



B

BALLANTYNE
VILLAGE



FROM DUSK TO DAWN

Located in the heart of Ballantyne on the corner of Highway 521/Johnston Road and Ballantyne Commons Parkway, Ballantyne Village is a thriving center full of interesting and exciting activities, which make the center come alive day and night. Patrons enjoy a relaxed environment that is convenient to their work and family life. Family friendly by the day, adult friendly all night, Ballantyne Village has it all!

Ballantyne Village Highlights



BALLANTYNE CORPORATE PARK

Next door to the 2nd largest corporate office park in Charlotte.



PLENTIFUL PARKING

Parking options are easy to find with our surface lots and covered parking deck.

FREE SPECIAL EVENTS

Village Kids offers free family programs each month featuring music, games and fun.





ALL ABOUT BALLANTYNE

9M

Ballantyne Corporate Park includes more than 9 million square feet of class A office space, making it the 2nd largest office center in Charlotte.

30+

Ballantyne is the dining hub of South Charlotte with over 30+ restaurants located at Ballantyne's main intersection alone.

11

With 11 area hotels, out-of-town guests are always looking for a good place to eat and hang out.

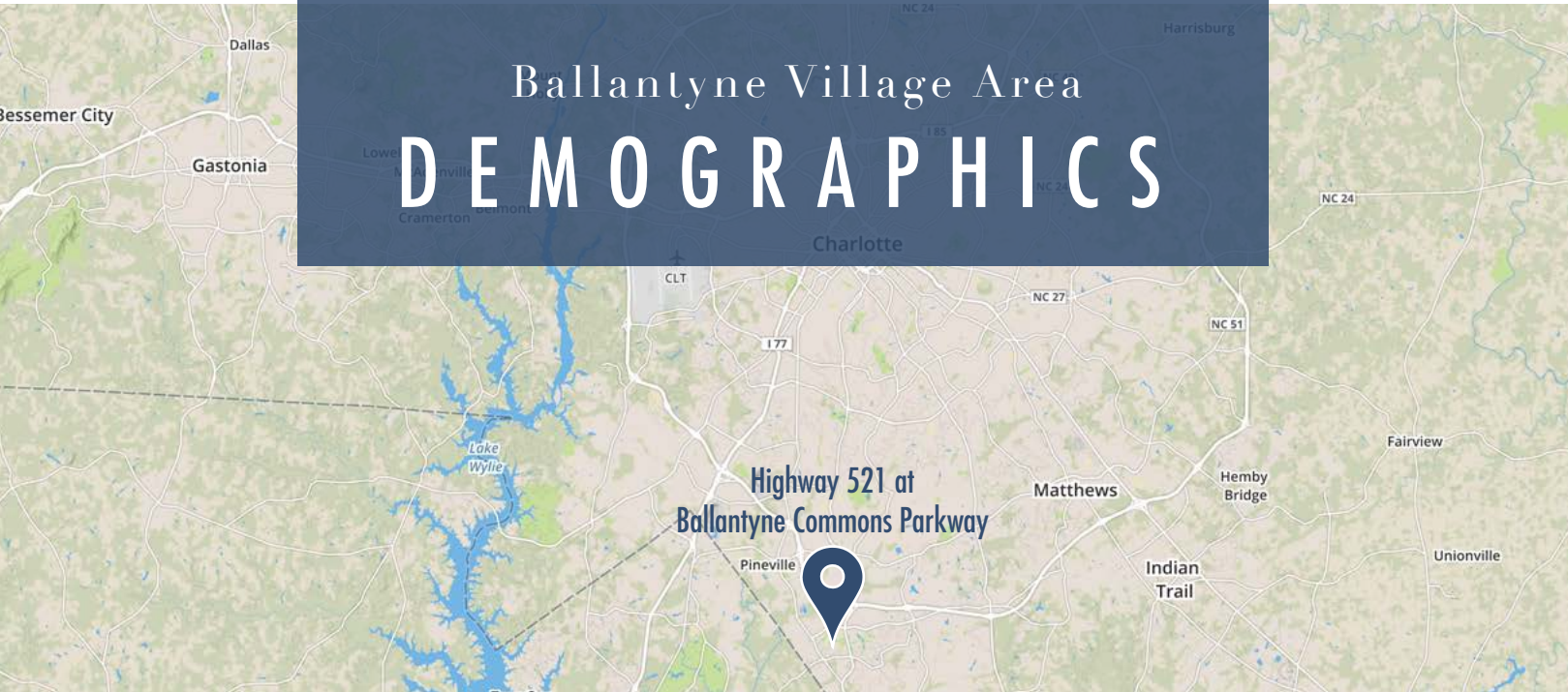
67%

67% of the population within a 1 mile radius of the center has a bachelor's degree or higher, supporting higher incomes and more sophisticated retail.



400 FT





Ballantyne Village Area DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Total Population	7,390	79,530	166,756
2023 Proj. Total Population	8,150	87,851	184,953
Proj. Population Annual Growth Rate 2018-2023	2.1%	2.1%	2.2%
2018 Total Households	3,136	32,835	65,639
Proj. HH Annual Growth Rate 2018-2023	1.7%	1.7%	1.7%
Average Household Income	\$174,631	\$123,402	\$131,594

Traffic Counts

Highway 521 (Johnson Rd.) at Ballantyne Commons Pkwy. 55,000 VPD

