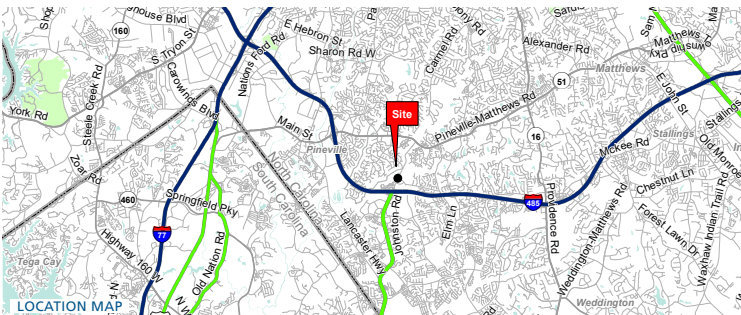




HIGH PROFILE RESTAURANT BUILDING - S. CHARLOTTE

12330 JOHNSTON RD. | CHARLOTTE, NORTH CAROLINA 28277

LOCATED AT THE INTERSECTION OF JOHNSTON RD (HWY 521) & N COMMUNITY HOUSE RD



PROPERTY INFORMATION

- Existing 4,770 SF freestanding building
- Traffic light access at Hwy 521 and N Community House Rd
- Located near Ballantyne surrounded by one of the highest density office markets in North Carolina
- Over 187,000 residents with an average income of more than \$120,000 within five miles

DEMOGRAPHICS (2016)

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------------|---------------|---------------|
| POPULATION | 10,180 | 78,577 | 181,959 |
| AVERAGE HH INCOME | \$91,302 | \$116,134 | \$120,628 |
| MEDIAN HH INCOME | \$71,477 | \$84,289 | \$89,422 |
| BUSINESS ESTABLISHMENTS | 639 | 3,734 | 7,371 |
| DAYTIME EMPLOYMENT | 7,422 | 37,545 | 80,479 |

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TRAFFIC COUNTS 2016 (NCDOT)

- 36,000 VPD on Johnston Rd. (in front of site)

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 Wes Thurmond | wthurmond@providencegroup.com | WWW.PROVIDENCEGROUP.COM



Toringdon Circle S/C

HICKORY MIDWOOD SMOKEHOUSE LAIFITNESS. VivaChickery PIKE

SITE

SPRINGHILL SUITES Marriott

Ballantyne Jewelers FINE JEWELRY & GIFTS
Suite 18 @The Lenox
BLIS SALON

Toringdon Market
Earth Fare the healthy supermarket

Atkins Circle
Apartment Homes

RED ROBIN

Zitoani

TSUKI JAPANESE STEAK HOUSE & SUSHI BAR Apple NAILS & SPA

Miró edible arrangements

Toringdon
Corporate Park

25,000 VPD

121,000 VPD

23,000 VPD

485

521

Johnston Rd

61b

44,000 VPD

5,300 VPD

97,000 VPD

7,900 VPD

36,000 VPD

Toringdon Way

Endhaven Ln

N Community House Rd

