

**AVISON  
YOUNG**

±6,188 sf Office Building Available in South Charlotte

8415 Pineville-Matthews Rd  
Charlotte, NC 28226

**FOR SALE**

# DISCLOSURE

This confidential Offering Memorandum was prepared by Avison Young - North Carolina, LLC ("AY-NC" or "Advisor") for use by a limited number of parties. It contains selected information pertaining to the Property and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information that prospective Buyers may need or desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return of this investment. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Both Owner and Advisor make no representation regarding the completeness, accuracy, or timeliness of any information and data found in this Offering Memorandum or that such information and data will be error-free. Sources of information contained within this Offering Memorandum include, but are not limited to: CoStar, STDB, ESRI and the US Census Bureau.

AY-NC expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. AY-NC shall have no legal commitment or obligation to any investor reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of AY-NC and may only be used by parties approved by AY-NC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of AY-NC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

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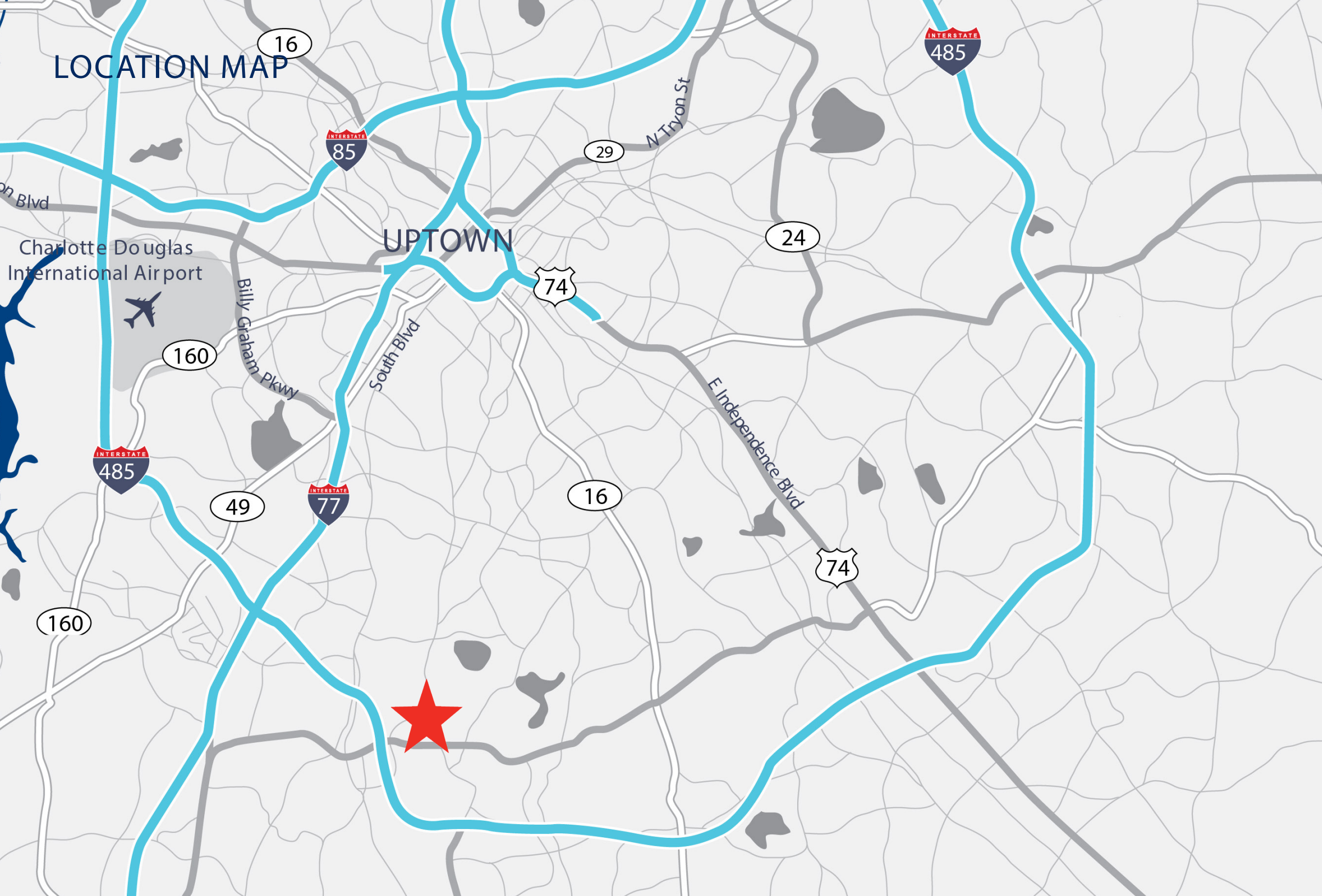
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1. EXECUTIVE SUMMARY
2. PROPERTY OVERVIEW
3. AREA OVERVIEW
4. MARKET OVERVIEW

