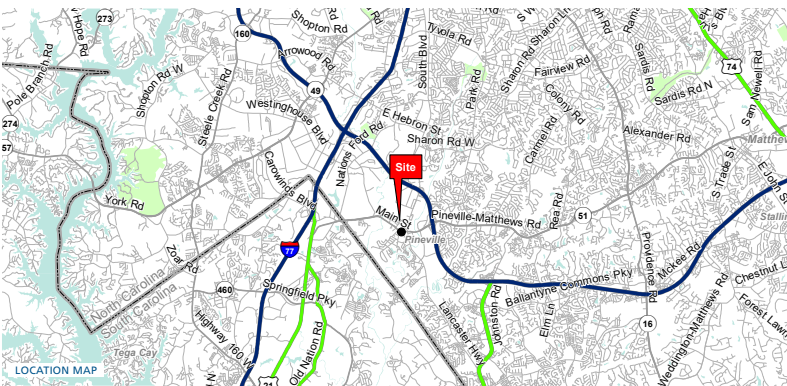




NEW RETAIL DEVELOPMENT

MAIN ST. & CHURCH ST. | PINEVILLE, NORTH CAROLINA 28134



PROPERTY INFORMATION

PRICING: Call for Pricing
 NNN: \$4.00
 DELIVERY: Q1 2019

PROPERTY HIGHLIGHTS

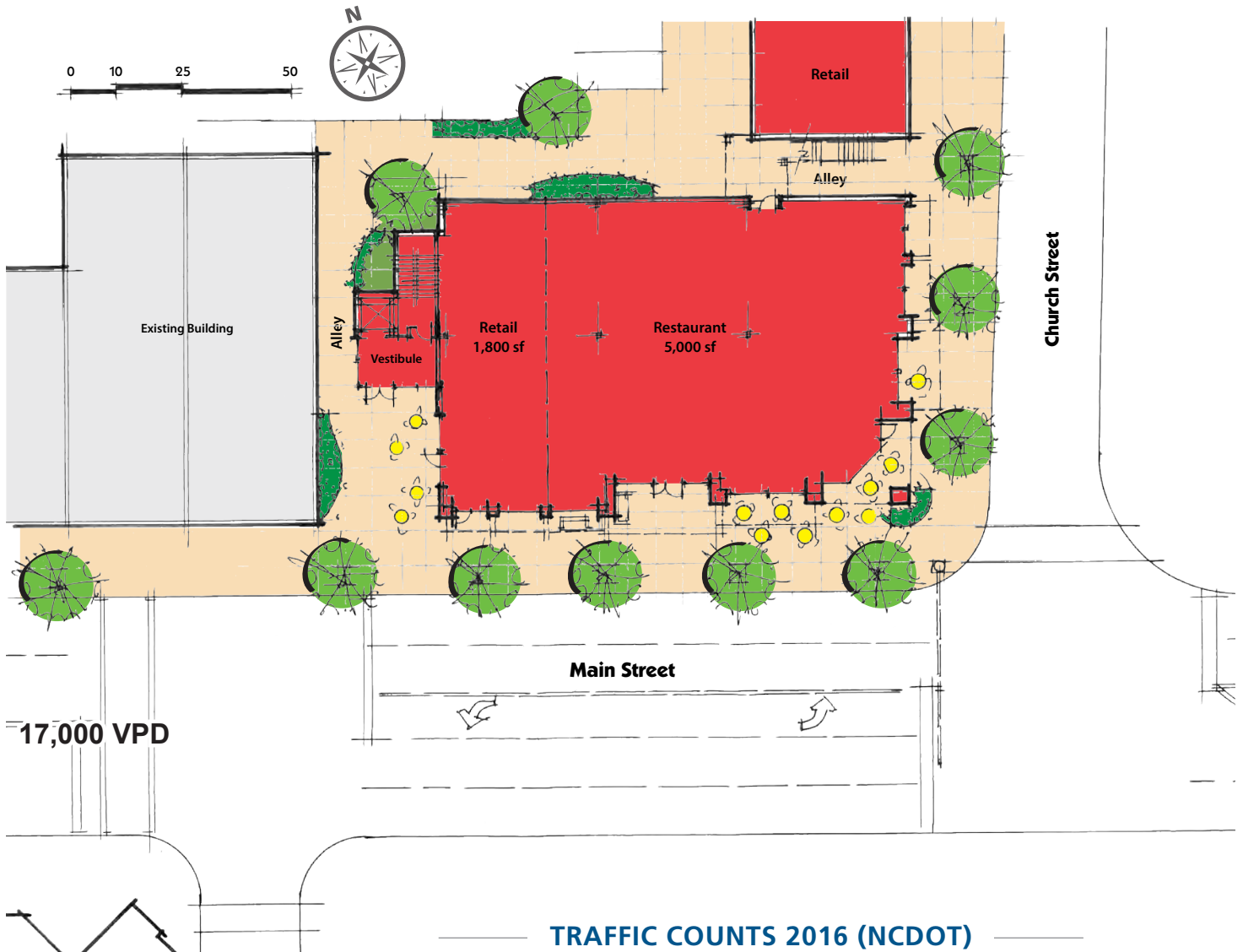
- Three story mixed use project at the corner of Main st and Church st
- It's proximity to Ballantyne, South Park, Uptown, SouthEnd and Steele Creek make it a heavily passed through area with traffic counts of over 27,000 vehicles daily.
- There are many new exciting developments which makes downtown Pineville one of Charlotte's newest hot spots
- High daytime employment & located on the going home side of the road
- Convenient to major interstates I-77 & I-485