Highway 521 (Johnson Rd.) at John J. Delaney Dr. 50,000 VPD

Within a 1 mile radius

More than 83% of households earn more than \$50,000 annual income. 55% of households within a 1 mile radius earn more than \$100,000 annual income.

82% of homes within a 1-mile radius are worth more than \$200,000. Median home value is \$482,177.

67% of the population has a bachelor's degree or higher, 26% have a graduate or professional degree.

LEVEL 1

Building A

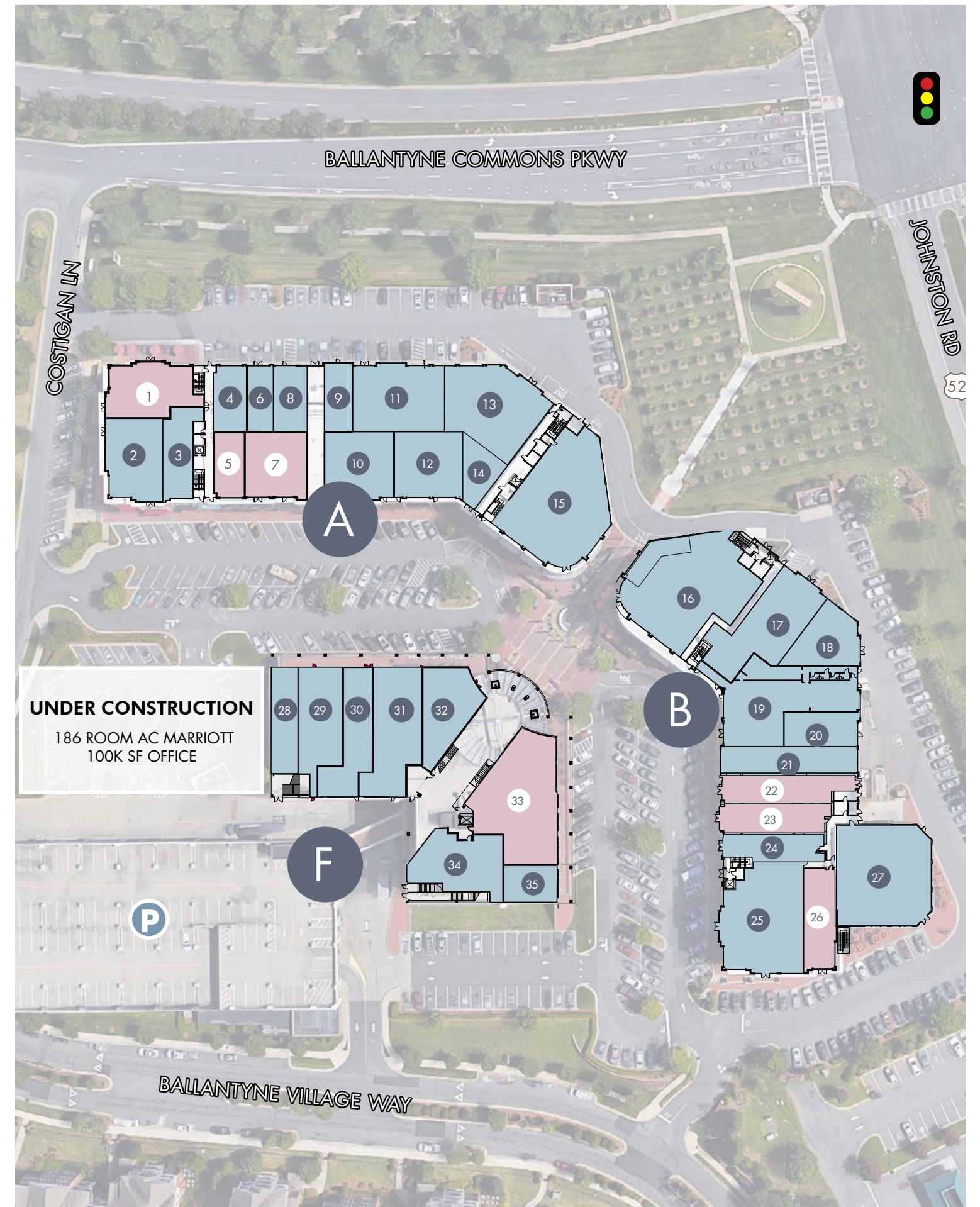
NO.	UNIT	TENANT	SQ FT
1	A-155	MOE'S (AVAILABLE)	2,623
2	A-160	BURGER 21	2,635
3	A-165	LIMITLESS CHIROPRACTIC	1,614
4	A-175	FIT KITCHEN	1,214
5	A-135	AVAILABLE	1,019
6/8	A-170	CODE NINJAS	2,270
7	A-150	B GOOD (AVAILABLE)	2,503
9	A-185	SMOOTHIE KING	1,084
10	A-130	CAFE FIOR	2,647
11	A-190	ORANGE THEORY	3,486
12	A-120	ABRAHAM JOSEPH	2,583
13	A-195	MODERN PET SALON	4,074
14	A-110	1890 BLOW DRY BAR	1,082

