

BALLANTYNE COMMONS EAST

CHARLOTTE, NORTH CAROLINA

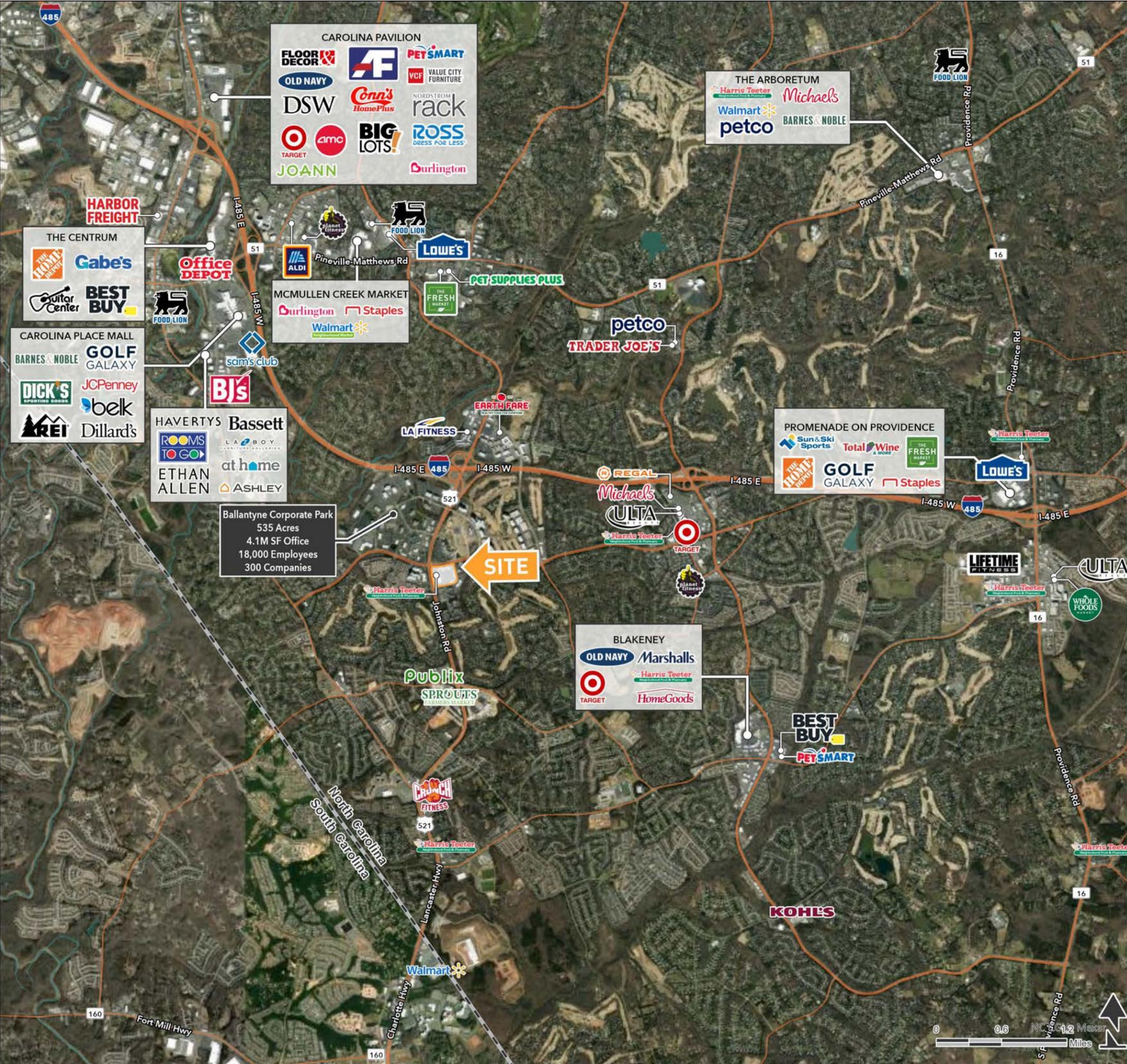


EXCLUSIVE LEASING PACKAGE

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TSCG

PROPERTY OVERVIEW



- AVAILABLE: 2,989 SF
- Situated in the densest zip code in South Charlotte (28,277 - 86,833 people in 3-mile radius)
- The Ballantyne submarket has the most Class A office space (5,277,350 SF) outside of Uptown Charlotte
- Strategically located at the most traveled intersection in south Charlotte (Johnston Road (U.S. 521): 41,500 AADT & Ballantyne Commons Pkwy 19,000 AADT)
- Signalized access to Johnston Road (U.S. 521) and full access to Ballantyne Commons Pkwy
- Easily accessible and in close proximity (0.74 mi) to I-485 (100,000 AADT)