DEMOGRAPHICS (2016)	2 MILE	3 MILE	5 MILE
POPULATION	18,893	56,074	160,819
AVERAGE HH INCOME	\$70,508	\$81,167	\$98,643
MEDIAN HH INCOME	\$56,919	\$63,549	\$74,526
BUSINESS ESTABLISHMENTS	1,401	3,476	7,803
DAYTIME EMPLOYMENT	15,491	43,772	108,608

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 John Varol | jvarol@providencegroup.com | Bryan Wyker | bwyker@providencegroup.com

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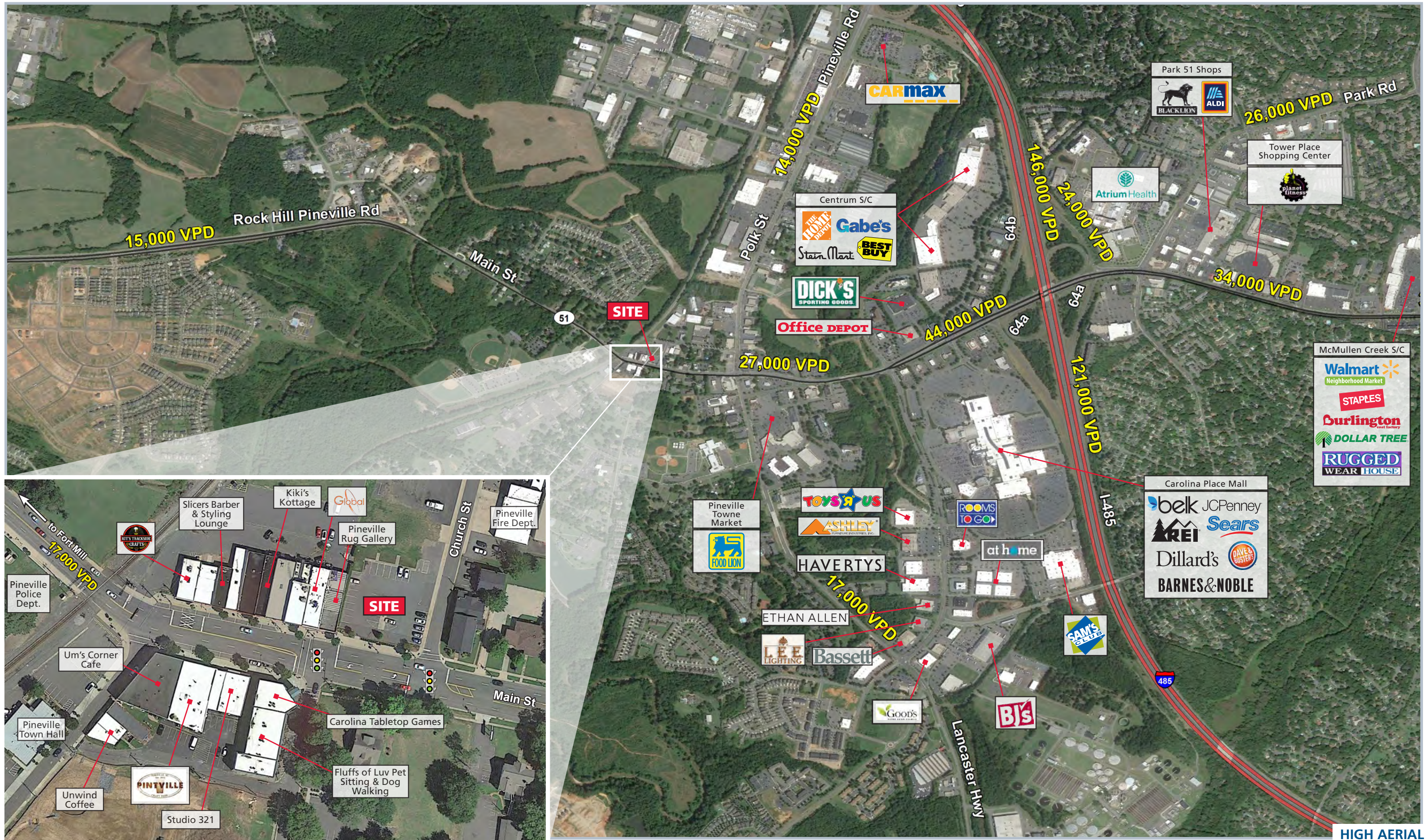
TRAFFIC COUNTS 2016 (NCDOT)