# I. EXECUTIVE SUMMARY

## OFFERING OVERVIEW

Avison Young is pleased to offer this unique redevelopment opportunity located in South Charlotte just minutes from I-485. This  $\pm 1.032$  acre site with  $\pm 370$  ft of frontage along Pineville-Matthews Rd provides great visibility from over 34,000 vehicles per day. Located just  $\pm 4$  miles from Ballantyne and  $\pm 6$  miles from Southpark this site provides convenient access to a major thoroughfare and connectivity to Charlotte's most vibrant suburban markets.



## PROPERTY SPECIFICATIONS

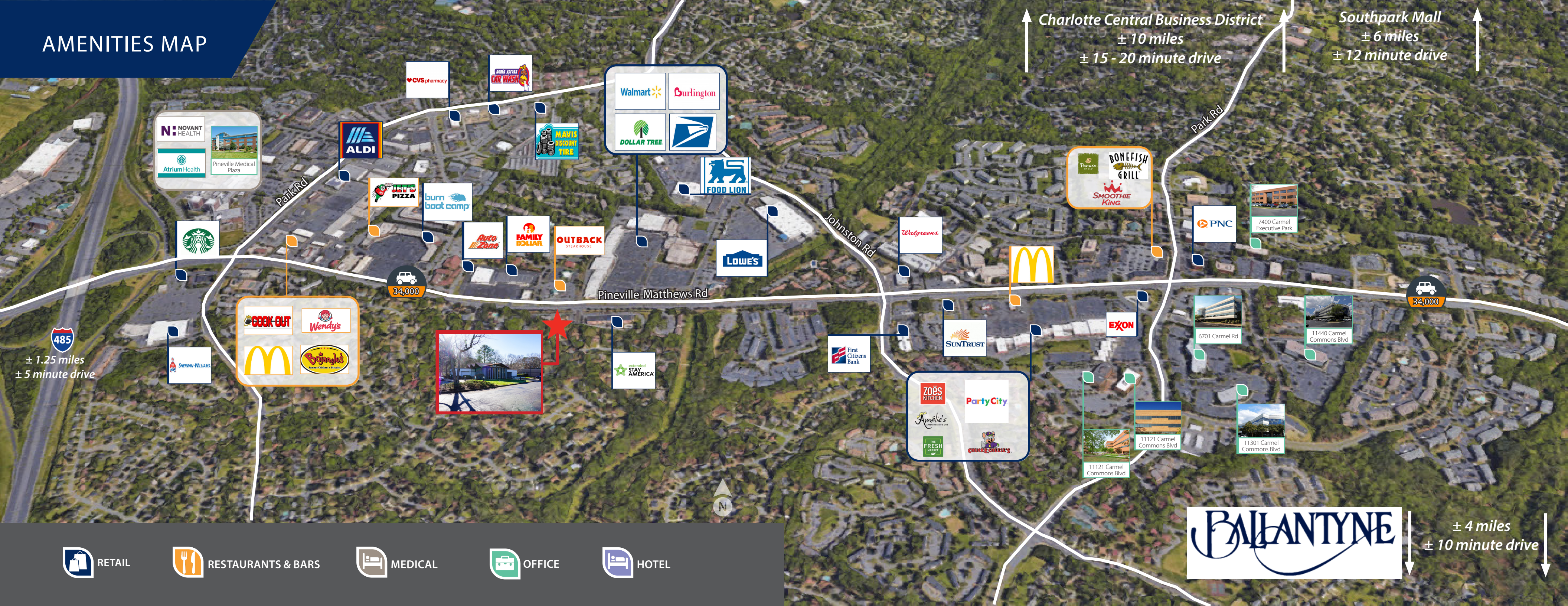
|               |   |
|---------------|---|
| Address       | 8415 Pineville-Matthews Rd<br>Charlotte, NC 28226 |
| Property Type | Existing Office/Medical Office/Land               |
| Parcel ID     | 22122174  |
| Acreage       | ±1.032  |
| Frontage      | ±370 ft   |
| Stories       | Two (2) Story Building                            |
| Zoning        | O-6 (CD)  |
| County        | Mecklenburg                                       |
| Year Built    | 1991  |
| Status        | Redevelopment / Owner-User Opportunity            |
| Price         | Please call for pricing                           |