BALLANTYNE TRADE AREA

3-MILE RADIUS



2024 POPULATION
86,833



2024 DAYTIME POPULATION
63,819

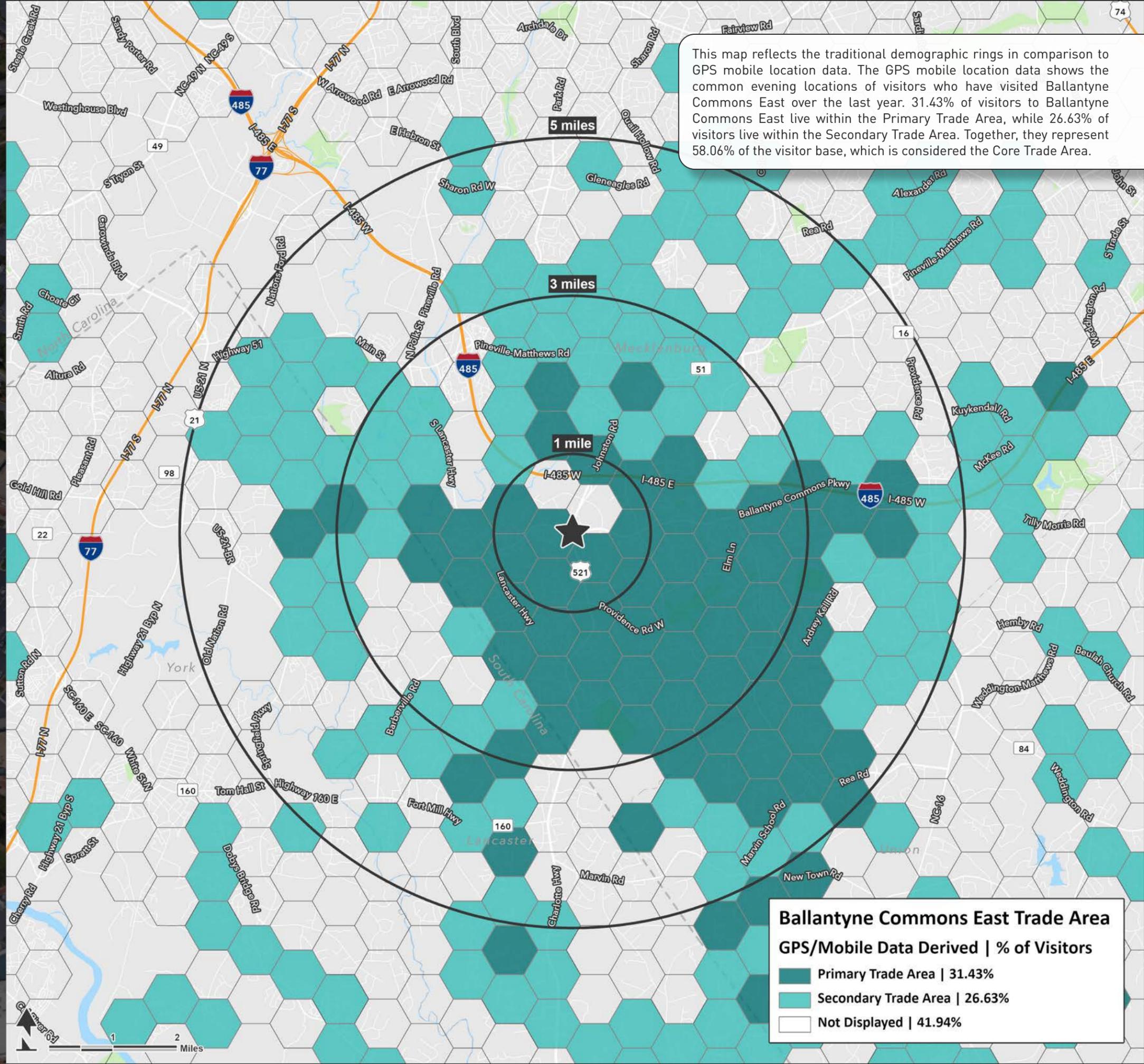


2024 AVERAGE HOUSEHOLD INCOME
\$153,446



2024 MEDIAN HOUSEHOLD INCOME
\$110,900

Image Source: Google Earth Pro



BALLANTYNE CORPORATE PARK

4.1 MILLION SF OF OFFICES
18,000 EMPLOYEES
535 ACRES
300 COMPANIES

BALLANTYNE VILLAGE

REGAL
Orangetheory FITNESS
FedEx
BLACKFINN AMERIPUB
mellow MUSHROOM
Panera BREAD
BURGER 21

THE BALLANTYNE (208 ROOMS)

THE LUXURY COLLECTION
Hotels & Resorts
AMERICAN EXPRESS
FINE HOTELS & RESORTS
AAA Four Diamond Award
Forbes

myeyedr.
NOVANT HEALTH | GoHealth
pbt

HELEN ADAMS REALTY

Banfield PET HOSPITAL

Juniper GRILL

GOLFTEC

Harris Teeter
Neighborhood Food & Pharmacy

fig and twigs

Libretto's PIZZERIA

SHENG RAMEN

NAVA HEALTHCARE

Bad Daddy's

ZAPATA'S MEXICAN RESTAURANT

Jersey Mike's SUBS

ups

COLD STONE CREAMERY

Pizza Hut
NO ONE OUTRISAS THE HUT

YAFO KITCHEN

POST BALLANTYNE

323 UNITS
96% LEASED

Unit	Tenant	SF
1	Harris Teeter	63,390
2	Lease Pending	1,074
3 & 6	Novant Medical Group	3,339
4	Palm Beach Tan	2,665
5	European Wax	1,219
7	True 180 Personal Training	1,030
8 - 9	MyEyeDr.	2,659
10	Helen Adams Realty	3,025
11 - 12	Banfield Pet Hospital	2,863
13 - 15	A Suite Salon	5,505
16a	Juniper Grill	4,300
16b	GOLFTEC	2,900
17	Lease Pending	10,908
18a	Libretto's Pizzeria	4,000
18b	Twigs & Figs	1,985
19	Sheng Ramen	1,855
20	NAVA Health	4,800
21	Yafo Kitchen	2,616
22	Pizza Hut	1,790
23	Ballantyne Kicks	2,027
24	Cold Stone Creamery	1,322
25	NiNi's Nail Bar & Spa	2,313
26	AVAILABLE (1 st & 2 nd Floor)	2,989
27	The UPS Store	1,612
28	Jersey Mike's	1,303
29	Zapata's Mexican Restaurant	5,400
30	Bad Daddy's Burger Bar	3,274
31-33	Ballantyne Center for Dentistry	7,309
34	At Lease	1,667
TOTAL		151,139





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