



· REA FARMS ·



## PROJECT OVERVIEW

- **188 acre** mixed use development
- **500,000 sf** connected office space
- K-8 STEAM **magnet school**
- 135 room hotel
- **Flexible design** for future growth
- Fully zoned and entitled
- **2018 delivery**

### Residential:

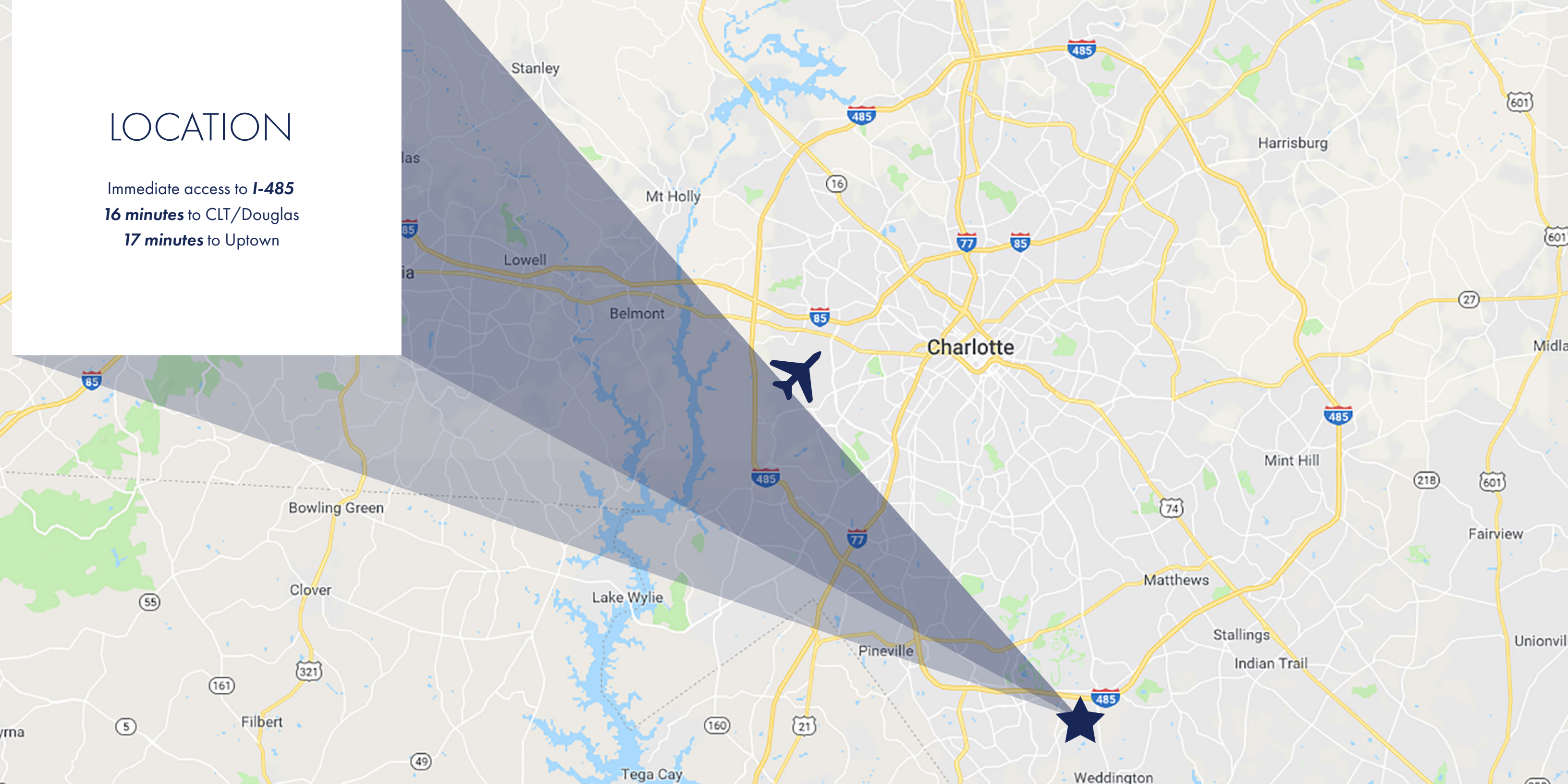
- **250** single-family units
- **450** multi-family units
- **150** senior living units

