

RESIDENTIAL
(SINGLE FAMILY)

RESIDENTIAL
(TOWNHOMES)



FORGE VILLAGE,
FARM STORE, CAFE &
COMMUNITY CENTER

FOR LEASE
RETAIL SPACE
AVAILABLE



THE MONICA AT
THE RIVER
DISTRICT

9098 River District Drive | Charlotte, NC 28278

EXCLUSIVE LEASING PACKAGE

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THE OPPORTUNITY

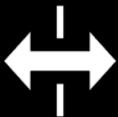
Situated in the heart of the 1,200-acre River District community surrounded by brand new residential, working garden and Forge Village



24,000 of retail, service & office availability across two, two-story buildings



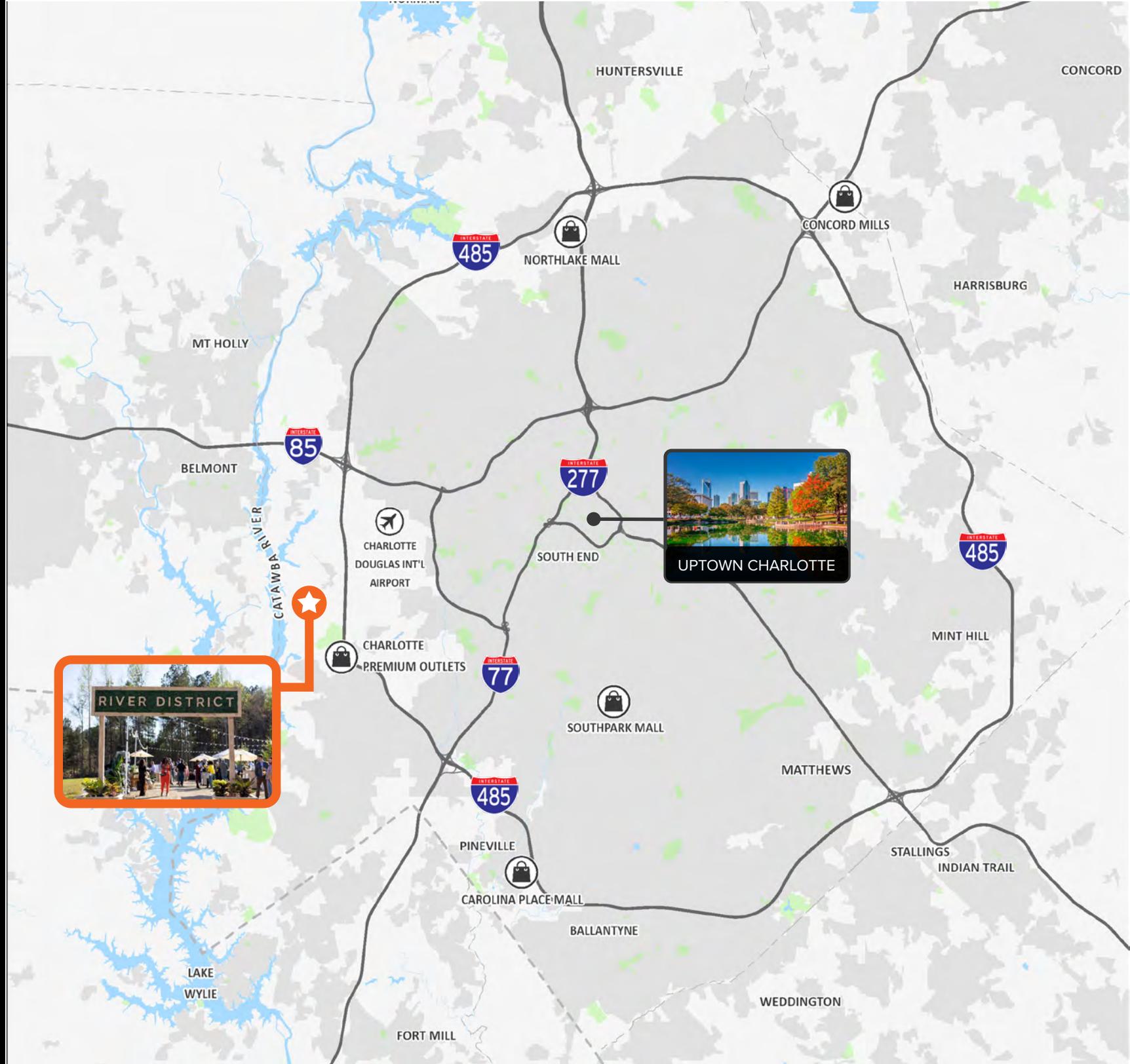
Vertical construction underway on 1,800 homes & 1,200 multi-family units



