,549
White Alone	38.3%	42.5%	36.9%
Black Alone	52.0%	44.6%	46.1%
American Indian Alone	0.2%	0.3%	0.5%
Asian Alone	5.2%	5.4%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.7%	4.4%	8.6%
Two or More Races	2.6%	2.7%	2.9%
Hispanic Origin	5.2%	9.0%	14.9%
Diversity Index	62.2	68.0	73.8
2010 Population by Relationship and Household Type			
Total	11,553	86,971	230,408
In Households	83.1%	92.8%	96.5%
In Family Households	48.2%	61.9%	72.0%
Householder	15.7%	19.6%	21.9%
Spouse	7.1%	10.7%	11.9%
Child	20.5%	24.9%	29.7%
Other relative	3.1%	4.3%	5.4%
Nonrelative	1.8%	2.3%	3.1%
In Nonfamily Households	34.9%	30.8%	24.6%
In Group Quarters	16.9%	7.2%	3.5%
Institutionalized Population	7.8%	2.3%	1.3%
Noninstitutionalized Population	9.1%	4.9%	2.2%

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DEMOGRAPHICS (PAGE 4 of 7)



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
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Longitude: -80.82563

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	11,260	80,316	186,089
Less than 9th Grade	3.0%	4.2%	6.2%
9th - 12th Grade, No Diploma	8.2%	7.5%	8.4%
High School Graduate	12.2%	13.0%	16.6%
GED/Alternative Credential	1.4%	2.0%	2.4%
Some College, No Degree	13.3%	16.2%	19.1%
Associate Degree	7.4%	6.3%	6.9%
Bachelor's Degree	34.5%	31.4%	25.9%
Graduate/Professional Degree	20.0%	19.5%	14.6%
2019 Population 15+ by Marital Status			
Total	13,339	97,137	223,935
Never Married	61.2%	52.2%	48.6%
Married	25.5%	33.9%	35.9%
Widowed	2.7%	3.8%	4.6%
Divorced	10.7%	10.1%	10.9%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	93.9%	95.3%	94.4%
Civilian Unemployed (Unemployment Rate)	6.1%	4.7%	5.6%
2019 Employed Population 16+ by Industry			
Total	8,712	66,257	145,447
Agriculture/Mining	0.2%	0.1%	0.2%
Construction	5.0%	6.0%	7.8%
Manufacturing	7.6%	7.0%	7.6%
Wholesale Trade	5.1%	3.0%	3.0%
Retail Trade	9.0%	8.5%	8.9%
Transportation/Utilities	3.6%	4.2%	5.5%
Information	1.3%	2.2%	1.9%
Finance/Insurance/Real Estate	14.7%	14.8%	12.5%
Services	51.4%	52.2%	50.8%
Public Administration	2.0%	1.9%	1.8%
2019 Employed Population 16+ by Occupation			
Total	8,713	66,257	145,449
White Collar	74.3%	68.6%	60.2%
Management/Business/Financial	28.2%	24.0%	18.6%
Professional	23.3%	24.3%	20.2%
Sales	12.9%	11.0%	10.2%
Administrative Support	9.8%	9.3%	11.1%
Services	16.6%	17.9%	20.3%
Blue Collar	9.2%	13.5%	19.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	1.9%	3.9%	6.1%
Installation/Maintenance/Repair	1.1%	1.2%	1.9%
Production	2.9%	3.5%	4.5%
Transportation/Material Moving	3.1%	4.8%	6.9%
2010 Population By Urban/ Rural Status			
Total Population	11,553	86,971	230,408
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.23293
Longitude: -80.82563

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,404	37,780	94,524
Households with 1 Person	49.9%	41.7%	36.2%
Households with 2+ People	50.1%	58.3%	63.8%
Family Households	35.2%	45.1%	53.3%
Husband-wife Families	15.8%	24.7%	28.9%
With Related Children	4.9%	10.8%	13.6%
Other Family (No Spouse Present)	19.4%	20.4%	24.4%
Other Family with Male Householder	2.6%	4.3%	5.3%
With Related Children	1.3%	2.1%	2.8%
Other Family with Female Householder	16.8%	16.1%	19.2%
With Related Children	12.1%	10.6%	13.1%
Nonfamily Households	15.0%	13.3%	10.5%
All Households with Children	18.5%	23.9%	29.9%
Multigenerational Households	2.9%	3.4%	4.3%
Unmarried Partner Households	7.3%	8.3%	8.2%
Male-female	6.4%	6.9%	7.1%
Same-sex	0.9%	1.3%	1.1%
2010 Households by Size			
Total	5,403	37,780	94,524
1 Person Household	49.9%	41.7%	36.2%
2 Person Household	29.8%	30.6%	29.6%
3 Person Household	10.1%	12.4%	14.2%
4 Person Household	5.4%	8.2%	10.4%
5 Person Household	2.6%	4.1%	5.4%
6 Person Household	1.4%	1.8%	2.4%
7 + Person Household	0.8%	1.2%	1.8%
2010 Households by Tenure and Mortgage Status			
Total	5,404	37,780	94,524
Owner Occupied	35.8%	43.7%	46.6%
Owned with a Mortgage/Loan	31.3%	35.5%	36.8%
Owned Free and Clear	4.6%	8.2%	9.8%
Renter Occupied	64.2%	56.3%	53.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,292	44,367	109,031
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