# INTERIOR IMAGES



| Property Notes |                                     |
|----------------|-------------------------------------|
| Building SF    | ±6,188                              |
| Lot Size       | ±1.032 acres                        |
| Frontage       | ±370 ft along Pineville-Matthews Rd |
| Zoning         | O-6 (CD)                            |
| Parcel ID      | 22122174                            |

# AMENITIES MAP



Charlotte Central Business District  
± 10 miles  
± 15 - 20 minute drive

Southpark Mall  
± 6 miles  
± 12 minute drive

485  
± 1.25 miles  
± 5 minute drive

34,000

34,000

**BALANTYNE**  
± 4 miles  
± 10 minute drive

- RETAIL
- RESTAURANTS & BARS
- MEDICAL
- OFFICE
- HOTEL

NOVANT HEALTH  
Atrium Health  
Pineville Medical Plaza

COOK-OUT  
Wendy's  
McDonald's  
Bojangles

Walmart  
Burlington  
DOLLAR TREE  
USPS

ZOE'S KITCHEN  
Party City  
Amelie's  
THE FRESH MARKET  
CHUCK & CHEESE'S

BONEFISH GRILL  
SMOOTHIE KING

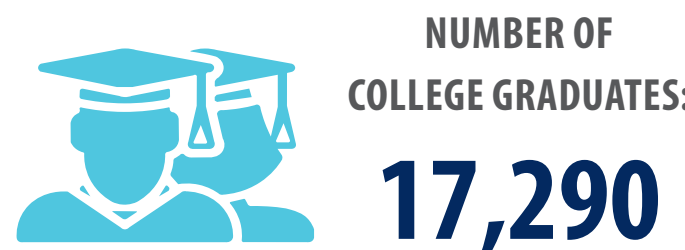
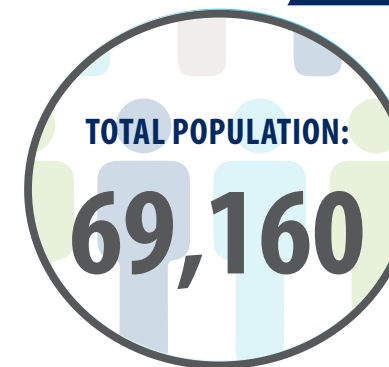


