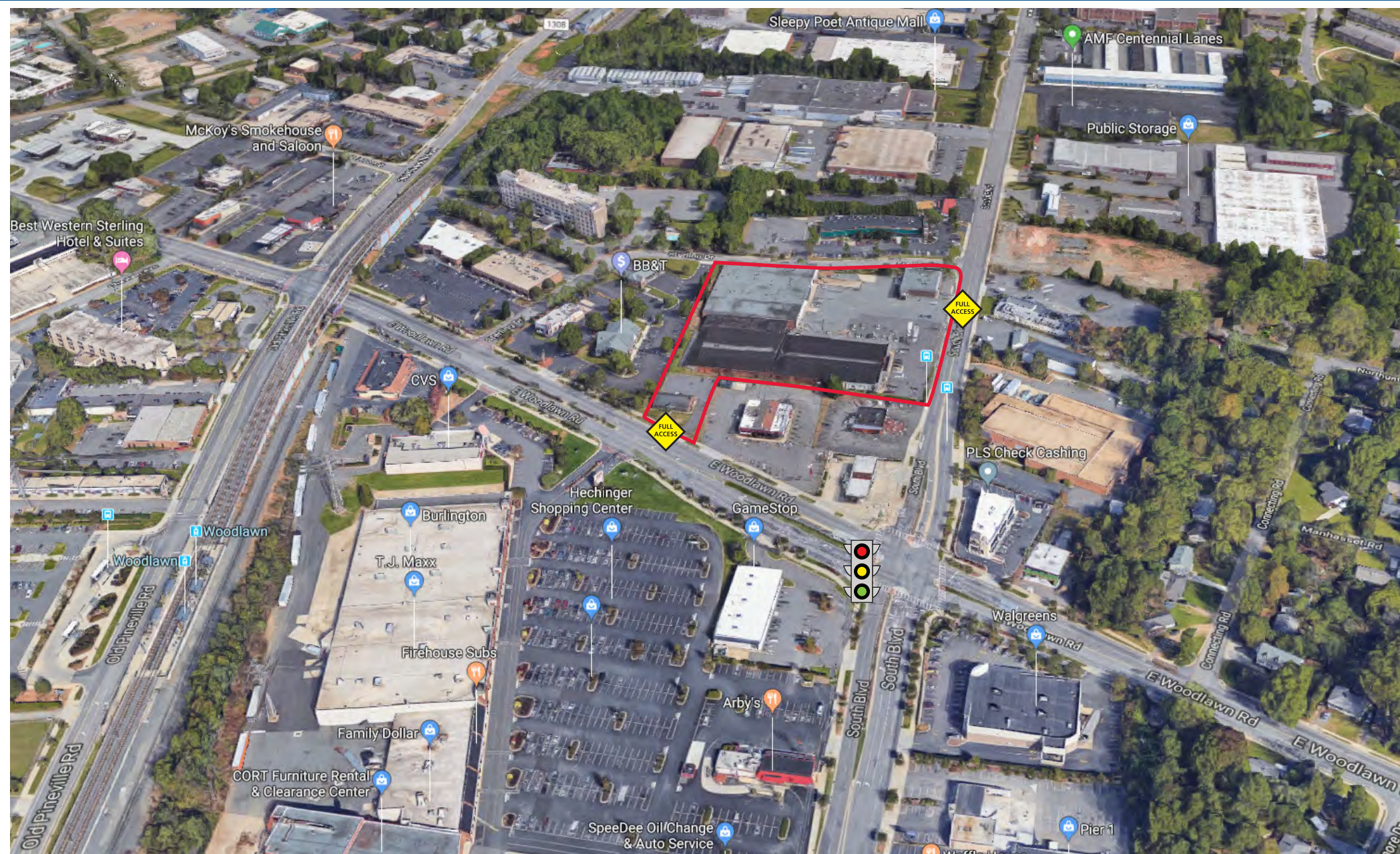


SOUTH BLVD & WOODLAWN RD REDEVELOPMENT

345 EAST WOODLAWN & 4618 SOUTH BLVD. | CHARLOTTE, NC 28217



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

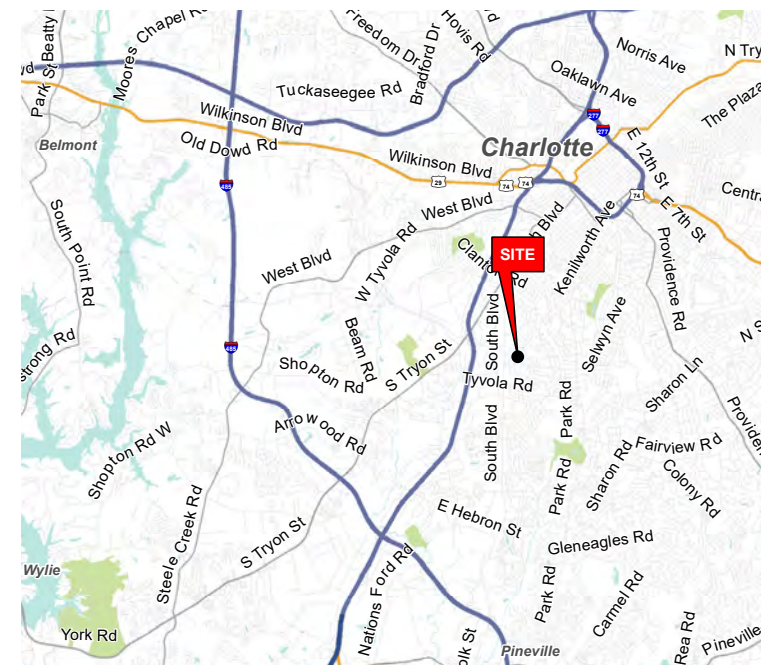
www.PROVIDENCEGROUP.COM

SOUTH BLVD REDEVELOPMENT

4618 SOUTH BLVD. | CHARLOTTE, NC 28217

TABLE OF CONTENTS

- PROPERTY OVERVIEW
- SITE PLANS
- MEDIUM AERIAL
- HIGH AERIAL
- REDEVELOPMENT RENDERING
- DEMOGRAPHIC STUDY (2018)



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM

PROPERTY OVERVIEW



| | |
|-------------------------------|--|
| Property Address | 345 East Woodlawn Rd. 4618 South Blvd Charlotte, NC 28217 |
| Land Size | 4 acres |
| Space Available | 63,350 SF of existing Commercial space Multiple Drive-Thru Outparcel Availabilities |
| Zoning | I-2 |
| Leasing Rate | Please Call |
| Traffic Counts (Woodlawn Rd) | 36,000 VPD (2016) |
| Traffic Counts (South Blvd) | 25,000 VPD (2016) |