Building B

NO.	UNIT	TENANT	SQ FT
15	A-100	BLACKFINN	5,992
16	B-150	MELLOW MUSHROOM	6,650
17	B-160	MASSAGE ENVY	3,492
18	B-170	VERIZON WIRELESS	1,872
19	B-140	ZINICOLA	4,446
20	B-180	EUROPEAN WAX CENTER	1,400
21	B-130	TCBY	1,958
22	B-120	AVAILABLE	1,894
23	B-115	AVAILABLE	1,744
24	B-110	NAILED IT DIY	1,517
25	B-105	FEDEX	4,604
26	B-100	AVAILABLE	1,808
27	B-190	PANERA BREAD	5,155

Building F

NO.	UNIT	TENANT	SQ FT
28	F-100	DOWN DOG VET CLINIC	1,545
29	F-105	YOGA SIX	2,098
30	F-120	SHEAR EXCELLANCE	2,490
31	F-130	GIGGLES	3,404
32	F-140	MAHANA FRESH	1,950
33	F-150	AVAILABLE	4,791
34	F-170	THE BLUE TAJ	2,814
35	F-160	TINDERBOX	1,102



LEVEL 2

Building A

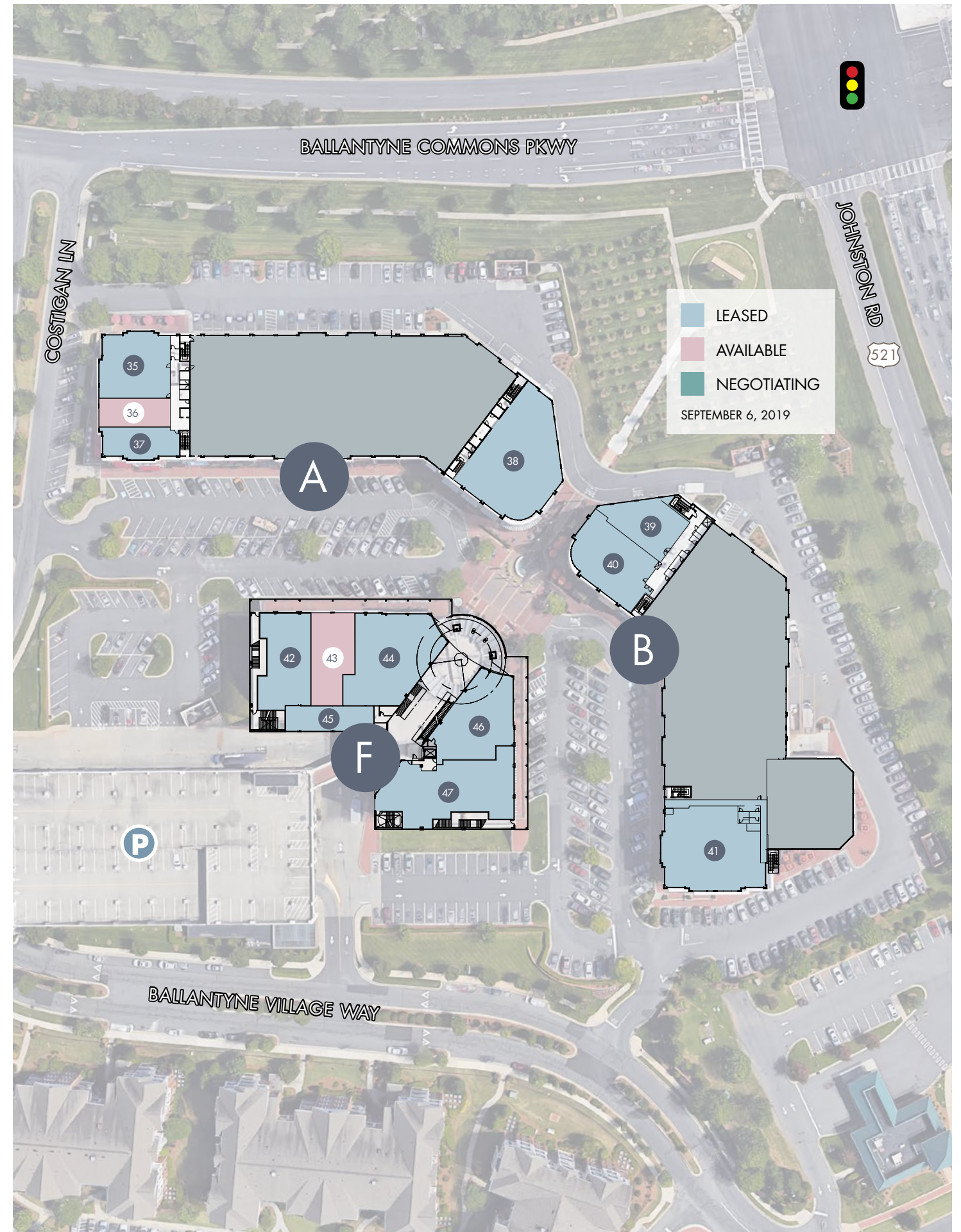
NO.	UNIT	TENANT	SQ FT
35	A-280	CAROLINA DENTAL	3,232
36	A-275	AVAILABLE	2,008
37	A-250	ELEMENT FUNDING	1,575
38		EXECUTIVE SUITES	