Easy access to I-485 along West Blvd



Tenant raw shell space delivery in Q2-2027 with Q3-2027 tenant openings





PROPOSED MASTER PLAN BUILDOUT

BY THE NUMBERS



ACRES OF LAND

1,200



HOMES

2,300



MULTI-FAMILY UNITS

2,350



SF RETAIL SPACE

500,000



SF COMMERCIAL SPACE

8,000,000



HOTEL ROOMS

1,000



MILES OF RIVER FRONT

2.7



ACRES OF OPEN SPACE

500+



ACRES OF SUSTAINABLE WORKING FARM

2.0

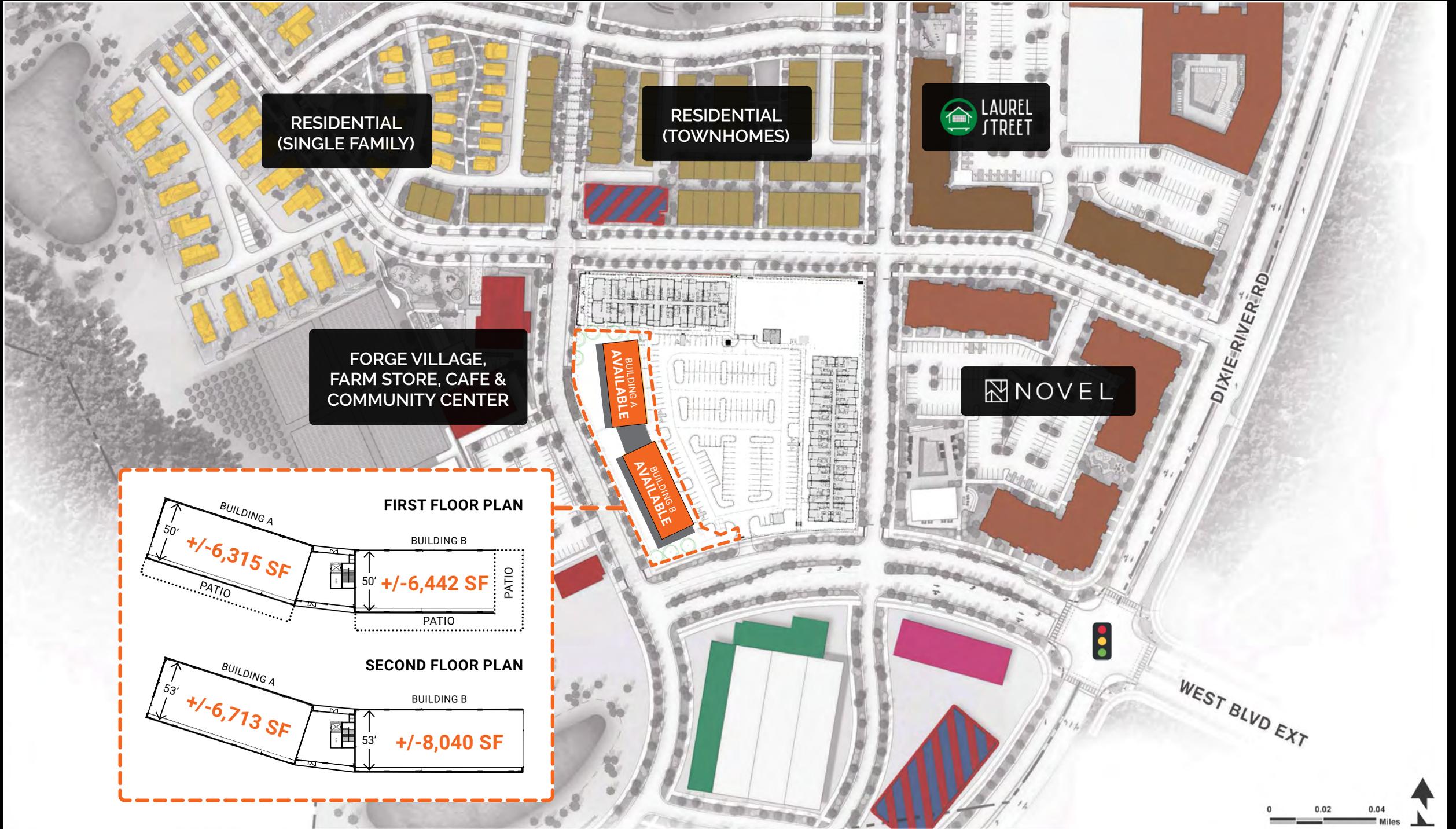
NOTE: This information is what is allowable for current zoning. General information and concept plan shown are subject to change. TSCG.COM

