

An aerial photograph of the Ballantyne Village development in Charlotte, NC, taken at dusk. The sky is a mix of blue, purple, and orange. The buildings are illuminated from within, showing their modern architecture with large glass windows. A large, white, stylized letter 'B' is superimposed over the center of the image. In the foreground, a street curves around a central area with several commercial buildings. Signs for 'Mellow Mushroom', 'Blackfinn American', 'Superior', and 'Arthur Murray' are visible. A sign for 'AC Hotel Ballantyne' is also visible on a taller building in the background.

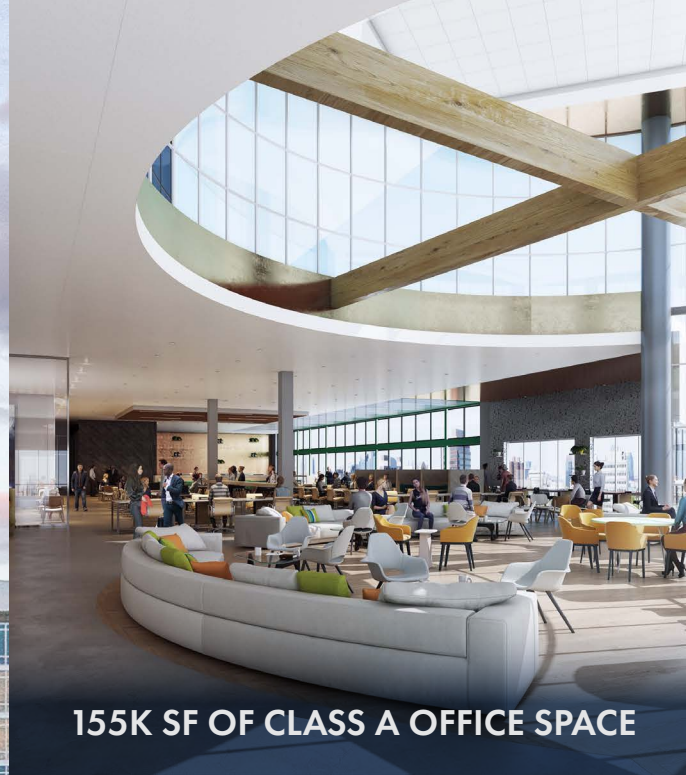
B

**BALLANTYNE VILLAGE
RESTAURANT, SERVICES
& SPECIALTY RETAIL**

14825 BALLANTYNE VILLAGE WAY
CHARLOTTE, NC

FOUNDRY
COMMERCIAL

MIXED-USE COMMUNITY UNIQUE RETAIL EXPERIENCE



155K SF OF CLASS A OFFICE SPACE



186 ROOM AC HOTEL BY MARRIOTT



GET HEALTHY



PET FRIENDLY



4



SPEND THE NIGHT

THE BALLANTYNE VILLAGE LIFESTYLE.



**LIVE MUSIC,
SPECIAL EVENTS &
SEASONAL OFFERINGS**



DIVERSE CULINARY EXPERIENCE



5

RETAIL MARKET



SKY ZONE TRAMPOLINE PARK
THE CENTRUM
FLORIAN'S
BEST BUY

belk Dillard's
CAROLINA PLACE
A&E

LOWE'S

THE FRESH MARKET
PartyCity
PET SUPPLIES PLUS

Walmart
Harris Teeter
Michaels
ARBORETUM

CARMEL RD

RED ROBIN
PIZZA
PIZZA HUT
TORINGDON

TRADER JOE'S
petco
CVS pharmacy
Starbucks
THE SHOPS AT PIPER GLEN

RAINTREE

LOWE'S
Harris Teeter
WELLS FARGO
PROVIDENCE

Target
Harris Teeter
AMC THEATRES
Michaels
STONECREST

3 mi

Broken Egg Cafe
WARRIOR MICHIGAN
GENCHIS GRILL
BALLANTYNE CORNERS

THE FRESH MARKET
FLORIAN'S
Total Wine & More
CVS pharmacy
PROVIDENCE ON PROMENADE

521

Harris Teeter
BALLANTYNE COMMONS EAST

BALLANTYNE COMMONS PKWY

Harris Teeter
LIFETIME
REA FARMS

BALLANTYNE

Morrison Y
the Y

Publix
Walgreens
BALLANTYNE TOWN CENTER

Target
Harris Teeter
BEST BUY
Marshalls
BLAKENEY

LANCASTER HWY

CRACKER BARREL
DUNKIN' DONUTS
CVS pharmacy
HUNTERS CROSSING

HARRISBURG RD

Harris Teeter
BB&T
Big Boy
THE SHOPPES AT ARDREY KELL

BLAKENEY

WHOLE FOODS
Hilton Garden Inn
WAVERLY

16

PROVIDENCE RD

485

485

5 mi

PINEVILLE

PIPER GLEN

ELM RD

REA RD

PINEVILLE-MATTHEWS RD

PROVIDENCE RD

16



ALL ABOUT BALLANTYNE

9M

Ballantyne Corporate Park includes more than 9 million square feet of class A office space, making it the 2nd largest office center in Charlotte.