# BUSINESS SUMMARY - 1, 3, 5 MILE RADIUS

| Data for all businesses in area                           |            | 1 mile  |           | 3 miles |            | 5 miles |           |         |            |         |           |         |
|---|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|
| Total Businesses:   |            | 1,130   |           | 3,796   |            | 9,176   |           |         |            |         |           |         |
| Total Employees:  |            | 10,605  |           | 43,156  |            | 114,529 |           |         |            |         |           |         |
| Total Residential Population:                             |            | 12,007  |           | 69,160  |            | 188,666 |           |         |            |         |           |         |
| Employee/Residential Population Ratio (per 100 Residents) |            | 88      |           | 62      |            | 61      |           |         |            |         |           |         |
| by SIC Codes  | Businesses |         | Employees |         | Businesses |         | Employees |         | Businesses |         | Employees |         |
|   | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent |
| Agriculture & Mining                                      | 12         | 1.1%    | 89        | 0.8%    | 53         | 1.4%    | 353       | 0.8%    | 127        | 1.4%    | 894       | 0.8%    |
| Construction  | 53         | 4.7%    | 531       | 5.0%    | 240        | 6.3%    | 2,301     | 5.3%    | 566        | 6.2%    | 5,579     | 4.9%    |
| Manufacturing   | 14         | 1.2%    | 437       | 4.1%    | 101        | 2.7%    | 3,004     | 7.0%    | 280        | 3.1%    | 9,845     | 8.6%    |
| Transportation  | 17         | 1.5%    | 180       | 1.7%    | 65         | 1.7%    | 569       | 1.3%    | 177        | 1.9%    | 2,948     | 2.6%    |
| Communication   | 9          | 0.8%    | 83        | 0.8%    | 25         | 0.7%    | 352       | 0.8%    | 69         | 0.8%    | 828       | 0.7%    |
| Utility   | 0          | 0.0%    | 0         | 0.0%    | 3          | 0.1%    | 37        | 0.1%    | 17         | 0.2%    | 529       | 0.5%    |
| Wholesale Trade   | 28         | 2.5%    | 157       | 1.5%    | 101        | 2.7%    | 2,168     | 5.0%    | 348        | 3.8%    | 7,207     | 6.3%    |
| Retail Trade Summary                                      | 315        | 27.9%   | 4,797     | 45.2%   | 710        | 18.7%   | 11,659    | 27.0%   | 1,619      | 17.6%   | 30,039    | 26.2%   |
| Home Improvement  | 9          | 0.8%    | 250       | 2.4%    | 28         | 0.7%    | 563       | 1.3%    | 76         | 0.8%    | 1,051     | 0.9%    |
| General Merchandise Stores                                | 11         | 1.0%    | 357       | 3.4%    | 30         | 0.8%    | 855       | 2.0%    | 62         | 0.7%    | 3,486     | 3.0%    |
| Food Stores   | 29         | 2.6%    | 387       | 3.6%    | 71         | 1.9%    | 1,210     | 2.8%    | 166        | 1.8%    | 3,472     | 3.0%    |
| Auto Dealers, Gas Stations, Auto Aftermarket              | 15         | 1.3%    | 221       | 2.1%    | 53         | 1.4%    | 1,239     | 2.9%    | 120        | 1.3%    | 1,825     | 1.6%    |
| Apparel & Accessory Stores                                | 44         | 3.9%    | 581       | 5.5%    | 72         | 1.9%    | 1,282     | 3.0%    | 172        | 1.9%    | 2,862     | 2.5%    |