Building B

NO.	UNIT	TENANT	SQ FT
39	B-200	VISIONEERING	2,632
40	B-225	KENNEDY FAMILY LAW	5,022
41	B-210	CRISWELL & CRISWELL	6,983

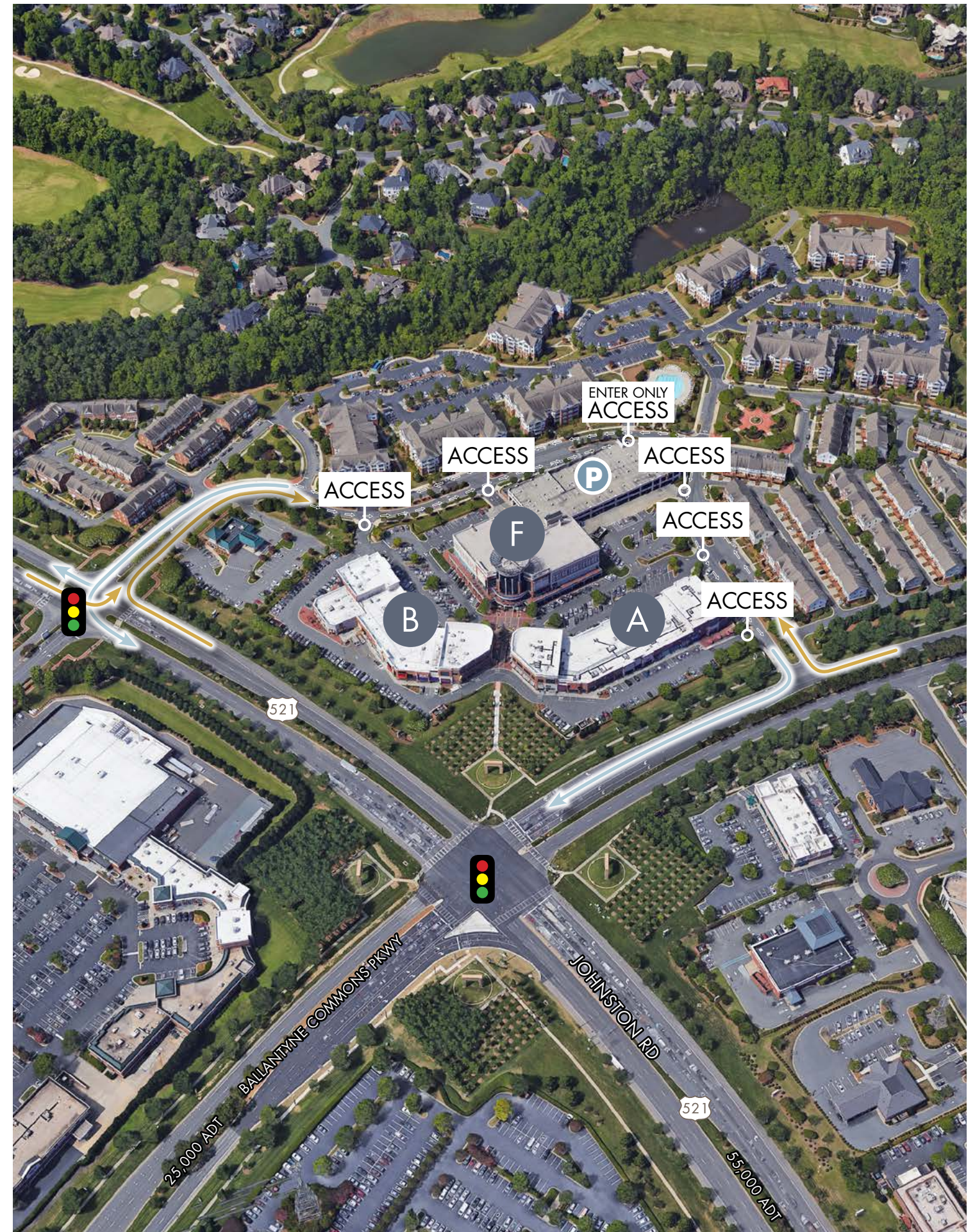
Building F

NO.	UNIT	TENANT	SQ FT
42	F-200	ARTHUR MURRAY DANCE STUDIO	2,937
43	F-210	AVAILABLE	2,310
44	F-240	SALON LOFTS	4,597
45	F-280	BALLANTYNE VILLAGE NAIL	1,452
46	F-250	JADE ASIAN FUSION	3,452
47	F-270	SUPERIOR SCHOOL OF REAL ESTATE	4,712



INGRESS & EGRESS

Highly visible and easily accessible at the southwest corner of Johnston Road and Ballantyne Commons Parkway, the most prominent intersection in Ballantyne, Ballantyne Village is a landmark in the community. With the new 14 story hotel and office tower being built on the property, Ballantyne Village can't be missed.





BALLANTYNE
VILLAGE

For Leasing
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