300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM

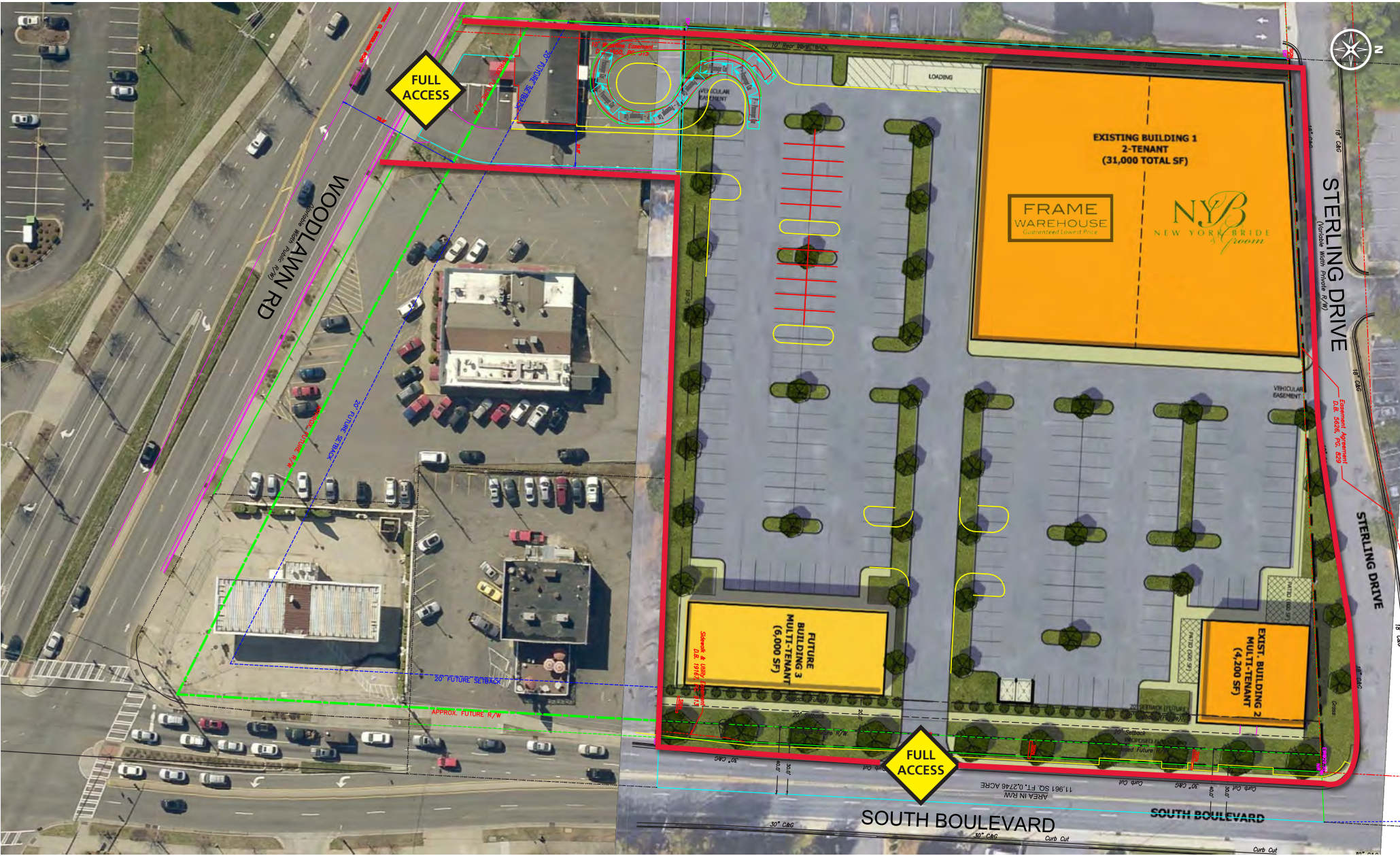
SITE PLAN #1



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM

SITE PLAN # 2

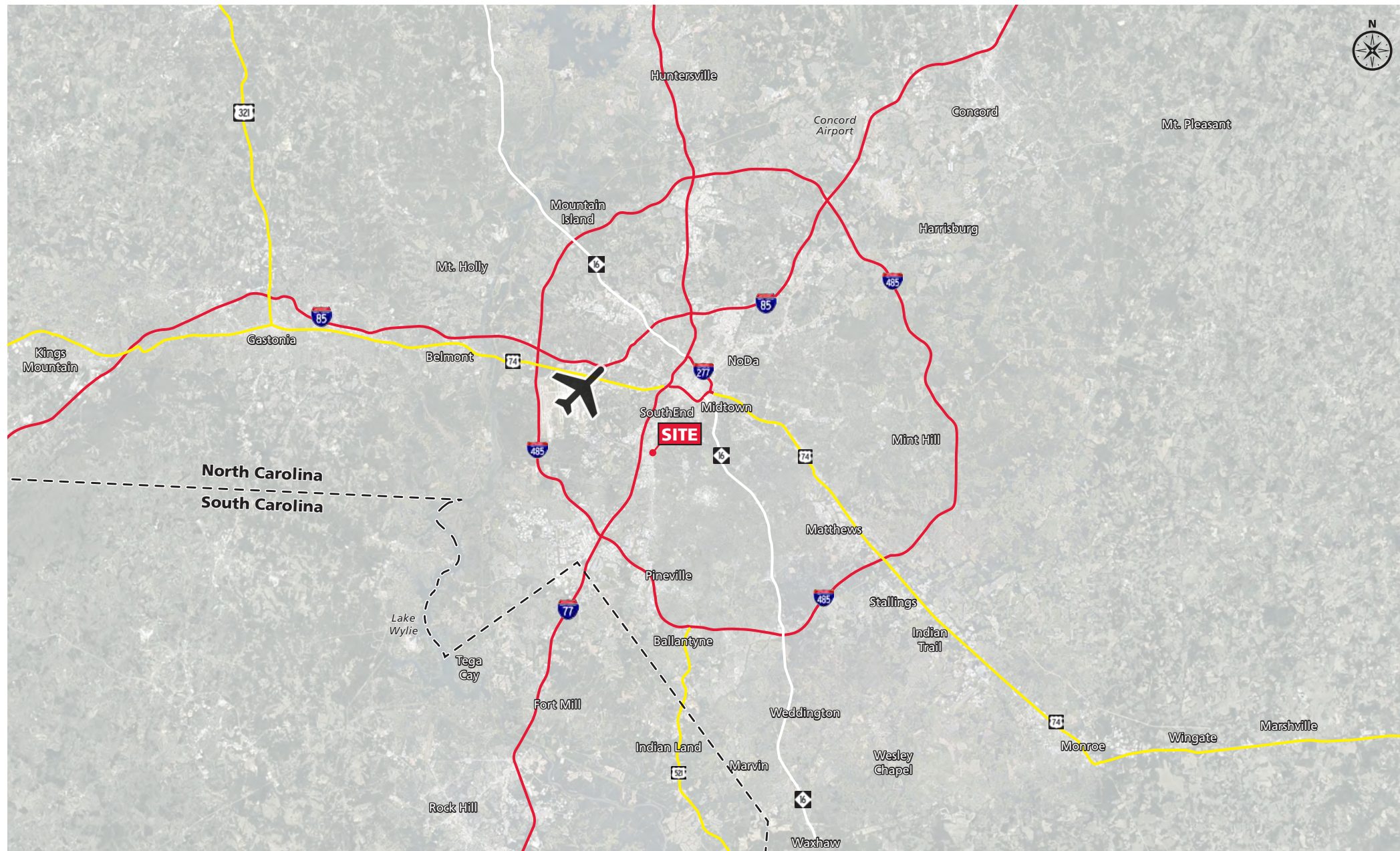


MEDIUM AERIAL



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

HIGH AERIAL



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

REDEVELOPMENT RENDERINGS



300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

www.PROVIDENCEGROUP.COM

2018 DEMOGRAPHIC STUDY

4618 SOUTH BLVD | CHARLOTTE, NC 28217

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2018 ESTIMATED POPULATION | 7,613 | 92,709 | 225,430 |
| 2023 PROJECTED POPULATION | 8,357 | 102,698 | 249,893 |
| 2010 CENSUS POPULATION | 6,969 | 74,695 | 180,943 |
| 2000 CENSUS POPULATION | 7,039 | 68,355 | 165,795 |
| 2018 MEDIAN AGE (YEARS) | 34.7 | 34.6 | 34.8 |

HOUSEHOLDS