PROPERTY OVERVIEW

- **±24,000 SF** of neighborhood retail planned within **Westrow Village**, the central hub of the master-planned River District
- **Signalized access at West Blvd & Dixie River Rd**, offering convenient access for projected traffic counts of **39,400 VPD** (West Blvd) & **27,500 VPD** (Dixie River Rd)
- Located less than 1 mile from I-485, providing immediate connectivity to Charlotte's major employment corridors and direct links to I-77 and I-85.
- Located within Charlotte's largest planned mixed-use community, a **±1,200-acre development** along the Catawba River
- **Just 8 miles from Uptown Charlotte**, placing the project within minutes of the region's core business district

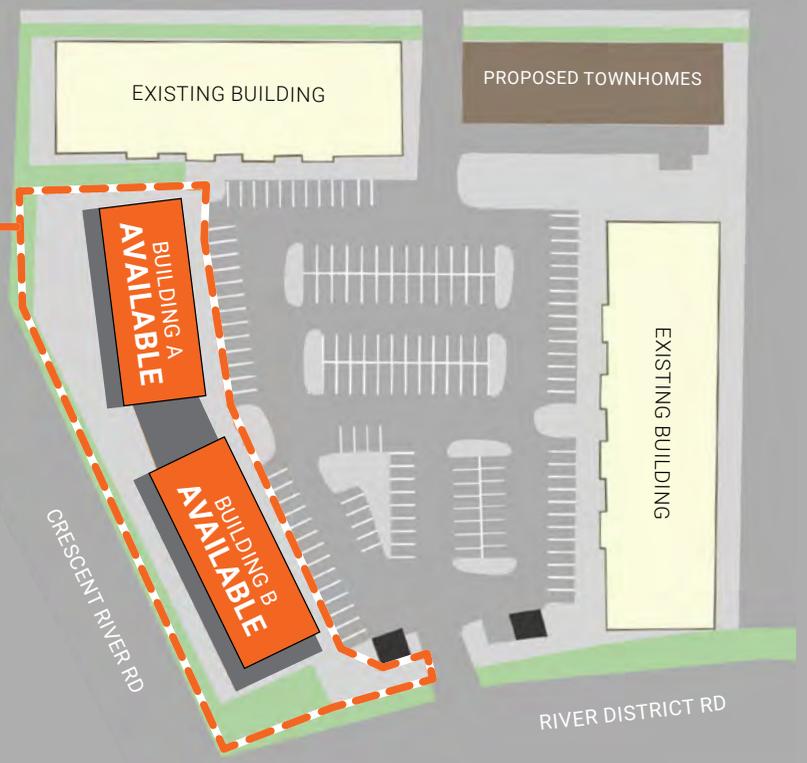
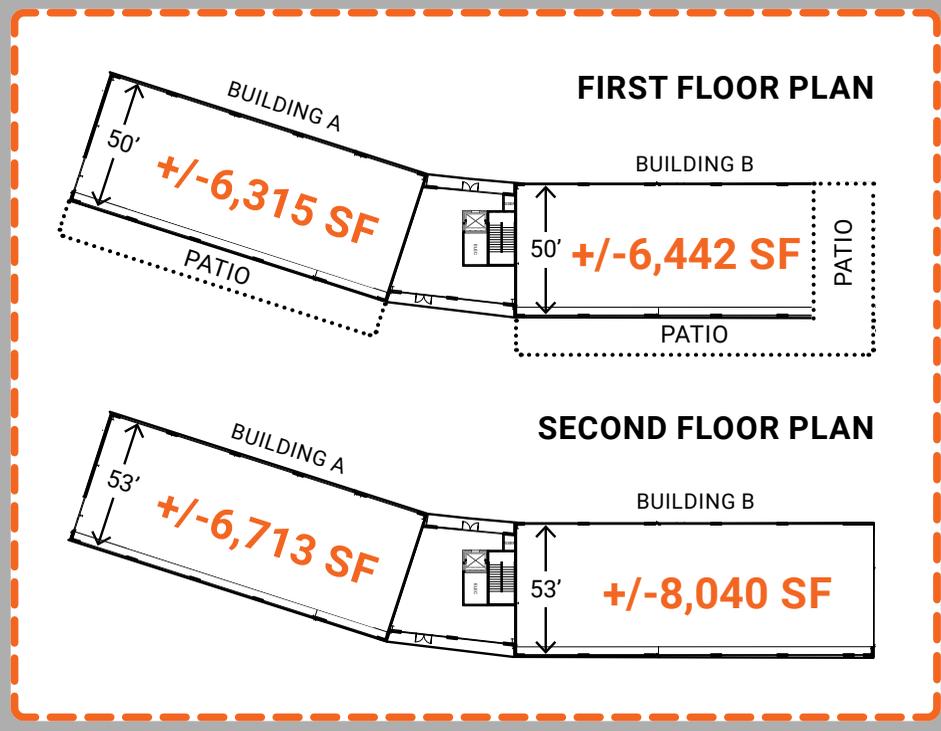


WESTROW COMMUNITY



FLOOR PLANS

RIVER DISTRICT RETAIL



River Front Park

Charlotte's first public access to the Catawba River including canoe/kayak/paddleboard launch and rentals.

Farm

A 2-acre, sustainable, working garden managed by the River District resident farmer.

The Forge

A community center and Farm Store (open to the public) where the River District Farmer will sell produce from the farm as well as additional local provisions.

Hiking & Biking

A network of multi-use trails supporting two-way traffic connecting the neighborhoods' residents as well as formal connectivity to Airline Bike Park and the River.

Park & Playground

Westrow Community Residential

- Single Family Homes
- Townhomes
- Novel River District (318 Multi-Family Residences)
- Laurel Street (87 Mixed-Income Units)

Big Feet Pete

The River District's signature art piece by World Renowned Recycle Artist, Thomas Dambo.



