

CHARLOTTE PLAZA

201 S. COLLEGE ST, CHARLOTTE NC

FOUNDRY
COMMERCIAL



PROPERTY FEATURES

- Ideally located in the heart of Charlotte's central business district
- 27 story tower with 645,000 SF of Class A office and retail space
- Newly renovated in 2017
- Overstreet Mall provides unmatched exposure for retail tenants in the central business district
- Attached parking garage and great proximity to the transportation center and the LYNX Blue Line

DEMOGRAPHICS	1 MILE	3 MILES
TOTAL POPULATION	10,224	98,482
2023 PROJECTED POPULATION	10,985	107,930
TOTAL HOUSEHOLDS	5,913	47,373
AVG. HOUSEHOLD INCOME	\$148,683	\$104,041
DAYTIME EMPLOYEES	53,374	143,004
TOTAL BUSINESSES	2,281	9,551
OVERSTREET MALL FOOT TRAFFIC	14,000 PEDESTRIANS PER DAY	

For more information, please contact:

KEELY HINES

Vice President/Broker

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

121 West Trade Street, Suite 2500
Charlotte, NC 28202

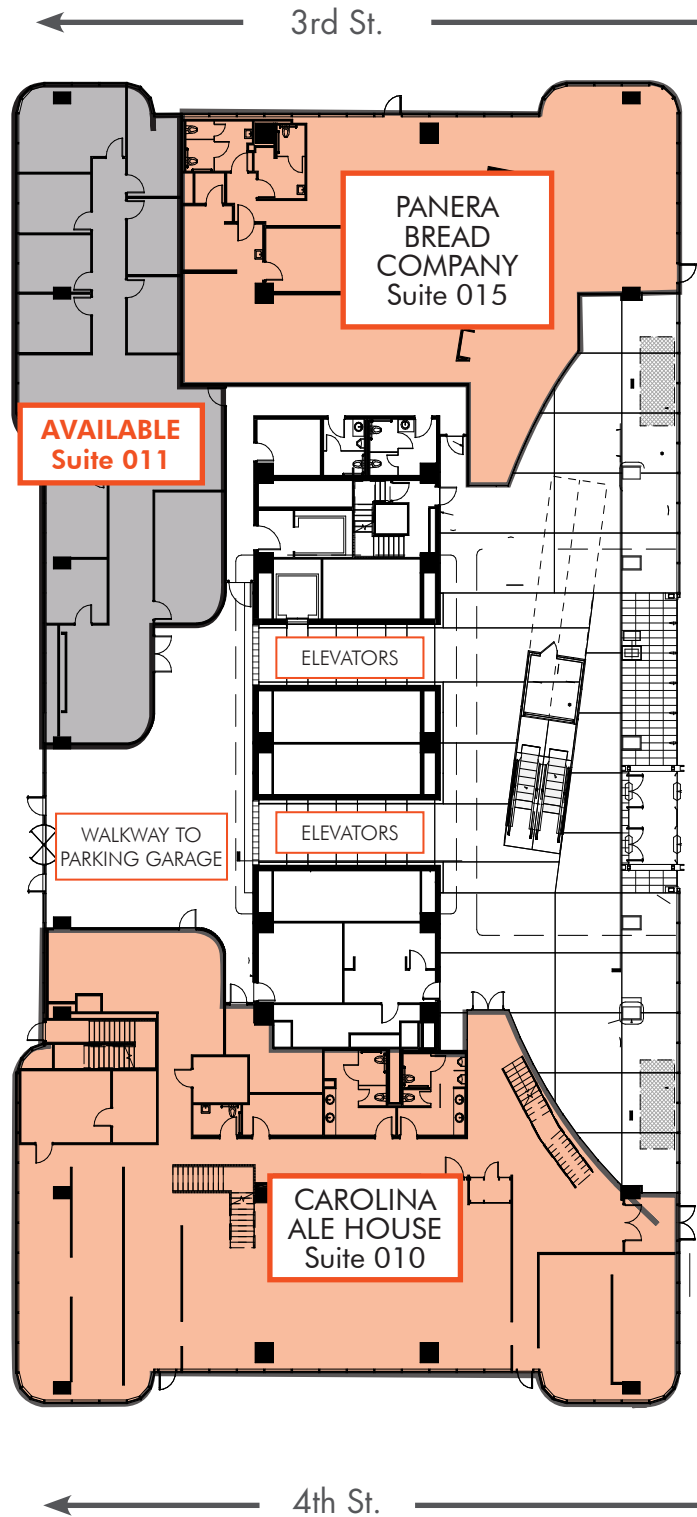
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SITE PLAN

