



FOUNDRY
COMMERCIAL



the
ellis

RETAIL OPPORTUNITIES AVAILABLE

THE ELLIS RESHAPING FIRST WARD



THE ELLIS

The Ellis is an exceptional mixed-use community being developed in the Queen City by LMC (a Lennar Company). Strategically located in the heart of Charlotte's First Ward, adjacent to the 4.5 acre First Ward Park and the Blue Line light rail's Ninth Street Station, this project will consist of 549 residential apartment homes and 19,654 SF of street-level retail. With construction having begun on January 2, 2019, delivery is expected fall 2020. The community will provide an attractive opportunity to service a growing retail market. Unique to this retail space are the high-end store front glass and masonry, 18' clear heights and ample guest parking, designed to interact with the pedestrian friendly street frontage along North Ellis Lane and the LYNX Blue Line.



THE ELLIS CONNECTIVITY AT YOUR DOOR

Strategically located between Eighth and Ninth streets in Uptown Charlotte's First Ward, The Ellis's retail opens out to the LYNX Blue Line light rail extension opened in March 2018. Currently serving more than 15,000 people a day, the Blue Line is projected to serve 25,000 people a day by 2035. In addition to its excellent visibility from the light rail, The Ellis is located steps from the Ninth Street Station, one block from the Seventh Street Station and five blocks from Trade and Tryon.

With the extension, the LYNX Blue Line travels more than 18 miles, connecting Pineville and South Charlotte to NoDa and UNC Charlotte in approximately 47 minutes. The Ellis is located right in the middle and within 20-25 minutes from both destinations. Riders can board from 26 stations (11 of which are park and rides) and easily access The Ellis restaurants and retailers seven days a week. During peak hours, trains run on the Blue Line every 7.5 minutes.

Along the light rail is the 3.5-mile Charlotte Rail Trail, which provides residents and retail visitors with an attractive amenity for pedestrian and bicycle access. Residents can easily access the Rail Trail via bicycle using Charlotte B-cycle, which has three stations with two blocks of The Ellis.

THE ELLIS ACCESSIBILITY

25,000+
EXPECTED DAILY LYNX
RIDERSHIP

7.5
MINUTE LYNX
FREQUENCY

3.5
MILE CHARLOTTE
RAIL TRAIL

92
WALK SCORE
WALKERS
PARADISE

UPTOWN CHARLOTTE

100,000 TOTAL EMPLOYEES

25,000 PEDESTRIANS PER DAY AT TRADE & TRYON



PHASE 2 CITYLINK GOLD LINE

- Morton's
- Que Onda
- BB&T Ballpark
- Haymaker
- Romare Bearden Park

- Harris Teeter**
- Aria
 - City Smoke
 - Taste
 - Caribou Coffee
 - Malabar
 - Luca
 - SIP
 - Prohibition Bar
 - Connolly's on Fifth
 - Blue
 - Sea Level
 - Ri Ra

- Showmars**
- QDOBA**
- SUBWAY**
- Newk's**
- Stoke
 - King's Kitchen
 - Room 112

- Wendy's**
- MADRID'S**
- Chick-fil-A**
- Santitas**
- ESSEX**
- MEALSTERS**

- Showmars**
- Panera**
- DUNKIN' DONUTS**

- Cowbell
- Dandelion Market
- Basil Thai
- 5 Church
- Capital Grille
- The Asbury
- Wooden Vine Wine Bar & Bistro

Fifth Third Center
698,000 RSF

101 North Tryon
566,000 RSF

Bank of America Corporate Center
1,144,000 RSF

BLUMENTHAL PERFORMING ARTS CENTER

1 Bank of America Center
750,000 RSF

Spectrum CENTER

CHARLOTTE TRANSIT CENTER

THIRD STREET STATION

EPICENTRE

- Jason's deli
- Firehouse Subs
- Five Guys
- Studios
- Fleming's
- Strike
- CVS pharmacy
- Vida
- Moe's

AvidXchange Music Factory

525 North Tryon
425,000 RSF

Transamerica Square
434,000 RSF

Rock Bottom

DISCOVERY PLACE

PROPOSED REDEVELOPMENT

SEVENTH STREET STATION

the ellis

FIRST WARD PARK

PROPOSED REDEVELOPMENT

SEVENTH STREET PUBLIC MARKET

- Brinx Wood Fired Pizza
- Queen City Q
- Mert's
- Cafe Sienna
- Rooster's
- BLT Steak
- Duckworth's

UNC CHARLOTTE

IMAGINON

Sports One Charlotte

Waterbean Coffee

TO TRYON / FUTURE PUBLIC

SKYHOUSE UPTOWN APARTMENTS

MCCOLL CENTER FOR ART + INNOVATION

CHARLOTTE BALLET

HAL MARSHALL REDEVELOPMENT

10TH STREET APARTMENTS (UNDER CONSTRUCTION)

