



PIEDMONT

TOWN CENTER

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PIEDMONT TOWN CENTER

is located in the heart of the highly sought after Southpark submarket in Charlotte.

The asset is a mixed-use project including retail, office (416,000 sf) and residential (179 condo units). We also have 1,372 public parking spaces included in two parking decks on site.

Surrounded by heavy growth and development, there is over 2.5M sq ft of office, 470 hotels rooms and 1,200 residential units within walking distance.

Main entry point sits on Fairview Rd with over 43,000 VPD; and adjacent to Southpark Mall.

	Average HH Income	Total Population	# of Households	Daytime Population
1 mi	\$146,739	10,787	5,367	32,694
3 mi	\$133,470	97,232	41,560	119,599
5 mi	\$113,605	246,218	107,458	363,053

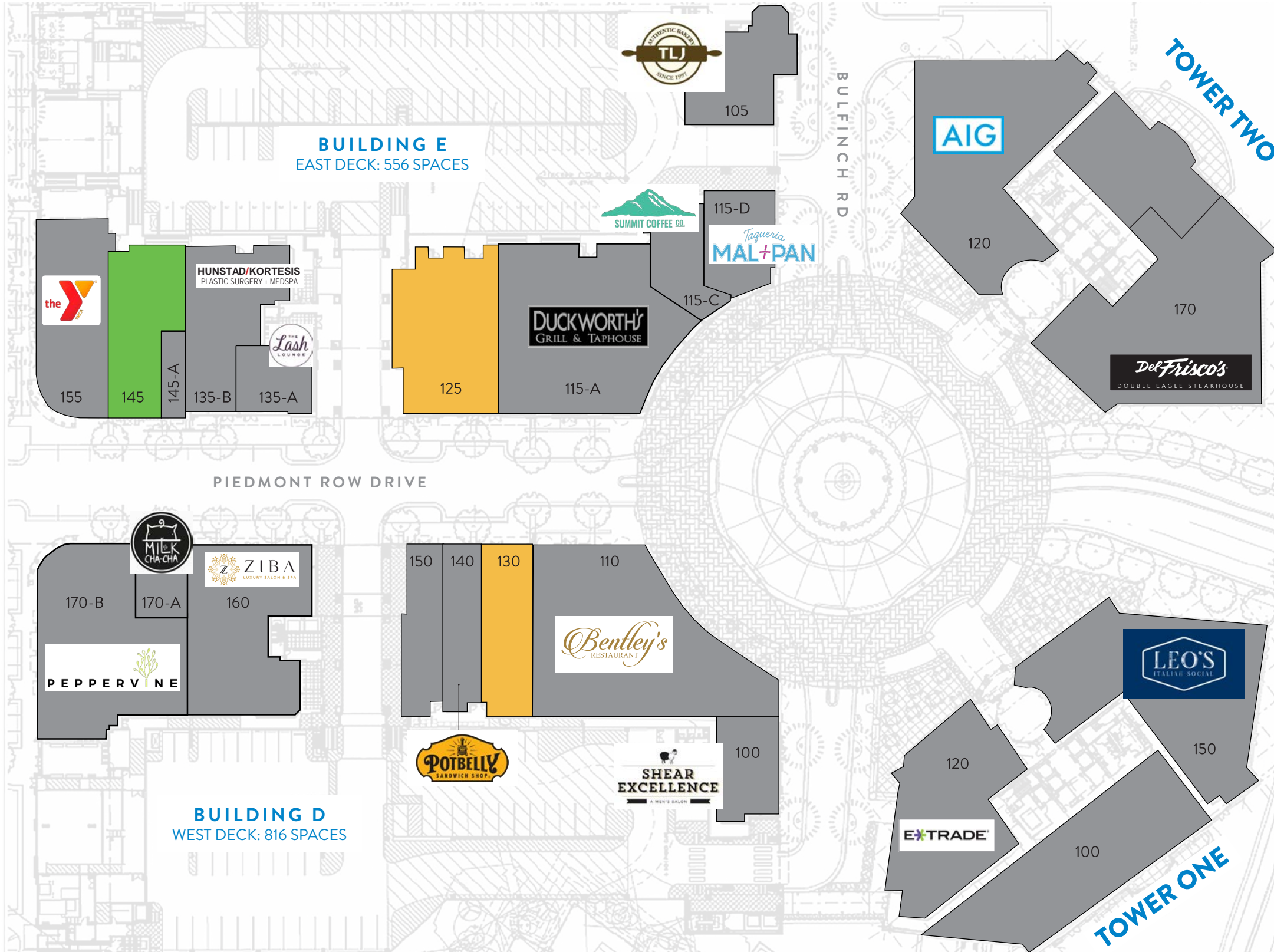


TOWER ONE	TENANT	SF
120	E-Trade	6,159 sf
150	Leo's Italian Social	8,197 sf

TOWER TWO	TENANT	SF
120	AIG	6,217 sf
170	Del Frisco's	16,584 sf

BUILDING D	TENANT	SF
100	Shear Excellence Men's Salon	1,789 sf
110	Bentley's	8,957 sf
130	Negotiating	2,415 sf
140	Potbelly	1,970 sf
150	Henderson Ventures	1,791 sf
160	Ziba Luxury Salon + Spa	5,524 sf
170-A	Milk Cha Cha	1,478 sf
170-B	Peppervine	6,705 sf

BUILDING E	TENANT	SF
105	Tous Les Jours	3,007 sf
115-A	Duckworth's	8,652 sf
115-C	Summit Coffee	1,602 sf
115-D	Mal Pan	1,943 sf
125	Negotiating	5,421 sf
135-A	Lash Lounge	1,599 sf
135-B	Hunstad Kortesis Center	3,879 sf
145	Available	3,001 sf
145-A	MS Cleaners	877 sf
155	YMCA	12,648 sf