| Furniture & Home Furnishings                              | 31         | 2.7%    | 372       | 3.5%    | 71         | 1.9%    | 862       | 2.0%    | 156        | 1.7%    | 3,740     | 3.3%    |
| Eating & Drinking Places                                  | 100        | 8.8%    | 1,990     | 18.8%   | 228        | 6.0%    | 4,367     | 10.1%   | 504        | 5.5%    | 10,291    | 9.0%    |
| Miscellaneous Retail                                      | 76         | 6.7%    | 639       | 6.0%    | 155        | 4.1%    | 1,282     | 3.0%    | 363        | 4.0%    | 3,312     | 2.9%    |
| Finance, Insurance, Real Estate Summary                   | 135        | 11.9%   | 688       | 6.5%    | 572        | 15.1%   | 5,861     | 13.6%   | 1,366      | 14.9%   | 14,115    | 12.3%   |
| Banks, Savings & Lending Institutions                     | 22         | 1.9%    | 158       | 1.5%    | 75         | 2.0%    | 988       | 2.3%    | 192        | 2.1%    | 2,265     | 2.0%    |
| Securities Brokers  | 19         | 1.7%    | 72        | 0.7%    | 108        | 2.8%    | 611       | 1.4%    | 297        | 3.2%    | 2,176     | 1.9%    |
| Insurance Carriers & Agents                               | 34         | 3.0%    | 165       | 1.6%    | 140        | 3.7%    | 1,853     | 4.3%    | 287        | 3.1%    | 3,899     | 3.4%    |
| Real Estate, Holding, Other Investment Offices            | 60         | 5.3%    | 293       | 2.8%    | 249        | 6.6%    | 2,409     | 5.6%    | 589        | 6.4%    | 5,776     | 5.0%    |
| Services Summary  | 428        | 37.9%   | 3,577     | 33.7%   | 1,416      | 37.3%   | 16,487    | 38.2%   | 3,391      | 37.0%   | 41,816    | 36.5%   |
| Hotels & Lodging  | 9          | 0.8%    | 135       | 1.3%    | 32         | 0.8%    | 933       | 2.2%    | 74         | 0.8%    | 2,202     | 1.9%    |
| Automotive Services                                       | 18         | 1.6%    | 212       | 2.0%    | 56         | 1.5%    | 578       | 1.3%    | 129        | 1.4%    | 1,228     | 1.1%    |
| Motion Pictures & Amusements                              | 22         | 1.9%    | 138       | 1.3%    | 79         | 2.1%    | 1,111     | 2.6%    | 206        | 2.2%    | 4,220     | 3.7%    |
| Health Services   | 94         | 8.3%    | 942       | 8.9%    | 282        | 7.4%    | 2,995     | 6.9%    | 619        | 6.7%    | 6,250     | 5.5%    |
| Legal Services  | 11         | 1.0%    | 53        | 0.5%    | 51         | 1.3%    | 309       | 0.7%    | 162        | 1.8%    | 1,233     | 1.1%    |
| Education Institutions & Libraries                        | 8          | 0.7%    | 207       | 2.0%    | 39         | 1.0%    | 1,116     | 2.6%    | 123        | 1.3%    | 4,084     | 3.6%    |
| Other Services  | 267        | 23.6%   | 1,889     | 17.8%   | 878        | 23.1%   | 9,446     | 21.9%   | 2,078      | 22.6%   | 22,599    | 19.7%   |
| Government  | 2          | 0.2%    | 54        | 0.5%    | 17         | 0.4%    | 279       | 0.6%    | 37         | 0.4%    | 509       | 0.4%    |
| Unclassified Establishments                               | 115        | 10.2%   | 13        | 0.1%    | 492        | 13.0%   | 85        | 0.2%    | 1,179      | 12.8%   | 220       | 0.2%    |
| Totals  | 1,130      | 100.0%  | 10,605    | 100.0%  | 3,796      | 100.0%  | 43,156    | 100.0%  | 9,176      | 100.0%  | 114,529   | 100.0%  |