- 17,000 VPD on Main Street (west of site)
- 27,000 VPD on Main Street (east of site)

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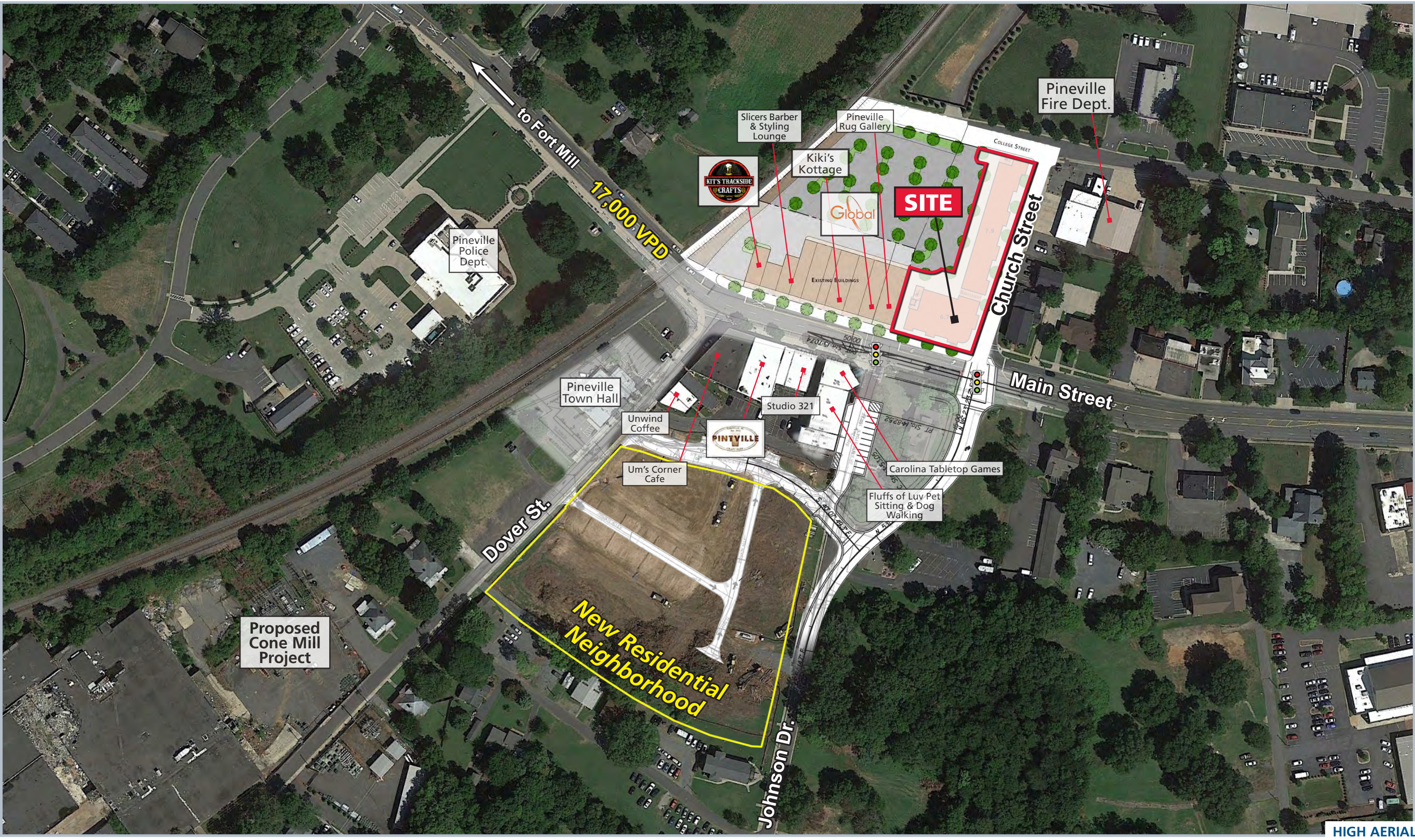
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CHURCH ST. & MAIN ST
 PINEVILLE, NC 28134



HIGH AERIAL