AREA 15 REDEVELOPMENT

510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS

DEMOGRAPHICS (PAGE 5 of 7)



Market Profile

516 E 15th St, Charlotte, North Carolina, 28206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.23293
Longitude: -80.82563

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Modest Income Homes (12D)	Emerald City (8B)	Emerald City (8B)
3.	Emerald City (8B)	Modest Income Homes (12D)	Metro Fusion (11C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$19,188,225	\$138,300,243	\$258,486,592
Average Spent	\$2,535.44	\$2,612.25	\$2,222.55
Spending Potential Index	118	122	104
Education: Total \$	\$13,010,619	\$96,102,447	\$178,712,569
Average Spent	\$1,719.16	\$1,815.21	\$1,536.63
Spending Potential Index	108	114	96
Entertainment/Recreation: Total \$	\$26,272,430	\$192,888,046	\$366,725,670
Average Spent	\$3,471.52	\$3,643.32	\$3,153.22
Spending Potential Index	106	111	96
Food at Home: Total \$	\$44,435,433	\$323,165,463	\$612,332,084
Average Spent	\$5,871.49	\$6,104.03	\$5,265.02
Spending Potential Index	113	118	102
Food Away from Home: Total \$	\$32,913,090	\$236,351,213	\$440,860,154
Average Spent	\$4,348.98	\$4,464.26	\$3,790.65
Spending Potential Index	118	121	103
Health Care: Total \$	\$45,449,332	\$337,003,954	\$652,715,139
Average Spent	\$6,005.46	\$6,365.41	\$5,612.24
Spending Potential Index	101	107	95
HH Furnishings & Equipment: Total \$	\$17,408,456	\$127,842,175	\$243,523,159
Average Spent	\$2,300.27	\$2,414.71	\$2,093.89
Spending Potential Index	108	113	98
Personal Care Products & Services: Total \$	\$7,504,260	\$54,730,977	\$103,705,953
Average Spent	\$991.58	\$1,033.77	\$891.70
Spending Potential Index	112	117	101
Shelter: Total \$	\$162,388,466	\$1,177,591,488	\$2,201,350,000
Average Spent	\$21,457.25	\$22,242.63	\$18,927.88
Spending Potential Index	116	120	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,841,960	\$141,286,625	\$271,585,757
Average Spent	\$2,489.69	\$2,668.66	\$2,335.18
Spending Potential Index	100	108	94
Travel: Total \$	\$17,228,123	\$128,024,886	\$243,415,159
Average Spent	\$2,276.44	\$2,418.16	\$2,092.96
Spending Potential Index	101	108	93
Vehicle Maintenance & Repairs: Total \$	\$9,655,408	\$70,924,082	\$134,384,890
Average Spent	\$1,275.82	\$1,339.63	\$1,155.48
Spending Potential Index	112	117	101

AREA 15 REDEVELOPMENT

510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS

DEMOGRAPHICS (PAGE 6 of 7)