TO NODA

EXCELLENT

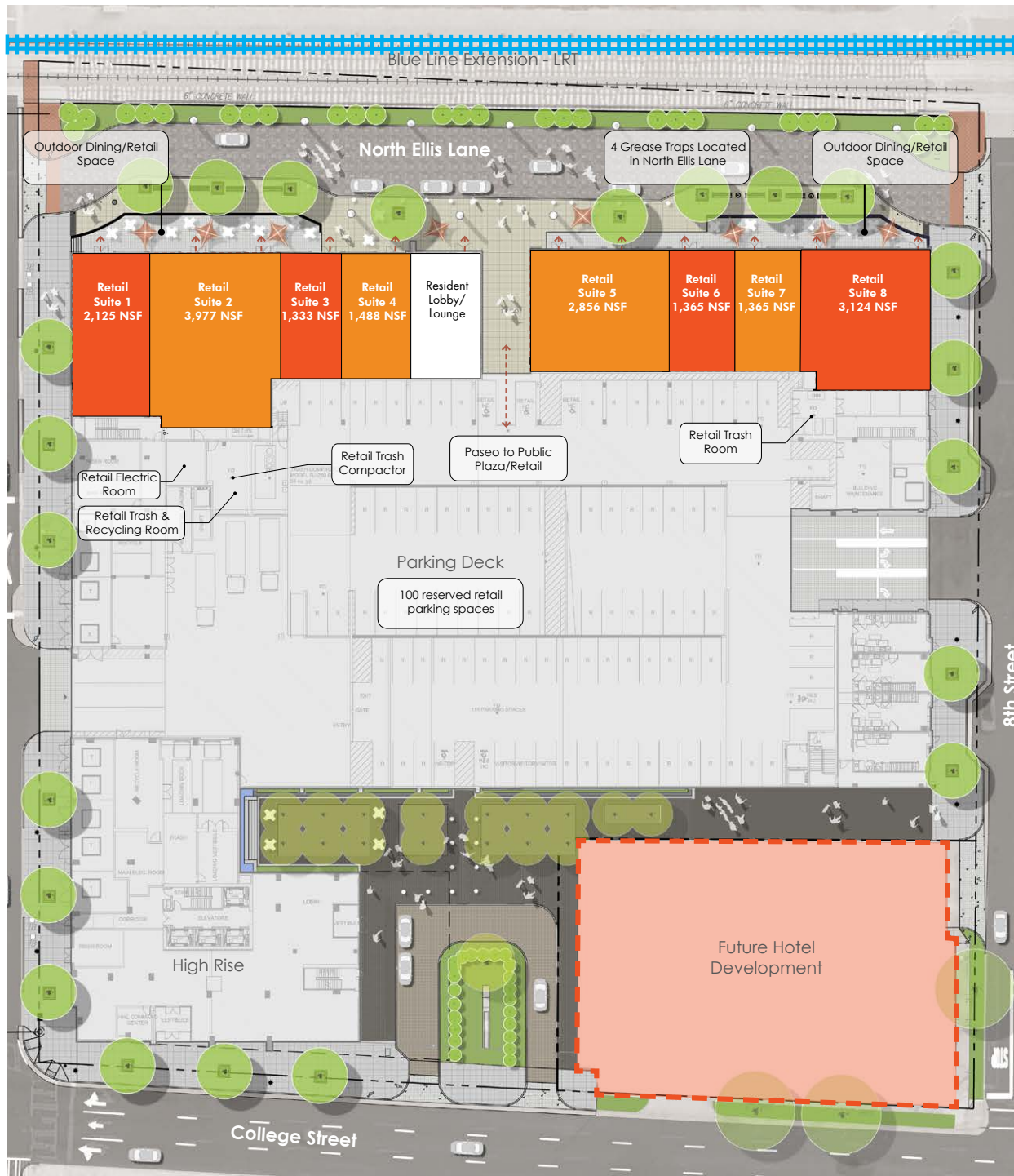
UPTOWN LOCATION

COMMUNITY

FEATURES

- » High-rise apartment building with 365 homes and mid-rise apartment building with 184 homes
- » Above-ground parking deck in the center of the block with retail and residential wrapped around with approximately 100 dedicated retail parking spots
- » 19,654 SF of street-level retail along North Ellis Lane and the LYNX Blue Line
- » First estimated retail delivery of August 2020 and last retail delivering February 2021
- » First homes to be delivered November 2020 and final homes in March of 2021





RETAIL FEATURES

- » ± 19,654 SF street-level retail space available
- » 18' ceiling clear height
- » 11' storefront height
- » Natural Gas: 2" Stub-out provided, 2.0 PSI Metering/pressure reducer by Tenant
- » Water: 2" cold water stub-out provided. Hot water and metering by Tenant
- » Electric: 490/277V 3 phase for each tenant from a common electric room
- » Chase/Vent: Includes 12" x 36" type 1 shaft to roof, 1,500-5,500 CFM flow rate
- » Grease Traps: Four 1,500 gallon grease traps
- » Trash: Two designated retail trash rooms adjacent to parking garage
- » 90 Dedicated retail spaces in parking deck with 10 additional surface lot space totalling 100 spaces

DEMOGRAPHICS

	1 MILE	3 MILES
2018 Est. Population	20,004	115,355
2023 Proj. Population	21,822	128,146
2018-2023 Proj. Annual Population Growth	1.8%	2.2%
2018 Est. Households	10,014	52,852
Median Age	30.1	33.4
2018 Est. Avg. HH Income	\$108,998	\$96,279
2018 Est. Median HH Income	\$77,522	\$74,124
Estimated Daytime Population	60,721	153,507

RETAIL

OPPORTUNITIES



- » One-of-a-kind dining possibilities open to North Ellis Lane and the LYNX Blue line light rail
- » The Ellis will attract people of all ages, from millennials to retirees
- » Mid-rise homes appeal to younger renters
- » High-rise homes, featuring several floors of penthouse units, appeal to older, more affluent renters, including empty nesters
- » Come be a part of this truly unique community





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