### Retail:

- **191,000 sf** anchored by 77,000 sf Harris Teeter
- **4 outparcels** on Ardrey Kell Rd
- 192,000 sf **Life Time Athletic** (3,000 visitors per day)

# LOCATION

Immediate access to **I-485**  
**16 minutes** to CLT/Douglas  
**17 minutes** to Uptown



Stonecrest  
Restaurants and Shops  
(6 minutes)

Blakeney  
Restaurants and Shops  
(4 minutes)



**LIFETIME**  
ATHLETIC

CMS STEM  
K-8 School

STRUCTURED  
PARKING

OFFICE

MULTI-FAMILY  
RESIDENTIAL

RETAIL  
VILLAGE

OFFICE

REA PARK

**Harris Teeter**  
Neighborhood Food & Pharmacy

OFFICE

STRUCTURED  
PARKING

MULTI-FAMILY  
RESIDENTIAL

Single-Family  
Residential

**WHOLE  
FOODS**  
MARKET

Greystar  
Senior  
Center

Outparcel

**HYATT**  
house

19000 AADT

4000

Waverly  
Restaurants and Shops

Providence Farm  
Restaurants and Shops

**ABC**  
COMMISSION  
NORTH CAROLINA

INTERSTATE  
485

Providence Rd.

Golf Links Pkwy.

Midway Park Ln.

Sandy Rock Pl.

Oldpost Ln.

Ardrey Kell Rd.



### HOUSEHOLDS

58,673 (5 mi) 2017  
21,631 (3 mi) 2017  
64,400 (5 mi) 2022 proj  
23,800 (3 mi) 2022 proj



### POPULATION

158,350 (5 mi) 2017  
58,544 (3 mi) 2017  
174,414 (5 mi) 2022 proj  
64,484 (3 mi) 2022 proj



### AVERAGE HOUSEHOLD INCOME

\$137,573 (5 mi)  
\$146,176 (3 mi)



### AVERAGE DAILY TRAFFIC COUNT

84,000 – I-485 at the Providence Road interchange  
52,000 – Providence Road at Ardrey Kell Road  
19,000 – Ardrey Kell Road west of Providence Road



### 5 MILE RADIUS NEW HOUSING GROWTH 2Q 2016\*

Annual New Home closings – (2013 - 2nd Q16) 1800  
Future Lots – 2160  
\*source: MetroStudy





A large, light-colored building with a prominent central dome and classical architectural elements like columns and arched windows. It has several blue awnings over the ground-floor openings.

A modern, multi-story building with a mix of brick and light-colored siding. It features a 'RETAIL' sign above a green awning and a 'RESIDENCE' sign above a glass entrance.

A dark grey SUV driving on the road.

A white sedan driving on the road.

A person riding a bicycle on the road.

A person jogging on the sidewalk.

A person walking on the sidewalk.

A person walking on the sidewalk.