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		1,299		10,074		16,440						
Total Employees:		20,559		145,422		214,443						
Total Residential Population:		15,542		115,951		277,174						
Employee/Residential Population Ratio (per 100 Residents)		132		125		77						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	13	1.0%	102	0.5%	78	0.8%	712	0.5%	161	1.0%	1,388	0.6%
Construction	62	4.8%	648	3.2%	461	4.6%	4,835	3.3%	876	5.3%	9,704	4.5%
Manufacturing	42	3.2%	555	2.7%	304	3.0%	7,747	5.3%	539	3.3%	12,660	5.9%
Transportation	37	2.8%	630	3.1%	212	2.1%	2,720	1.9%	437	2.7%	6,748	3.1%
Communication	10	0.8%	242	1.2%	87	0.9%	2,648	1.8%	149	0.9%	3,249	1.5%
Utility	2	0.2%	27	0.1%	14	0.1%	5,380	3.7%	24	0.1%	5,492	2.6%
Wholesale Trade	39	3.0%	935	4.5%	272	2.7%	4,517	3.1%	526	3.2%	7,959	3.7%
Retail Trade Summary	175	13.5%	2,036	9.9%	1,552	15.4%	17,899	12.3%	2,810	17.1%	33,184	15.5%
Home Improvement	5	0.4%	286	1.4%	67	0.7%	1,509	1.0%	138	0.8%	2,134	1.0%
General Merchandise Stores	5	0.4%	66	0.3%	38	0.4%	577	0.4%	94	0.6%	1,795	0.8%
Food Stores	17	1.3%	138	0.7%	179	1.8%	1,900	1.3%	355	2.2%	3,668	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	8	0.6%	24	0.1%	117	1.2%	1,153	0.8%	293	1.8%	3,413	1.6%
Apparel & Accessory Stores	8	0.6%	20	0.1%	77	0.8%	375	0.3%	152	0.9%	738	0.3%
Furniture & Home Furnishings	12	0.9%	51	0.2%	110	1.1%	652	0.4%	216	1.3%	1,493	0.7%
Eating & Drinking Places	87	6.7%	1,250	6.1%	640	6.4%	9,603	6.6%	978	5.9%	15,725	7.3%
Miscellaneous Retail	33	2.5%	200	1.0%	325	3.2%	2,129	1.5%	585	3.6%	4,217	2.0%
Finance, Insurance, Real Estate Summary	177	13.6%	5,271	25.6%	1,258	12.5%	16,726	11.5%	1,903	11.6%	20,120	9.4%
Banks, Savings & Lending Institutions	23	1.8%	239	1.2%	154	1.5%	2,337	1.6%	236	1.4%	2,986	1.4%
Securities Brokers	21	1.6%	194	0.9%	167	1.7%	1,292	0.9%	255	1.6%	1,732	0.8%
Insurance Carriers & Agents	25	1.9%	326	1.6%	148	1.5%	1,598	1.1%	258	1.6%	2,113	1.0%
Real Estate, Holding, Other Investment Offices	108	8.3%	4,512	21.9%	789	7.8%	11,499	7.9%	1,153	7.0%	13,289	6.2%
Services Summary	489	37.6%	7,013	34.1%	4,197	41.7%	73,442	50.5%	6,629	40.3%	102,864	48.0%
Hotels & Lodging	6	0.5%	490	2.4%	44	0.4%	2,757	1.9%	101	0.6%	3,544	1.7%
Automotive Services	30	2.3%	125	0.6%	251	2.5%	2,220	1.5%	498	3.0%	3,585	1.7%
Motion Pictures & Amusements	34	2.6%	419	2.0%	223	2.2%	2,715	1.9%	340	2.1%	3,707	1.7%
Health Services	28	2.2%	580	2.8%	659	6.5%	27,250	18.7%	952	5.8%	31,846	14.9%
Legal Services	84	6.5%	1,665	8.1%	388	3.9%	5,005	3.4%	441	2.7%	5,263	2.5%
Education Institutions & Libraries	24	1.8%	586	2.9%	148	1.5%	7,354	5.1%	258	1.6%	16,384	7.6%
Other Services	284	21.9%	3,148	15.3%	2,484	24.7%	26,140	18.0%	4,039	24.6%	38,535	18.0%
Government	45	3.5%	3,035	14.8%	186	1.8%	8,518	5.9%	239	1.5%	10,651	5.0%
Unclassified Establishments	208	16.0%	66	0.3%	1,454	14.4%	280	0.2%	2,146	13.1%	422	0.2%
Totals	1,299	100.0%	20,559	100.0%	10,074	100.0%	145,422	100.0%	16,440	100.0%	214,443	100.0%

AREA 15 REDEVELOPMENT

510-516 E. 15TH ST. | CHARLOTTE, NC - SEEKING BREWERY AND RESTAURANTEURS

DEMOGRAPHICS (PAGE 7 of 7)