| | | | |
|---------------------------|-------|--------|---------|
| 2018 ESTIMATED HOUSEHOLDS | 3,591 | 40,473 | 100,417 |
| 2023 PROJECTED HOUSEHOLDS | 3,913 | 44,299 | 110,021 |
| 2010 CENSUS HOUSEHOLDS | 3,325 | 32,552 | 78,936 |
| 2000 CENSUS HOUSEHOLDS | 3,295 | 29,837 | 71,153 |

INCOME

| | | | |
|-----------------------------|-----------|-----------|-----------|
| EST. 2018 AVERAGE HH INCOME | \$76,819 | \$100,262 | \$106,409 |
| EST. 2018 MEDIAN HH INCOME | \$63,563 | \$77,686 | \$79,180 |
| EST. 2018 PER CAPITA INCOME | \$36,241 | \$43,835 | \$47,638 |
| EST. AVERAGE HH NET WORTH | \$453,518 | \$686,392 | \$723,517 |

| EDUCATION | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|--------|--------|--------|
| 2018 HIGH SCHOOL GRADUATE | 15.2% | 14.5% | 14.2% |
| 2018 SOME COLLEGE | 21.6% | 17.6% | 17.2% |
| 2018 ASSOCIATE DEGREE ONLY | 11.7% | 6.5% | 6.3% |