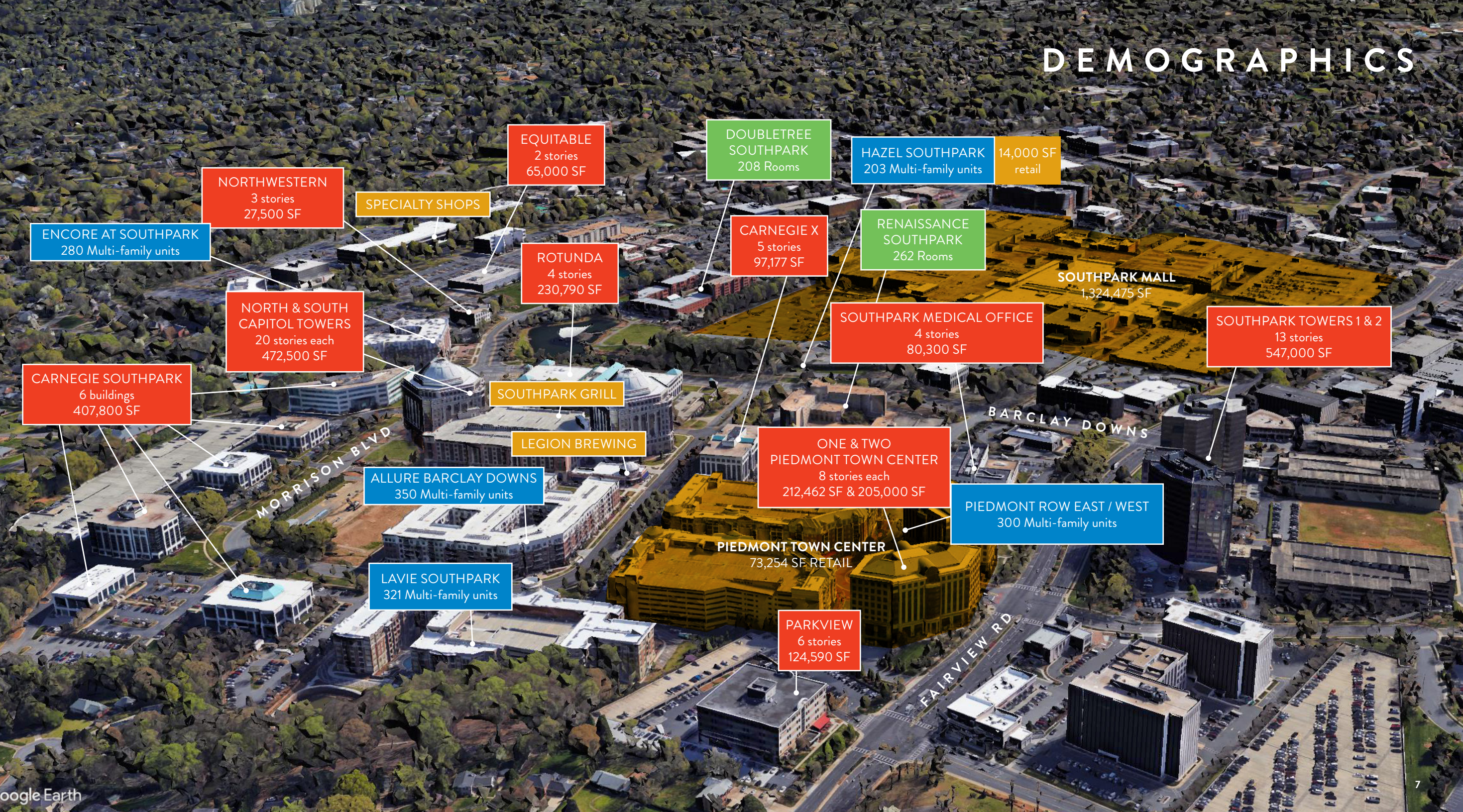
DEMOGRAPHICS

OFFICE
5,703,512 SF
5 minute drive

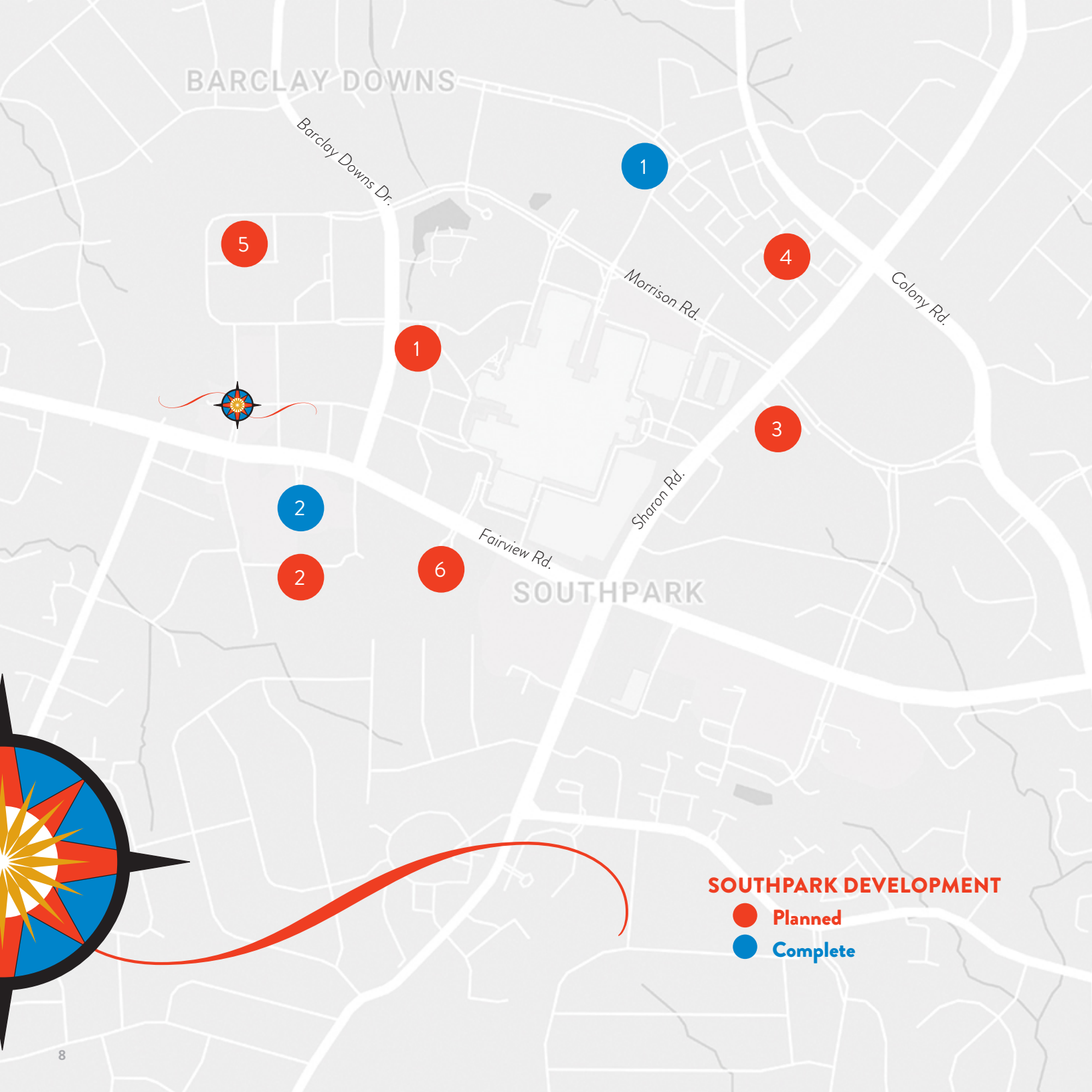
RESIDENTIAL
11,237 UNITS
5 minute drive

HOTEL
1700+ ROOMS
5 minute drive

RETAIL SPACE
2,735,281 SF
5 minute drive



- ENCORE AT SOUTHPARK**
280 Multi-family units
- NORTHWESTERN**
3 stories
27,500 SF
- SPECIALTY SHOPS**
- EQUITABLE**
2 stories
65,000 SF
- DOUBLETREE SOUTHPARK**
208 Rooms
- HAZEL SOUTHPARK**
203 Multi-family units
- 14,000 SF retail**
- ROTUNDA**
4 stories
230,790 SF
- CARNEGIE X**
5 stories
97,177 SF
- RENAISSANCE SOUTHPARK**
262 Rooms
- SOUTHPARK MALL**
1,324,475 SF
- NORTH & SOUTH CAPITOL TOWERS**
20 stories each
472,500 SF
- SOUTH PARK MEDICAL OFFICE**
4 stories
80,300 SF
- SOUTH PARK TOWERS 1 & 2**
13 stories
547,000 SF
- CARNEGIE SOUTHPARK**
6 buildings
407,800 SF
- SOUTHPARK GRILL**
- LEGION BREWING**
- ONE & TWO PIEDMONT TOWN CENTER**
8 stories each
212,462 SF & 205,000 SF
- ALLURE BARCLAY DOWNS**
350 Multi-family units
- PIEDMONT TOWN CENTER**
73,254 SF RETAIL
- PIEDMONT ROW EAST / WEST**
300 Multi-family units
- LAVIE SOUTHPARK**
321 Multi-family units
- PARKVIEW**
6 stories
124,590 SF



PLANNED / UNDER CONSTRUCTION PROJECTS:

1. HAZEL SOUTHPARK: 202 apartment units & 13k sf of retail/restaurant space delivering 2020

2. LIBERTY SOUTHPARK: 5 building senior care mixed-use project including 650 residential units & 113k sf of retail/office/medical space

3. APEX SOUTHPARK: Plans include 90k sf of retail/restaurant space, 175 room Hyatt Centric hotel, 355 apartments, and a 35k sf church

4. THE COLONY REDEVELOPMENT: Massive redevelopment of existing site with plans to add 990 apartments, a 225 room hotel, 250k sf of office space, 300k sf of retail space, and a grocery store in 4 phases over the next 5-6 years

5. 5954 CARNEGIE: 350,000 sf office building just behind Capitol Towers

6. PROPOSED RESIDENTIAL TOWER: 15-story, 365 unit apartment tower

RECENTLY COMPLETED PROJECTS:

1. AC HOTEL BY MARRIOTT: 170 room hotel

2. CANOPY BY HILTON: 150 room hotel with 5k sf of meeting space delivering 2020

DEMOGRAPHICS:

	5 MINUTES (driving)	10 MINUTES (driving)	15 MINUTES (driving)	
ESRI DATA	2021 TOTAL POPULATION	17,590	98,070	246,892
	2021 DAYTIME POPULATION	34,203	119,046	336,855
	2021 MEDIAN AGE	42.8	39.1	37.2
	2021 AVG HH INCOME	\$133,154	\$139,746	\$119,718
	2021AVG HOME VALUE	\$542,862	\$638,441	\$562,233

THE LOOP



improved crosswalks with custom painted and / or paver designs



improved walkability / main trail



secondary trail



#CLTFUTURE
a \$10m investment in SouthPark from the City of Charlotte

This project contributes to SouthPark's sense of place and defines the identity of the activity center and surrounding neighborhoods. By providing artistic elements, enhanced open space, urban design projects, wayfinding, etc., it brings together community and improves quality of life for SouthPark residents.

Implements a dynamic streetscape that connects key destinations in SouthPark.

Maximizes the use of the secondary streets and minimizes crossings with Sharon and Fairview."

-charlottefuture.com







PIEDMONT TOWN CENTER



PIEDMONT TOWN CENTER

- 1. West Plaza
- 2. West Plaza
- 3. The Little Lounge
- 4. Piedmont Town Center - West
- 5. S&B Coasters
- 6. S&B Coasters
- 7. S&B Coasters
- 8. S&B Coasters
- 9. S&B Coasters
- 10. S&B Coasters

PIEDMONT TOWN CENTER

- 11. S&B Coasters
- 12. S&B Coasters
- 13. S&B Coasters
- 14. S&B Coasters
- 15. S&B Coasters
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PIEDMONT TOWN CENTER

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RESTAURANTS
and SHOPS



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