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.2%	5	0.0%	9	0.1%	27	0.0%	13	0.1%	40	0.0%
Mining	1	0.1%	9	0.0%	2	0.0%	14	0.0%	4	0.0%	34	0.0%
Utilities	0	0.0%	0	0.0%	4	0.0%	5,201	3.6%	5	0.0%	5,217	2.4%
Construction	68	5.2%	679	3.3%	509	5.1%	5,162	3.5%	958	5.8%	10,357	4.8%
Manufacturing	42	3.2%	612	3.0%	306	3.0%	6,518	4.5%	566	3.4%	11,590	5.4%
Wholesale Trade	39	3.0%	935	4.5%	267	2.7%	3,976	2.7%	517	3.1%	7,388	3.4%
Retail Trade	84	6.5%	701	3.4%	864	8.6%	8,369	5.8%	1,743	10.6%	17,186	8.0%
Motor Vehicle & Parts Dealers	6	0.5%	20	0.1%	97	1.0%	1,009	0.7%	237	1.4%	3,068	1.4%
Furniture & Home Furnishings Stores	4	0.3%	12	0.1%	53	0.5%	254	0.2%	109	0.7%	687	0.3%
Electronics & Appliance Stores	7	0.5%	38	0.2%	41	0.4%	357	0.2%	84	0.5%	716	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.4%	286	1.4%	67	0.7%	1,987	1.4%	137	0.8%	2,604	1.2%
Food & Beverage Stores	17	1.3%	66	0.3%	160	1.6%	1,654	1.1%	310	1.9%	3,206	1.5%
Health & Personal Care Stores	4	0.3%	30	0.1%	66	0.7%	445	0.3%	125	0.8%	913	0.4%
Gasoline Stations	1	0.1%	4	0.0%	20	0.2%	144	0.1%	56	0.3%	345	0.2%
Clothing & Clothing Accessories Stores	9	0.7%	25	0.1%	88	0.9%	435	0.3%	183	1.1%	896	0.4%
Sport Goods, Hobby, Book, & Music Stores	4	0.3%	22	0.1%	43	0.4%	210	0.1%	85	0.5%	534	0.2%
General Merchandise Stores	5	0.4%	66	0.3%	38	0.4%	577	0.4%	94	0.6%	1,795	0.8%
Miscellaneous Store Retailers	15	1.2%	90	0.4%	167	1.7%	990	0.7%	286	1.7%	2,051	1.0%
Nonstore Retailers	7	0.5%	40	0.2%	24	0.2%	307	0.2%	37	0.2%	372	0.2%
Transportation & Warehousing	35	2.7%	630	3.1%	186	1.8%	2,523	1.7%	382	2.3%	6,276	2.9%
Information	32	2.5%	449	2.2%	247	2.5%	5,485	3.8%	358	2.2%	6,509	3.0%
Finance & Insurance	72	5.5%	810	3.9%	499	5.0%	5,441	3.7%	794	4.8%	7,113	3.3%
Central Bank/Credit Intermediation & Related Activities	23	1.8%	239	1.2%	158	1.6%	2,344	1.6%	247	1.5%	3,050	1.4%
Securities, Commodity Contracts & Other Financial	23	1.8%	245	1.2%	190	1.9%	1,468	1.0%	285	1.7%	1,920	0.9%
Insurance Carriers & Related Activities; Funds, Trusts &	25	1.9%	326	1.6%	151	1.5%	1,628	1.1%	261	1.6%	2,143	1.0%
Real Estate, Rental & Leasing	101	7.8%	531	2.6%	758	7.5%	4,670	3.2%	1,202	7.3%	6,947	3.2%
Professional, Scientific & Tech Services	191	14.7%	2,947	14.3%	1,387	13.8%	16,971	11.7%	1,893	11.5%	20,433	9.5%
Legal Services	85	6.5%	1,668	8.1%	397	3.9%	5,090	3.5%	459	2.8%	5,380	2.5%
Management of Companies & Enterprises	12	0.9%	3,952	19.2%	57	0.6%	6,976	4.8%	80	0.5%	7,077	3.3%
Administrative & Support & Waste Management & Remediation	30	2.3%	194	0.9%	329	3.3%	3,348	2.3%	560	3.4%	5,530	2.6%
Educational Services	25	1.9%	508	2.5%	175	1.7%	7,551	5.2%	308	1.9%	16,651	7.8%
Health Care & Social Assistance	56	4.3%	1,070	5.2%	856	8.5%	31,191	21.4%	1,320	8.0%	38,718	18.1%
Arts, Entertainment & Recreation	31	2.4%	597	2.9%	190	1.9%	2,912	2.0%	279	1.7%	3,875	1.8%
Accommodation & Food Services	94	7.2%	1,753	8.5%	696	6.9%	12,494	8.6%	1,098	6.7%	19,515	9.1%
Accommodation	6	0.5%	490	2.4%	44	0.4%	2,757	1.9%	101	0.6%	3,544	1.7%
Food Services & Drinking Places	88	6.8%	1,264	6.1%	652	6.5%	9,737	6.7%	997	6.1%	15,971	7.4%
Other Services (except Public Administration)	130	10.0%	1,076	5.2%	1,093	10.8%	7,797	5.4%	1,975	12.0%	12,915	6.0%
Automotive Repair & Maintenance	19	1.5%	75	0.4%	170	1.7%	1,287	0.9%	347	2.1%	2,179	1.0%
Public Administration	45	3.5%	3,035	14.8%	186	1.8%	8,518	5.9%	239	1.5%	10,651	5.0%
Unclassified Establishments	208	16.0%	66	0.3%	1,454	14.4%	280	0.2%	2,146	13.1%	422	0.2%
Total	1,299	100.0%	20,559	100.0%	10,074	100.0%	145,422	100.0%	16,440	100.0%	214,443	100.0%