**Source:** Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.  
**Date Note:** Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# DEMOGRAPHIC & INCOME PROFILE - 3 MILE RADIUS



| Summary                         | Census 2010 | 2019    | 2024      |         |        |         |
|---------------------------------|-------------|---------|-----------|---------|--------|---------|
| Population                      | 62,589      | 69,160  | 72,807    |         |        |         |
| Households                      | 27,827      | 30,606  | 32,115    |         |        |         |
| Families                        | 15,552      | 17,087  | 17,973    |         |        |         |
| Average Household Size          | 2.23        | 2.25    | 2.25      |         |        |         |
| Owner Occupied Housing Units    | 14,655      | 14,971  | 16,016    |         |        |         |
| Renter Occupied Housing Units   | 13,172      | 15,635  | 16,099    |         |        |         |
| Median Age                      | 35.6        | 37.2    | 37.6      |         |        |         |
| Trends: 2019 - 2024 Annual Rate | Area        | State   | National  |         |        |         |
| Population                      | 1.03%       | 1.14%   | 0.77%     |         |        |         |
| Households                      | 0.97%       | 1.13%   | 0.75%     |         |        |         |
| Families                        | 1.02%       | 1.04%   | 0.68%     |         |        |         |
| Owner HHs                       | 1.36%       | 1.28%   | 0.92%     |         |        |         |
| Median Household Income         | 2.72%       | 2.34%   | 2.70%     |         |        |         |
| Households by Income            | 2019        |         | 2024      |         |        |         |
|                                 | Number      | Percent | Number    | Percent |        |         |
| <\$15,000                       | 1,845       | 6.0%    | 1,529     | 4.8%    |        |         |
| \$15,000 - \$24,999             | 2,561       | 8.4%    | 2,261     | 7.0%    |        |         |
| \$25,000 - \$34,999             | 2,523       | 8.2%    | 2,298     | 7.2%    |        |         |
| \$35,000 - \$49,999             | 3,870       | 12.6%   | 3,596     | 11.2%   |        |         |
| \$50,000 - \$74,999             | 5,292       | 17.3%   | 5,380     | 16.8%   |        |         |
| \$75,000 - \$99,999             | 3,665       | 12.0%   | 3,958     | 12.3%   |        |         |
| \$100,000 - \$149,999           | 4,967       | 16.2%   | 5,796     | 18.0%   |        |         |
| \$150,000 - \$199,999           | 2,378       | 7.8%    | 3,198     | 10.0%   |        |         |
| \$200,000+                      | 3,507       | 11.5%   | 4,100     | 12.8%   |        |         |
| Median Household Income         | \$70,009    |         | \$80,071  |         |        |         |
| Average Household Income        | \$103,422   |         | \$116,449 |         |        |         |
| Per Capita Income               | \$45,322    |         | \$50,856  |         |        |         |
| Population by Age               | Census 2010 |         | 2019      |         | 2024   |         |
|                                 | Number      | Percent | Number    | Percent | Number | Percent |
| 0 - 4                           | 4,284       | 6.8%    | 4,195     | 6.1%    | 4,444  | 6.1%    |
| 5 - 9                           | 4,066       | 6.5%    | 4,122     | 6.0%    | 4,210  | 5.8%    |
| 10 - 14                         | 3,701       | 5.9%    | 4,168     | 6.0%    | 4,162  | 5.7%    |
| 15 - 19                         | 3,367       | 5.4%    | 3,930     | 5.7%    | 4,038  | 5.5%    |
| 20 - 24                         | 3,969       | 6.3%    | 4,643     | 6.7%    | 5,056  | 6.9%    |
| 25 - 34                         | 11,332      | 18.1%   | 11,162    | 16.1%   | 11,742 | 16.1%   |
| 35 - 44                         | 9,388       | 15.0%   | 10,148    | 14.7%   | 10,442 | 14.3%   |
| 45 - 54                         | 9,110       | 14.6%   | 8,911     | 12.9%   | 9,014  | 12.4%   |
| 55 - 64                         | 6,697       | 10.7%   | 8,350     | 12.1%   | 8,300  | 11.4%   |
| 65 - 74                         | 3,334       | 5.3%    | 5,554     | 8.0%    | 6,518  | 9.0%    |
| 75 - 84                         | 2,096       | 3.3%    | 2,562     | 3.7%    | 3,419  | 4.7%    |
| 85+                             | 1,243       | 2.0%    | 1,416     | 2.0%    | 1,461  | 2.0%    |
| Race and Ethnicity              | Census 2010 |         | 2019      |         | 2024   |         |
|                                 | Number      | Percent | Number    | Percent | Number | Percent |
| White Alone                     | 44,512      | 71.1%   | 45,062    | 65.2%   | 45,158 | 62.0%   |
| Black Alone                     | 9,487       | 15.2%   | 11,790    | 17.0%   | 12,945 | 17.8%   |
| American Indian Alone           | 222         | 0.4%    | 267       | 0.4%    | 287    | 0.4%    |
| Asian Alone                     | 2,905       | 4.6%    | 4,552     | 6.6%    | 5,742  | 7.9%    |
| Pacific Islander Alone          | 50          | 0.1%    | 56        | 0.1%    | 61     | 0.1%    |
| Some Other Race Alone           | 3,801       | 6.1%    | 5,225     | 7.6%    | 5,962  | 8.2%    |
| Two or More Races               | 1,612       | 2.6%    | 2,207     | 3.2%    | 2,652  | 3.6%    |
| Hispanic Origin (Any Race)      | 8,399       | 13.4%   | 11,297    | 16.3%   | 13,088 | 18.0%   |

**Data Note:** Income is expressed in current dollars.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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