

# MORRISON

SHARON ROAD AND COLONY ROAD, CHARLOTTE, NC 28211

±1,955 - 25,000 RSF AVAILABLE FOR LEASE



**DESCRIPTION**

- Retail space available 1,955 - 25,000 SF
- Mixed-use specialty center located in Charlotte’s prestigious SouthPark submarket
- Anchored by Earth Fare and Barnes & Noble
- Walking distance from SouthPark Mall, a 1.6 million SF destination featuring Neiman Marcus, Nordstrom, Crate & Barrel and more
- More than 55,000 people working within a 3-mile radius and located approximately 5 miles from uptown Charlotte

**BUILDING FEATURES**

PROPERTY SIZE	129,202 SF
AVAILABLE	1,955 - 25,000 SF

**TRAFFIC**

COLONY RD	16,000 VPD
SHARON RD	35,100 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

**KEELY HINES | 704.676.1563**

Vice President/Broker

keely.hines@foundrycommercial.com

Licensed Real Estate Broker

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.



foundrycommercial.com

## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>10,035</b> ESTIMATED POPULATION 2020
	<b>35.9</b> AVERAGE AGE
	<b>\$763,323</b> MEDIAN HOME VALUE 2020
	<b>\$164,669</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>93,147</b> ESTIMATED POPULATION 2020
	<b>38.3</b> AVERAGE AGE
	<b>\$512,252</b> MEDIAN HOME VALUE 2020
	<b>\$157,380</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>269,971</b> ESTIMATED POPULATION 2020
	<b>36.0</b> AVERAGE AGE
	<b>\$399,783</b> MEDIAN HOME VALUE 2020
	<b>\$116,215</b> AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

**KEELY HINES | 704.676.1563**

Vice President/Broker

keely.hines@foundrycommercial.com

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

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.

[foundrycommercial.com](http://foundrycommercial.com)

### SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

**KEELY HINES | 704.676.1563**

Vice President/Broker

keely.hines@foundrycommercial.com

Licensed Real Estate Broker

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.

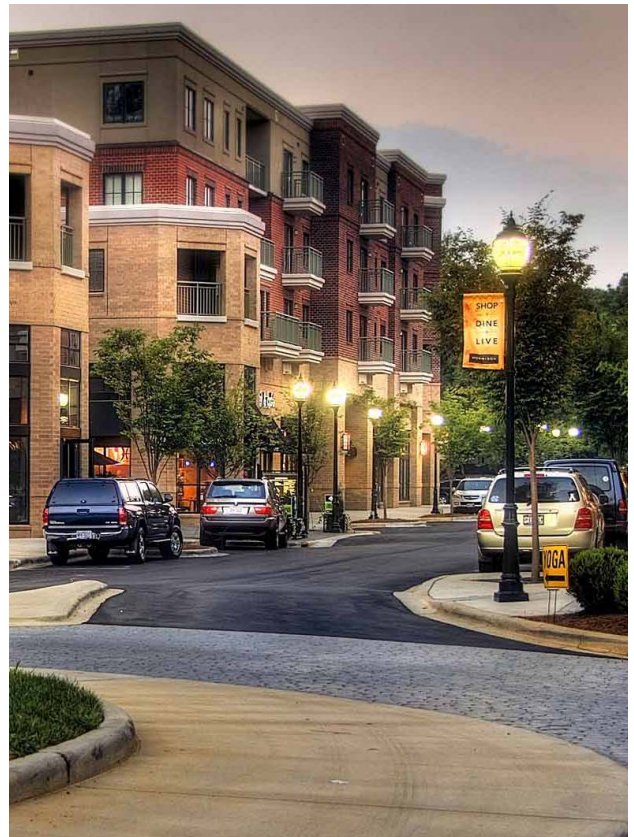
**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)

±1,955 - 25,000 RSF AVAILABLE FOR LEASE

MORRISON | COLONY RD & SHARON RD, CHARLOTTE, NC

SUITE	TENANT	SF
A	BARNES & NOBLE	28,583
A-102	CAPITOL	6,085
B-100	FIREBIRDS WOOD FIRED GRILL	6,711
<b>B-110/120</b>	<b>AVAILABLE</b>	<b>3,790</b>
B-130	SABOR LATIN STREET GRILL	1,955
<b>B-140</b>	<b>AVAILABLE</b>	<b>1,955</b>
B-150	BOEM	1,881
B-160	BAR MARCEL	3,908
B-170	TD AMERITRADE	4,604
C-110	ANNE NEILSON FINE ART	5,208
C-120	AIR FIT + MUD FACIAL BAR	1,693
C-130	E MARTINI	901
E-100	SPICE AND TEA EXCHANGE	1,006
E-110	BD JEFFRIES	4,979
E-120	YAFO KITCHEN	2,902
E-130	YAMA ASIAN FUSION	2,940
E-140	VIBE5 YOGA & FITNESS	2,383
E-150	WINESTORE	1,535
E-160	THE REECE BOUTIQUE	1,285
E-170	SALON LOFTS	4,644
E-180	GOLDEN COW CREAMERY	1,333
F-100	SOUTHPARK MORRISON LEASING OFFICE	1,747
<b>F-110</b>	<b>NEGOTIATING</b>	<b>25,000</b>
F-140	MORRISON CLEANERS	714
<b>F-150</b>	<b>AVAILABLE - TANDUR INDIAN KITCHEN</b>	<b>3,535</b>
F-160	ENVY NAIL SALON	2,507
F-170	CIRCA	3,013
<b>F-180</b>	<b>AVAILABLE</b>	<b>3,205</b>



FOR MORE INFORMATION, PLEASE CONTACT:

KEELY HINES | 704.676.1563

Vice President/Broker

keely.hines@foundrycommercial.com

Licensed Real Estate Broker

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.

**FOUNDRY**  
COMMERCIAL

foundrycommercial.com