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# OFFICE

**200,000 - 275,000 sf**

*Class A Office Building*

**4/ 1,000 Parking Ratio**

*in Covered Deck (Flexibility to increase parking ratio)*

*Efficient* **55,000 sf Floor Plates**

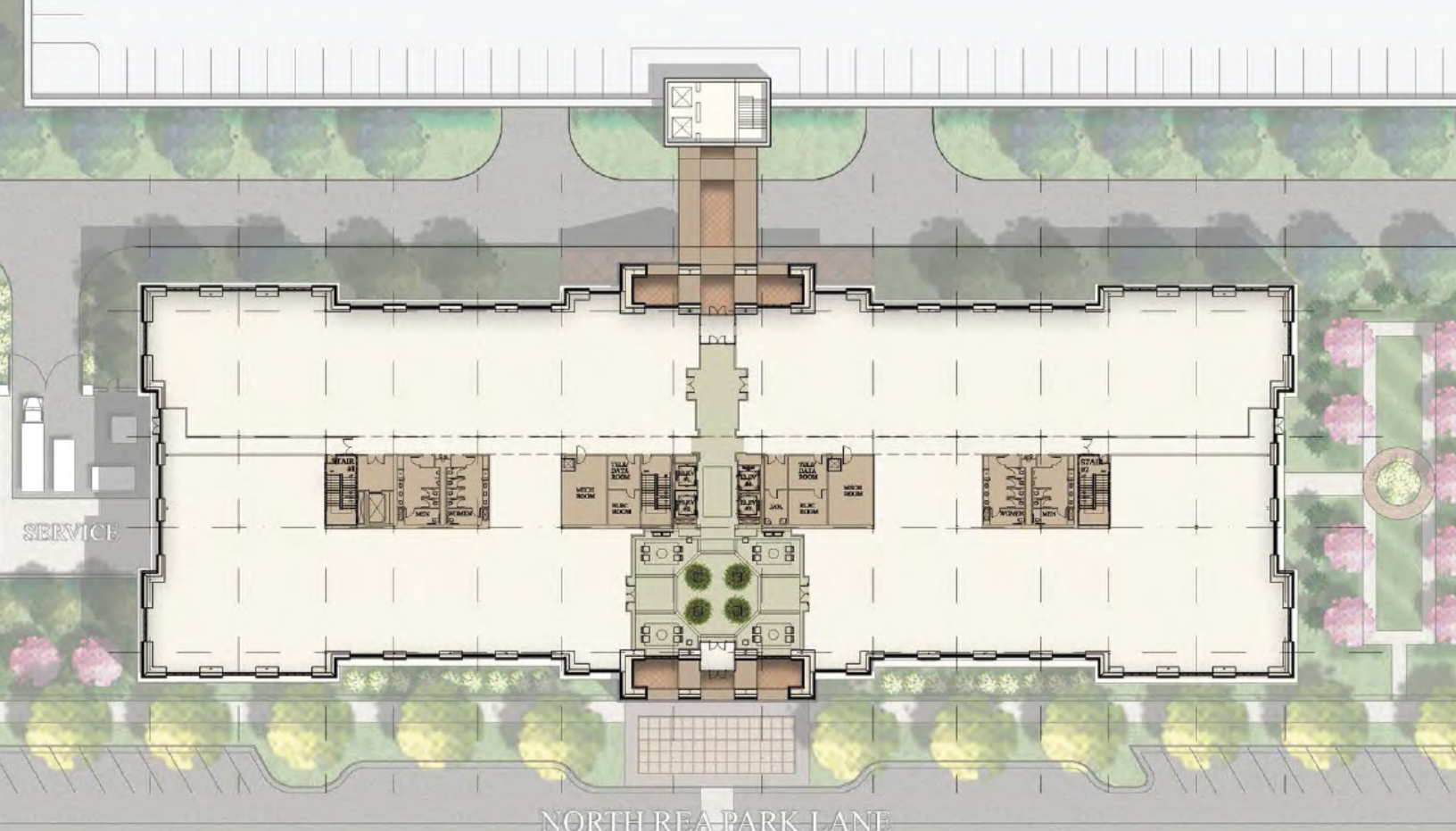
**State-of-the-Art Building Systems and Design**