| 2018 BACHELOR DEGREE ONLY | 27.1% | 30.9% | 32.8% |
| 2018 GRADUATE DEGREE ONLY | 15.1% | 18.1% | 18.9% |

DAYTIME DEMOS

| | | | |
|-------------------------------------|-----------|-----------|-----------|
| NUMBER OF BUSINESSES | 533 | 7,435 | 18,594 |
| TOTAL NUMBER OF EMPLOYEES | 4,747 | 108,824 | 275,348 |
| EMPLOYEE POPULATION PER BUSINESS | 8.9 to 1 | 14.6 to 1 | 14.8 to 1 |
| RESIDENTIAL POPULATION PER BUSINESS | 14.3 to 1 | 12.5 to 1 | 12.1 to 1 |

CONSUMER EXPENDITURE

| | | | |
|--|---------|----------|----------|
| TOTAL RETAIL EXPENDITURE (2018) | \$101 M | \$1.33 B | \$3.43 B |
| TOTAL RETAIL EXPENDITURE (2018) (PER HOUSEHOLD PER MONTH) | \$2,343 | \$2,738 | \$2,846 |



34.8
MEDIAN AGE*



51.7%
BACHELOR &
GRADUATE DEGREE*



70.6%
WHITE COLLAR
WORKERS*



\$3.43 B
TOTAL RETAIL
EXPENDITURE*



2.6%
UNEMPLOYMENT
RATE*

* 5 mile radius

PAGE 9