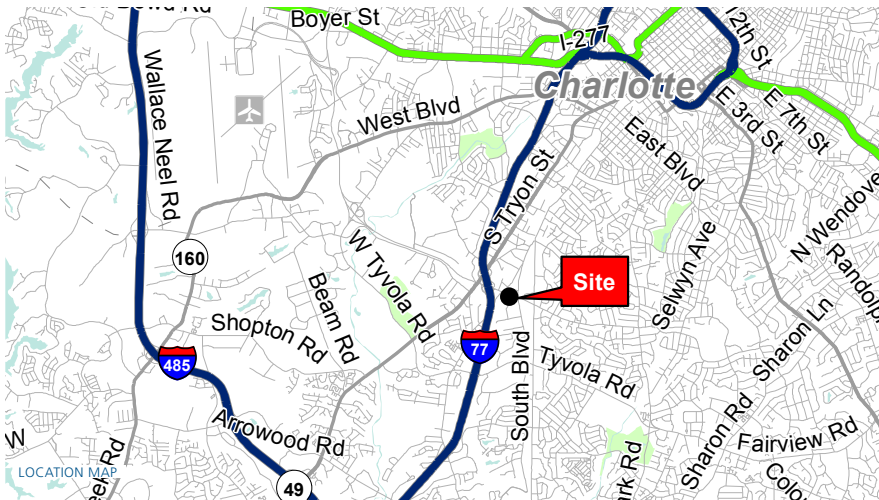
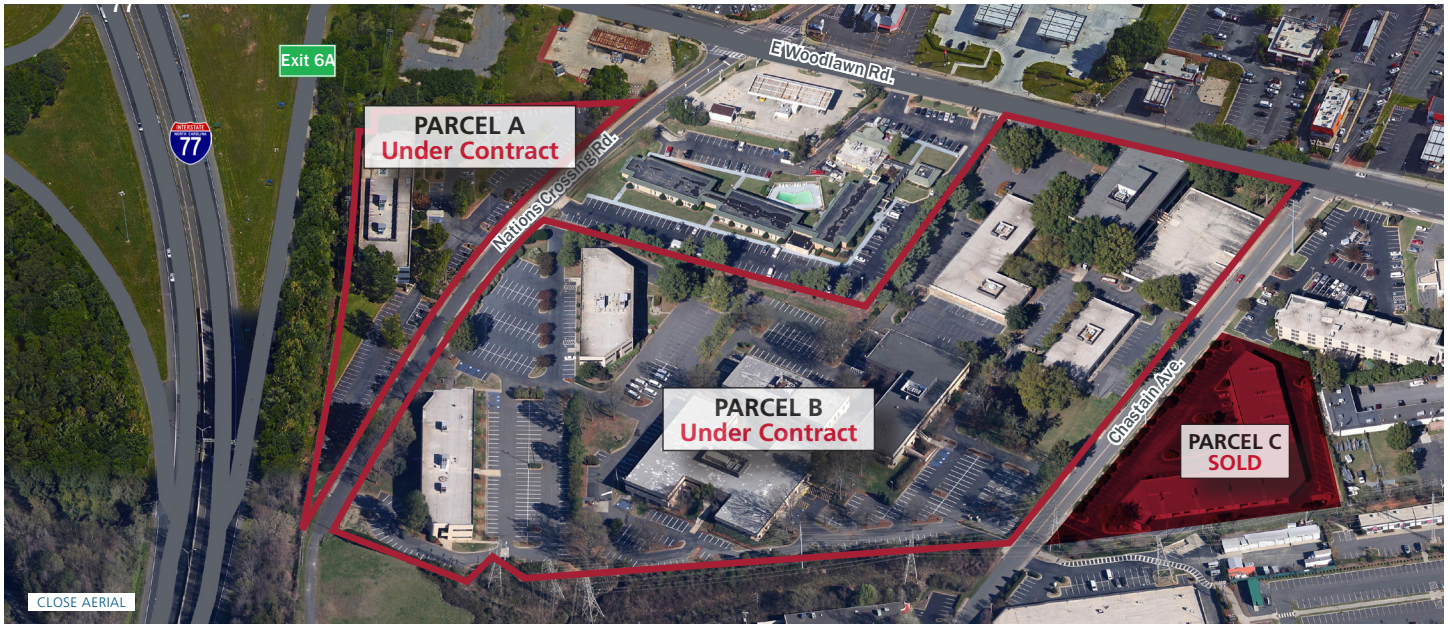




WOODLAWN GREEN OFFICE PARK



PARCEL INFORMATION

- **PARCEL A** - 2.926± Acres - Parcel ID # 16903212
500 Nations Crossing Road | Charlotte, NC
Asking Price - **Under Contract**
- **PARCEL B** - 16.857± Acres - Parcel ID # 16902113
200 E Woodlawn Road | Charlotte, NC
Asking Price - **Under Contract**
- **PARCEL C** - 2.312± Acres - Parcel ID # 16901116
4801 Chastain Avenue | Charlotte, NC
Asking Price - **SOLD**

LOCATION INFORMATION

The Property fronts East Woodlawn Road in the rapidly emerging LOSO (Lower South End) district of Charlotte. It is conveniently located in close proximity to public transportation. The Woodlawn Lynx Light Rail Station is located immediately to the east of the Property, with dedicated pedestrian connectivity. The Property is situated 1/4 mile west of South Boulevard and 1/4 mile east of I-77 on a heavily trafficked retail corridor. Six miles to the west is Charlotte Douglas International Airport and four miles east is SouthPark Mall, the undisputed premier high-end shopping destination in the Carolinas.

DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
POPULATION	7,403	86,134	211,633
AVERAGE HH INCOME	\$58,969	\$84,134	\$97,520
MEDIAN HH INCOME	\$51,896	\$64,364	\$69,034
BUSINESS ESTABLISHMENTS	1,027	7,097	19,074
DAYTIME EMPLOYMENT	14,083	91,202	288,274

WOODLAWN GREEN OFFICE PARK

LOCAL ATTRACTIONS & TRANSPORTATION WITHIN 10 MINUTES



SOUTH PARK MALL



**PARK ROAD
SHOPPING CENTER**



PREMIUM OUTLETS



**CAROWINDS
AMUSEMENT PARK**



**I-77 - DIRECT ACCESS
TO UPTOWN CHARLOTTE**



**I-485 - CHARLOTTE'S
MAIN LOOP**



LYNX BLUE LINE



**CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT**



UPTOWN CHARLOTTE

TRAFFIC COUNTS 2016 (NCDOT)

- 40,000 VPD on E Woodlawn Rd
- 115,000 VPD on I-77 at E Woodlawn Rd

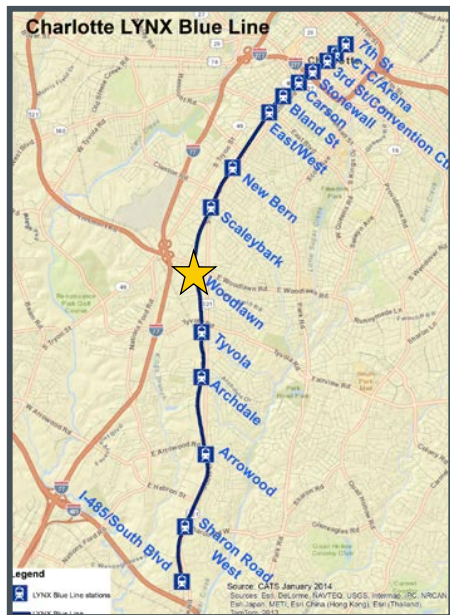
1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | www.providencegroup.com

Eric Nichols - enichols@providencegroup.com | J.Q. Freeman - jfreeman@providencegroup.com

Mary Bryant - mbryant@providencegroup.com | Justin Holofchak - 704.248.2107

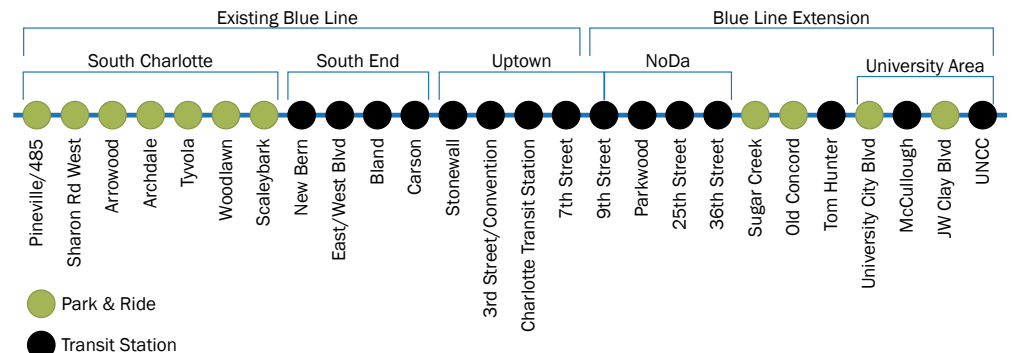
WOODLAWN GREEN OFFICE PARK ADDRESSES & SQUARE FOOTAGE

- 1** 200 E. Woodlawn Rd. (48,918 RSF)
- 2** 200 E. Woodlawn Rd. (16,275 RSF)
- 3** 204 E. Woodlawn Rd. (9,776 RSF)
- 4** 206 E. Woodlawn Rd. (32,071 RSF)
- 5** 208 E. Woodlawn Rd. (19,854 RSF)
- 6** 210 E. Woodlawn Rd. (42,004 RSF)
- 7** 5019 Nations Crossing Rd. (29,551 RSF)
- 8** 5111 Nations Crossing Rd. (37,354 RSF)
- 9** 5000 Nations Crossing Rd. (37,641 RSF)
- 10** 4801 Chastain Ave. (28,634 RSF)



CHARLOTTE LYNX BLUE LINE

The Lynx Blue Line is the region's first light rail service. Currently the line runs from Pineville, which is south of Charlotte at I-485 and South Boulevard, to the Charlotte CBD. Upon completion of the Blue Line Extension, which is currently under construction, the light rail will extend through North Charlotte and terminate at the UNC Charlotte Campus.



AERIAL & SURVEY