40+

Ballantyne is the dining hub of South Charlotte with over 30+ restaurants located at Ballantyne's main intersection alone.

10

With 10 area hotels, out-of-town guests are always looking for a good place to eat and hang out.

67%

67% of the population within a 1 mile radius of the center has a bachelor's degree or higher, supporting higher incomes and more sophisticated retail.

BALLANTYNE DEMOGRAPHICS

	1 mile	3 mile	5 mile
2022 Total Population	7,941	82,943	183,744
2027 Proj. Total Population	8,365	87,962	195,631
Proj. Population Annual Growth Rate 2022-2027	1.1%	1.2%	1.3%
2022 Total Households	3,570	34,670	73,257
Proj. HH Annual Growth Rate 2022-2027	1.2%	1.4%	1.5%
Average Household Income	\$176,889	\$118,166	\$135,019

TRAFFIC COUNTS

Highway 521 (Johnston Rd.) at Ballantyne Commons Pkwy.	45,707 VPD
Highway 521 (Johnston Rd.) at John J. Delaney Dr.	54,030 VPD

WITHIN 1 MILE RADIUS

More than 85% of households earn more than \$50K annual income. 56% of households within a 1 mile radius earn more than \$100K annual income.

90% of homes within a 1-mile radius are worth more than \$200K. Median home value is \$419,599.

67% of the population has a bachelor's degree or higher, 26% have a graduate or professional degree.



PARKING IS COVERED

With a total of 1,326 parking spaces available, it's a short walk to any BV destination!

Ballantyne Village has been intentional and thoughtful in its design and management of the eight story parking deck, the adjacent surface parking and the convenient street parking. The parking deck is highly amenitized with LED lighting, custom designed directional signage, safety and security measures and a pedestrian access to the second level.

With over 2000 single family residences and 1200 multi family units within walking, biking or golf cart distance, Ballantyne Village serves as the center of the community that combines public and private space, restaurants and retail with office and medical services, and promotes an overall experience and a strong sense of community.



BUILDING A

NO.	UNIT	TENANT	SQ FT
1	A-155	CASA DEL TEQUILA	2,623
2	A-160	BURGER 21	2,609
3	A-165	LIMITLESS CHIROPRACTIC	1,614
4	A-175	CRISPY BAHN MI	1,214
5	A-135	COFFEE REPUBLIC	1,019
6/8	A-170	AVAILABLE (2/1/25)	2,270
7	A-150	AZUCAR	2,503
9	A-185	SMOOTHIE KING	1,040
10	A-130	FIORE COCKTAILS & TAPAS	2,647
11	A-190	ORANGE THEORY	3,486
12	A-120	ABRAHAM JOSEPH	2,585
13	A-195	MODERN PET SALON	4,074
14	A-110	DEKA LASH	1,082
15	A-100	BLACKFINN	5,992

BUILDING B

NO.	UNIT	TENANT	SQ FT
16	B-150	MELLOW MUSHROOM	6,650
17	B-160	MASSAGE ENVY	3,492
18	B-170	VERIZON WIRELESS	1,853
19	B-140	ZINICOLA	4,446
20	B-180	EUROPEAN WAX CENTER	1,400
21	B-130	TIFA CHOCOLATES & GELATO	1,958
22/23	B-120	FABLE GIFTS	3,638
24	B-110	PERSPIRE	1,517
25	B-105	FEDEX	4,605
26	B-100	AVAILABLE	1,808
27	B-190	PANERA BREAD	5,155

BUILDING F

NO.	UNIT	TENANT	SQ FT
28	F-100	DOWN DOG VET CLINIC	1,545
29	F-105	YOGA SIX	2,120
30	F-120	SHEAR EXCELLENCE	2,490
31	F-130	AVAILABLE	3,404
32	F-140	MAHANA FRESH	1,950
33	F-150	EGGSPECTION	4,791
34	F-170	THE BLUE TAJ	2,814
35	F-160	TINDERBOX	1,102



- LEASED
- AVAILABLE
- NEGOTIATING

LEVEL 2

BUILDING A

NO.	UNIT	TENANT	SQ FT
35	A-280	CAROLINA DENTAL	3,106
36	A-275	AVAILABLE	1,964
37	A-250	AVAILABLE	1,575
38	A-240	AVAILABLE	7,626

BUILDING B

NO.	UNIT	TENANT	SQ FT
39	B-200	AVAILABLE	2,199
40A	B-225	KENNEDY FAMILY LAW	2,825
40B	B-225	AVAILABLE	1,039
41	B-210	CRISWELL & CRISWELL	5,819

BUILDING F

NO.	UNIT	TENANT	SQ FT
42	F-200	GAMESHOW BATTLE ROOMS	2,937
43	F-210	AVAILABLE	2,653
44	F-240	SALON LOFTS	4,597
45	F-280	BALLANTYNE SPA NAIL	1,444
46	F-250	JADE ASIAN FUSION	3,452
47	F-270	SUPERIOR SCHOOL OF REAL ESTATE	4,666



- LEASED
- AVAILABLE
- NEGOTIATING

LEVEL 2



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