



THE MARK | An Adaptive Reuse Project in the Heart of South End | Charlotte



This dynamic urban neighborhood in the heart of South End is a mix of rehabbed historic structures that will be an ideal destination for years to come.

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**COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF

42,274 SF* Total
Average suite size +/- 2,500 SF*

AVAILABILITY/PRICING

201 Rampart - 3,333 SF*
Call Broker

2208 Hawkins - 2,453 SF*
\$28.50/SF base rent plus NNN

2216 Hawkins - 2,453 SF*
\$28.50/SF Base Rent plus \$3.36/SF

2226 Hawkins- 2471 SF*
\$28.50/SF base rent plus \$3.36/SF NNN

FEATURES

- One story construction with surface parking
- 17 Suites, each with its own storefront/entrance
- Sleek, modern architecture has drawn many artisan tenants to the community
- Spacious interiors can be customized to fit a variety business concepts and personalities
- The area surrounding the property is bustling with energy and growth
- Coveted location within walking distance of the Light Rail, local breweries, art galleries, restaurants and shops
- Minutes from Uptown

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



AVAILABILITY/DEMOGRAPHICS

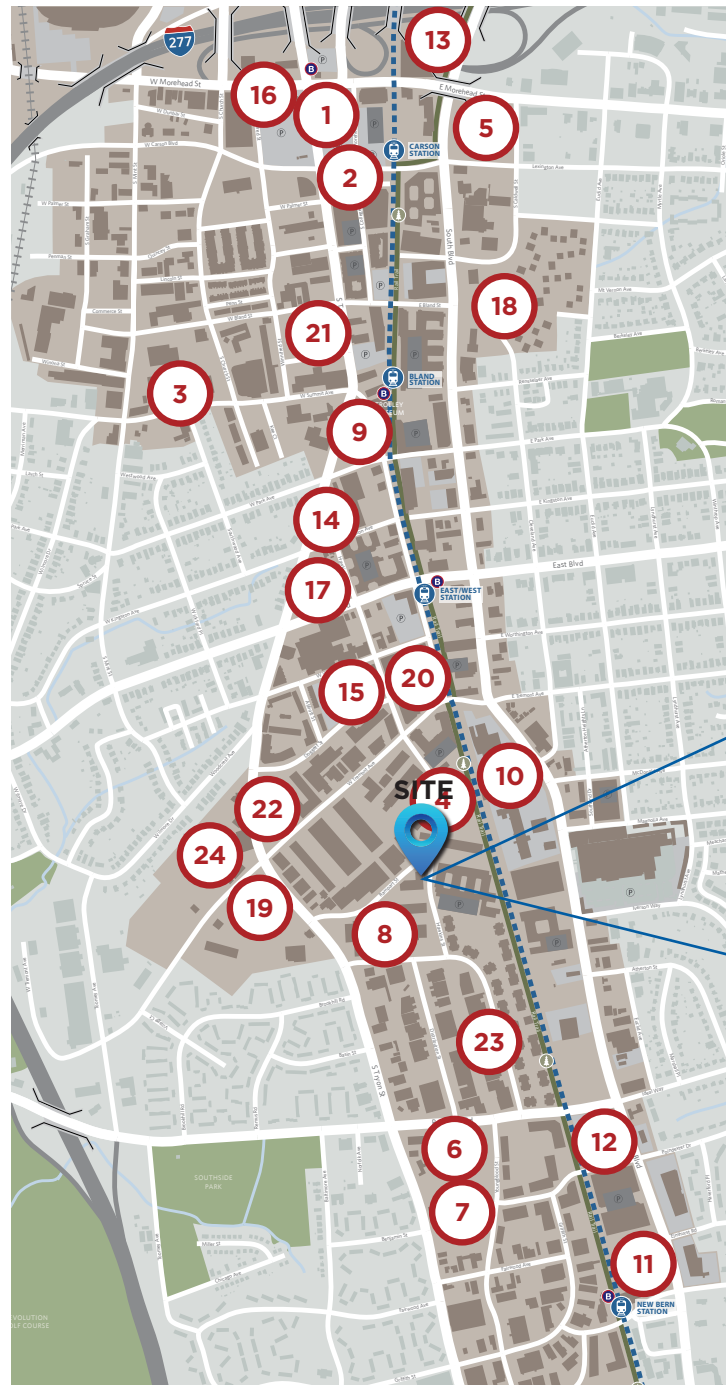
	5 Min	10 Min
Total Population	21,364	125,842
2019-2014 Pop. Growth	4.75%	2.86%
Total Households	11,268	56,878
2019- 2024 HH Growth	4.93%	3.31%
Median Age	33.5	34
Avg HH Income	\$96,749	\$97,592
2019-2024 HH Income Growth	2.39%	2.30%
Total Businesses	2,201	11,337
Total Employees	22,273	169,289

SUITE	TENANT
201	Available - 3,333 SF*
2202	---
2204	Artisan Rug Gallery
2206	Professional Sales Associates
2208	2,453 SF* Available 7-1-21
2210	Project Lean Nations
2212	Acquisitions Furniture
2214	Palmetto Tile
2216	Available - 2,453 SF*
2218	Depuy Synthes Sales
2220	The Savvy Bride
2222	The Savvy Bride
2224	CLT Wine & Food
2226	2,471 SF* Available on 5/31/21
2228-2232	Bird Hardware

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- 1 Spectrum Towers
- 2 Carson Blvd. Townhomes
- 3 300 West Summit
- 4 2151 Hawkins
- 5 Dowd YMCA Renovation
- 6 Southpoint at South End
- 7 West Tremont Townhomes
- 8 Hub South End
- 9 Dimensional Place
- 10 Atherton Mill + Market
- 11 New Bern Station
- 12 Bainbridge Apartments
- 13 Camden Grandview Townhomes
- 14 Holiday Inn Express
- 15 Hawk
- 16 Broadstone Apartments
- 17 Common Square
- 18 Strawn Cottages Redevelopment
- 19 2100 South Tryon
- 20 Design Center
- 21 The RailYard South End
- 22 Three 30 Five
- 23 Domain Townhomes
- 24 Tremont Square



AREA INFORMATION

Located just a short walk away from the Charlotte Rail Trail, Lynx Light Rail and the Design Center, The Mark is extremely well located in the heart of South End. Within a half mile of the site, there are over 7,000 existing resident units with 3,500+ planned or under construction.

South End also boasts over 2.8 MM square feet of office and 1.6 MM square feet of retail with more than 1.9 MM square feet of office and 494 K square feet of retail in the planning or construction stages. There are currently 500 hotel rooms planned/under construction.

Surrounded by a thriving craft brewery scene, multiple art galleries and popular shops and restaurants, The Mark will offer businesses a superb location at attractive rates while the area continues to grow.



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