DEMOGRAPHICS



TOTAL POPULATION

53,064



DAYTIME POPULATION

67,288



MEDIAN HOUSEHOLD INCOME

\$102,324



MEDIAN AGE

36.8



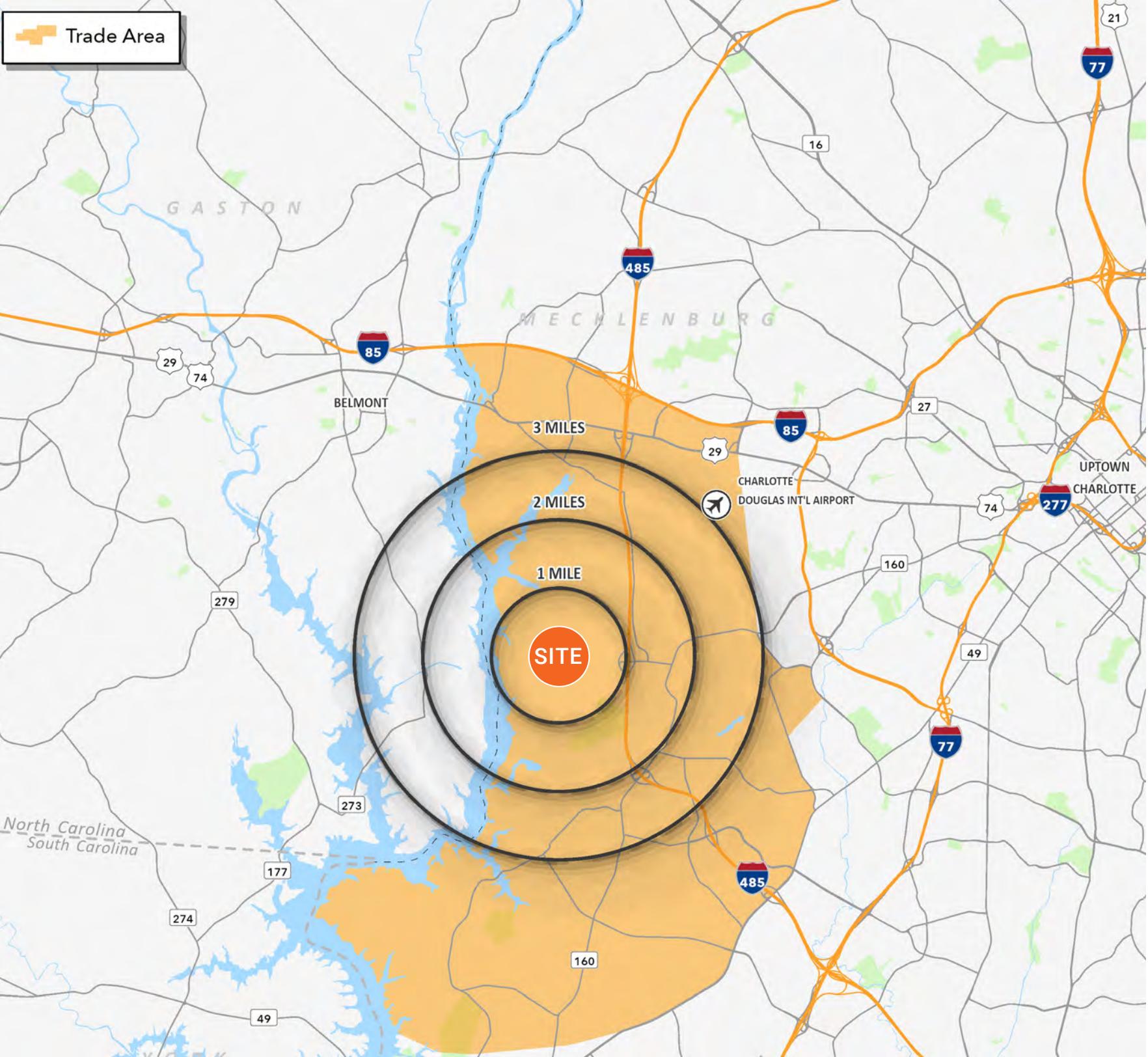
PROJECTED 2035 TRAFFIC COUNTS

39,400

West Boulevard

27,500

Dixie River Road



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