

The
COLLECTIVE

FREESTANDING & GROUND-FLOOR
RETAIL SPACE FOR LEASE



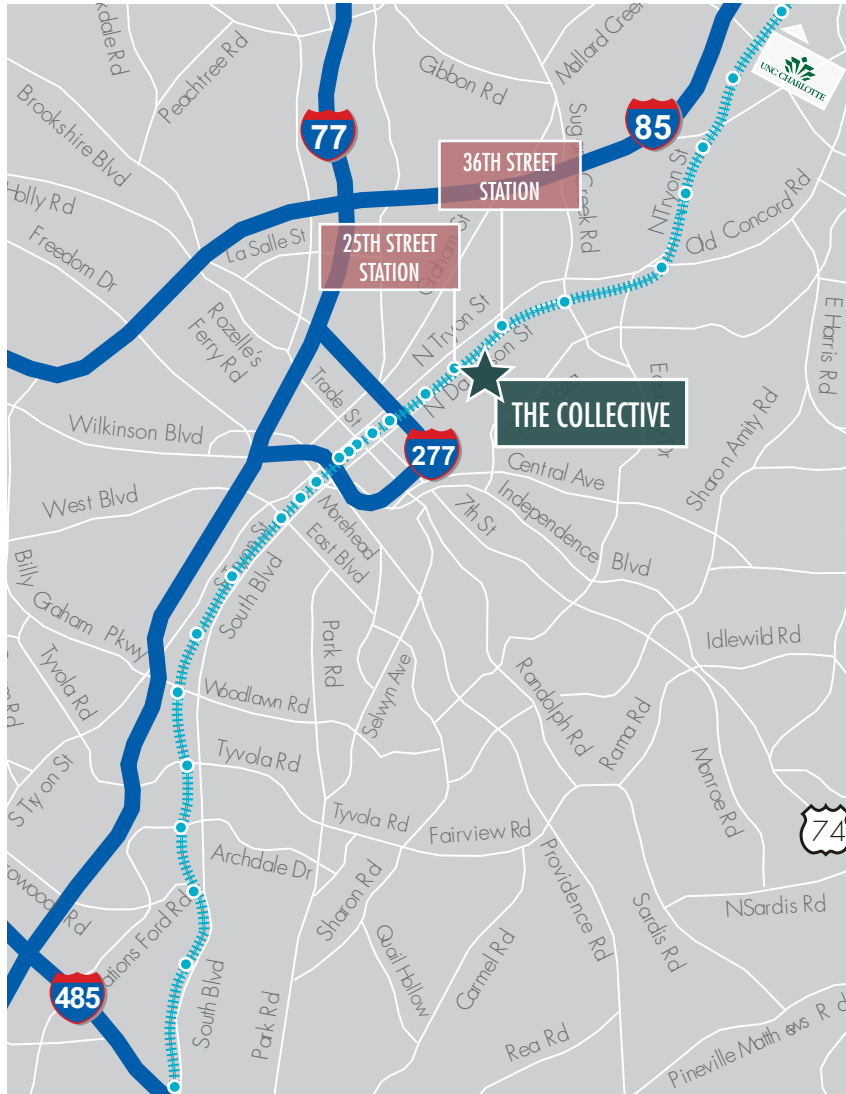


The COLLECTIVE

PROPERTY FEATURES

The Collective is well positioned in the vibrant, pedestrian-friendly NoDa neighborhood of Charlotte. Known for its eclectic cultural cachet, NoDa is a Historic Arts District with a strong established sense of place and an abundance of art galleries, sought-after local restaurants and breweries, and unique live music and entertainment venues. NoDa has attracted an outsized number of millennials and young professionals alike. Located at the intersection of the highly traveled North

Davidson Street and East 27th Street, The Collective is minutes from the newly opened 25th Street Station of the LYNX Blue Line light rail extension. The development features 17,194 SF of freestanding retail currently under renovations with an estimated late 2018 delivery. The Collective also includes 1,713 SF of ground-floor retail in the 250-unit luxury apartment building slated to deliver in late 2018.



LIGHT RAIL CONNECTIVITY

Strategically located at the intersection of North Davidson Street and 27th Street, The Collective is two blocks away from the LYNX Blue Line light rail 25th Street Station and minutes from the Parkwood and 36th Street stations. Opened in March 2018, the Blue Line Extension is projected to serve more than 25,000 people a day by 2030. The light rail has already spurred development along the corridor and is projected to further accelerate mixed-use, multifamily, office and retail projects.

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. Riders can board from 26 stations (11 of which are park and rides) and easily access The Collective seven days a week. During peak hours, trains run on the Blue Line Extension every 7.5 minutes.



2 MINUTES
CHARLOTTE CBD
& I-277

THE COLLECTIVE

NODA @ 28TH STREET



CENTERSTAGE @ NODA

NODA STORAGE

NORTH DAVIDSON STREET - 10,000 VPD

26TH STREET

27TH STREET

NODA @ 28TH STREET



LEASED AVAILABLE

FEBRUARY 18, 2019

TENANT ROSTER

UNIT	TENANT	SF
001	Core 704	1,713
002	Mimosas & Nails	3,024
003	Rhino Market & Deli	3,005
004	Free Range Brewing	5,544
005	Available	5,621

DEMOGRAPHICS

	1 MILE	3 MILES
2018 Est. Population	10,657	112,547
2023 Proj. Population	11,961	124,588
2018-2023 Projected Annual Population Growth	2.4%	2.1%
Median Age	33.8	33.5
2018 Est. Avg. HH Income	\$68,930	\$78,412

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