



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

FOR LEASE



BALLANTYNE CORNERS

BALLANTYNE COMMONS PKWY & N. COMMUNITY HOUSE RD | CHARLOTTE, NC



LEASE INFORMATION

SPACE AVAILABLE: (3 Spaces) 1,884 SF (1st Floor);
1,194 SF (2nd Floor);
1,600 SF (2nd Gen Restaurant / 1st Floor)

RATE: Please Call

TICAM: Please Call

PROPERTY DESCRIPTION

Ballantyne Corners is a 49,000 SF retail development in the heart of Ballantyne and located at the northeast corner of the lighted intersection of North Community House Rd and Ballantyne Commons Parkway. The property benefits from the surrounding 4 million square feet of Class "A" office space. The new 400,000 SF (approximately) Met Life Insurance office is located just across North Community House Rd which will have around 2,600 employees when fully open. North Community House Road is now connected via a new bridge over I-485 providing a new traffic artery in and out of the Ballantyne and connecting the site to Earthfare anchored Toringdon.

DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
Population	9,335	85,521	170,092
Average HH Income	\$168,054	\$135,335	\$138,825
Median HH Income	\$120,443	\$100,921	\$102,677
Business Establishments	442	3,907	6,339
Daytime Employment	6,608	41,486	69,798

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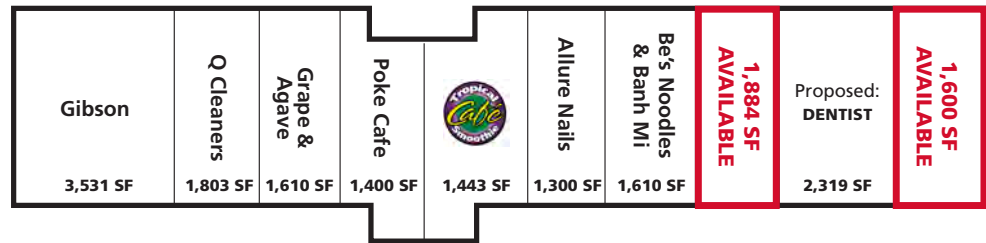


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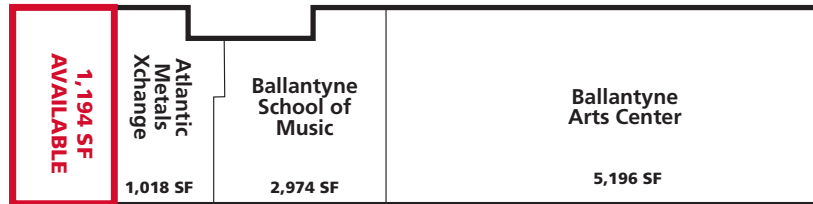


FIRST FLOOR



2nd Gen Restaurant

SECOND FLOOR



TRAFFIC COUNTS 2016 (NCDOT)

- 25,000 VPD on Ballantyne Commons Parkway
- 11,000 VPD on N. Community House Rd. (Pre-Bridge being open)

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