S. COLLEGE ST. LEVEL		
SUITE	TENANT	USF
010	Carolina Ale House	7,929
011	AVAILABLE	3,784
015	Panera Bread Co.	4,850



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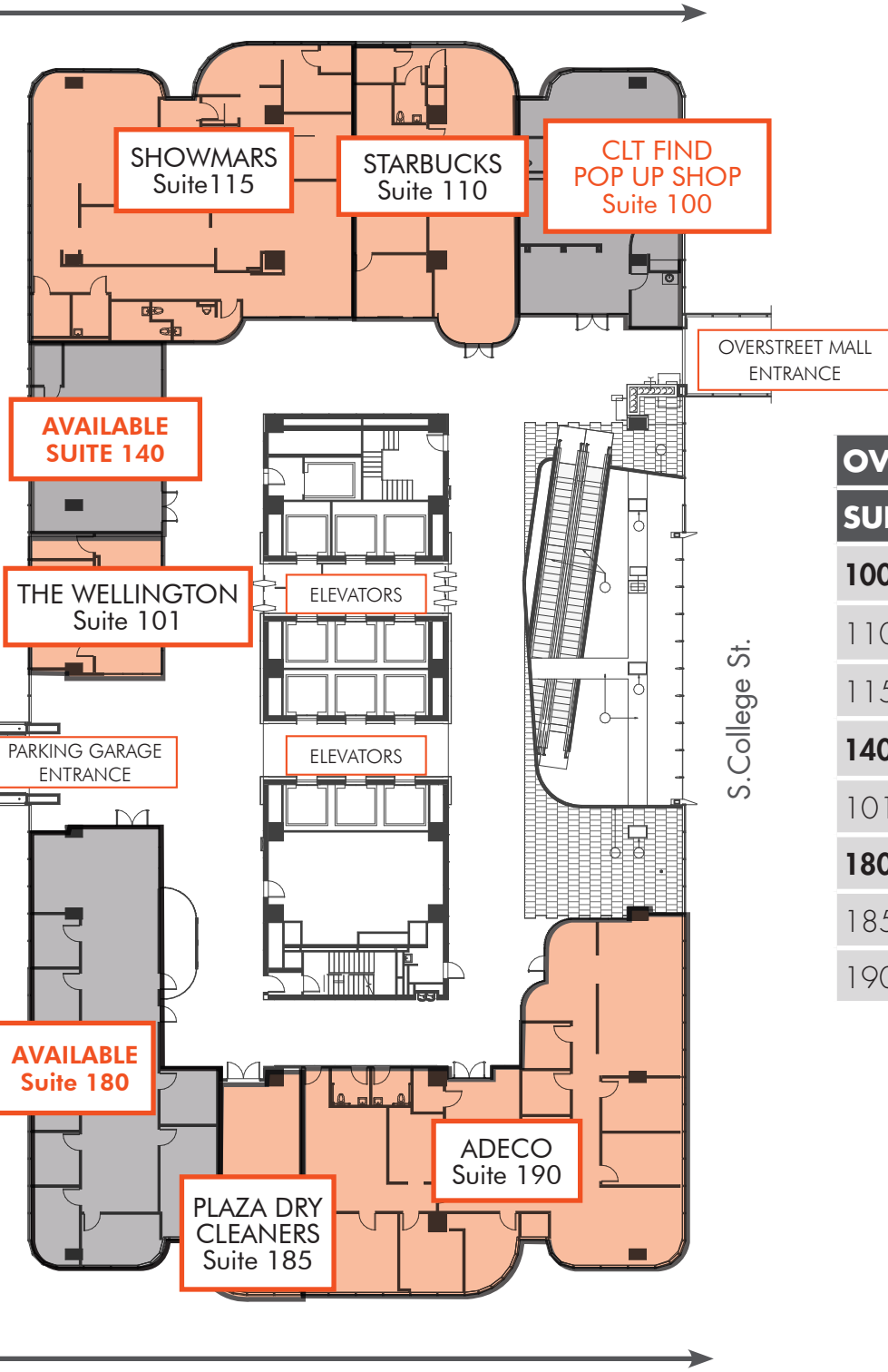
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OVERSTREET MALL LEVEL		
SUITE	TENANT	USF
100	AVAILABLE	1,308
110	Starbucks	1,222
115	Showmars	3,996
140	AVAILABLE	1,022
101	The Wellington	766
180	AVAILABLE	2,783
185	Plaza Cleaners	829
190	Adeco	3,997

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CHARLOTTE CBD



- | | | | |
|------------------------------------|-------------------------|---------------------------|-----------------------------|
| 1 HEARST TOWER | 6 CHARLOTTE PLAZA | 11 300 S. BREVARD | 16 THREE WELLS FARGO CENTER |
| 2 1 BANK OF AMERICA | 7 BANK OF AMERICA PLAZA | 12 TWO WELLS FARGO CENTER | 17 400 SOUTH TRYON |
| 3 FTTH THIRD CENTER | 8 BB&T CENTER | 13 ONE WELLS FARGO CENTER | 18 ALLY CENTER |
| 4 101 NORTH TRYON | 9 121 WEST TRADE | 14 NASCAR PLAZA | 19 DUKE ENERGY CENTER |
| 5 BANK OF AMERICA CORPORATE CENTER | 10 CARILLON | 15 300 SOUTH TRYON | 20 LEGACY UNION |

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