**200,000 + sf** of future growth capacity



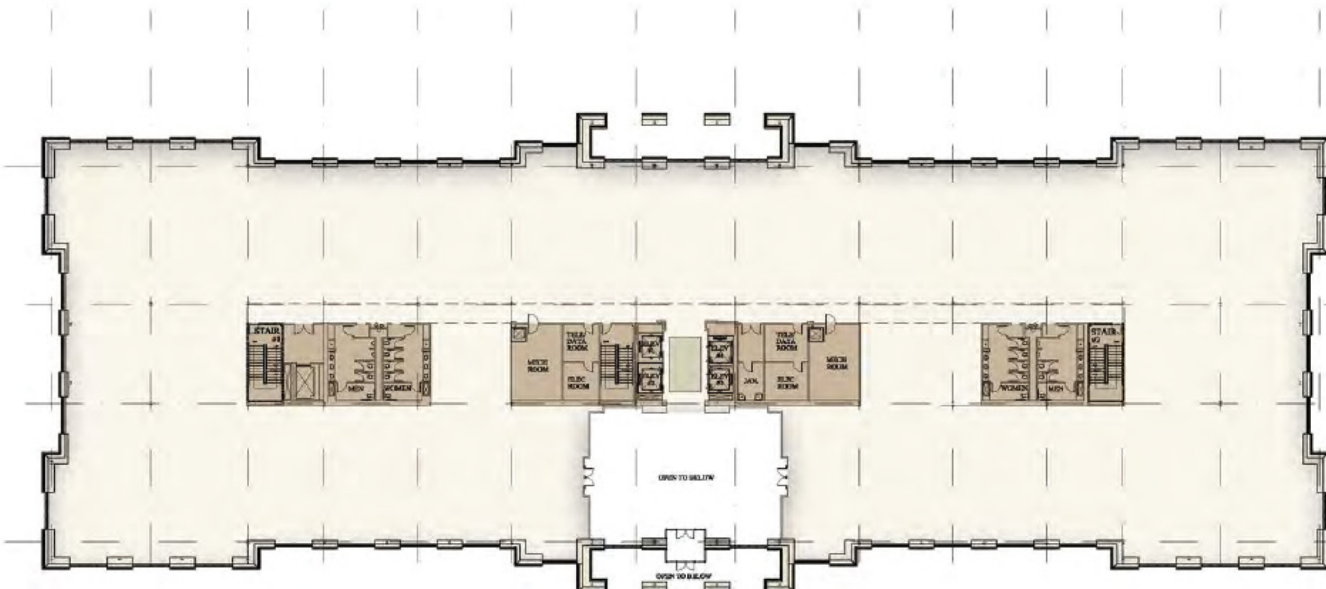
# 200,000 - 275,000 sf Office Building

First Floor Plan



# 200,000 - 275,000 sf Office Building

Typical Floor Plan







# OFFICE

**75,000 - 85,000 sf**

*Class A Office Building*

**4/1,000 Parking Ratio**

*in Covered Deck (Flexibility to increase parking ratio)*

*Efficient* **25,000 - 30,000 sf**  
**Floor Plates**

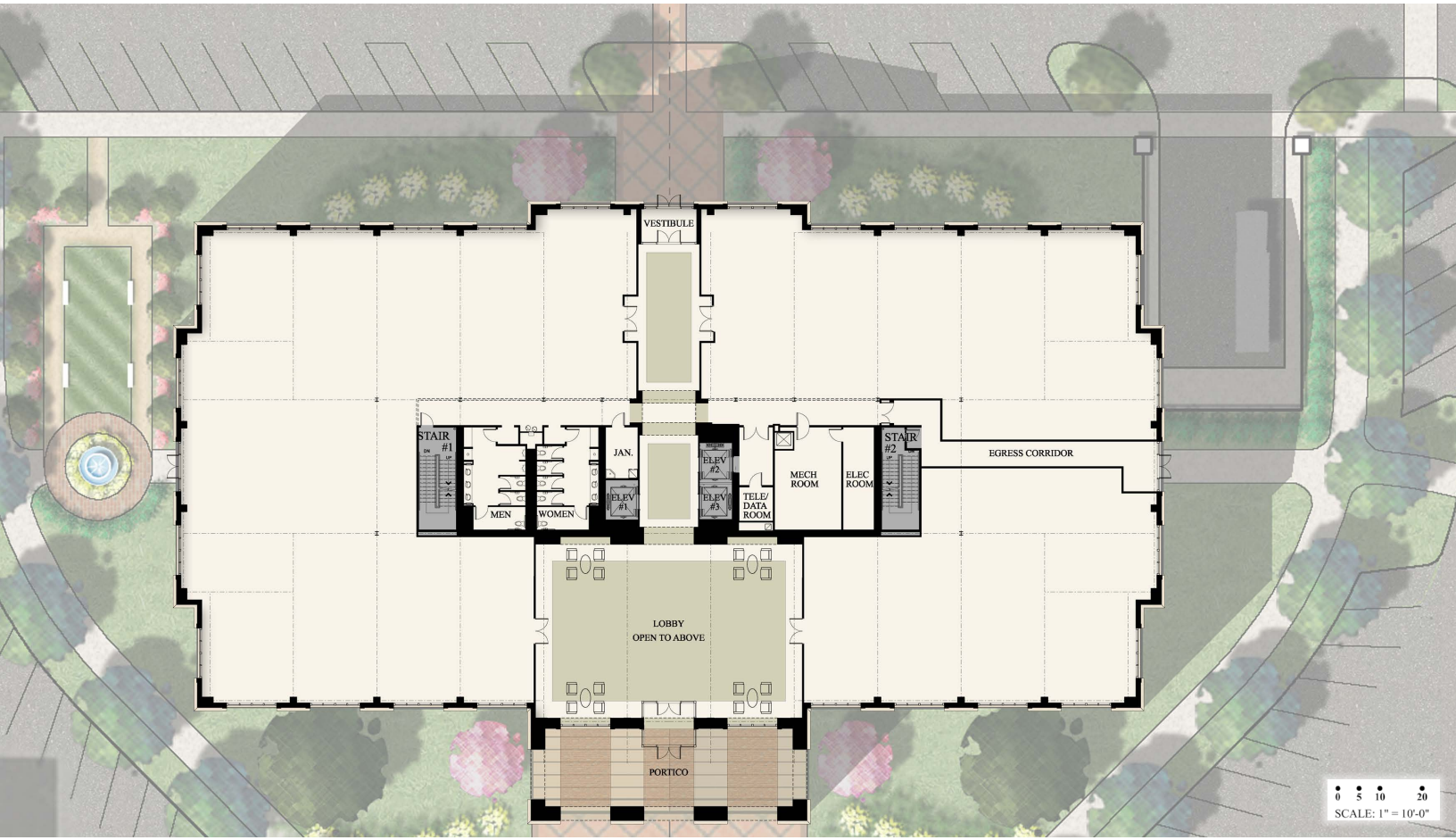
**State-of-the-Art Building  
Systems and Design**

**200,000 + sf** of future growth capacity



# 75,000 - 80,000 sf Office Building

## First Floor Plan



# 75,000 - 80,000 sf Office Building

## Typical Floor Plan





# Retail Demographics *within 10 minute drive*

## SPENDING



**\$1,076,120,727**

2017 Retail Goods



**\$102,335**

2017 Average Disposable  
Income (ESRI)



**\$177,348,164**

2017 Food Away  
From Home

## DAYTIME DEMOGRAPHIC



**78,216**

2017 Total Daytime  
Population



**1,760.2**

2017 Daytime Pop  
Density

## KEY FACTS

**\$146,733**

Average  
Household Income



39.9

Median  
Age

**80,755**

Population



2.7

Average  
Household Size

## EDUCATION



**67%**

Bachelor's / Grad /  
Prof Degree



**21%**

Some College



**9%**

High School  
Graduate



3%

No High  
School Diploma

## EMPLOYMENT

**83%**



White Collar

**8%**



Blue Collar

**9%**



Services

**3.3%**

**Unemployment  
Rate**

# Retail Demographics *within 15 minute drive*

## SPENDING



**\$2,939,308,662**

2017 Retail Goods



**\$89,685**

2017 Average Disposable  
Income (ESRI)



**\$488,019,522**

2017 Food Away  
From Home

## DAYTIME DEMOGRAPHIC



**246,353**

2017 Total Daytime  
Population



**1,807.1**

2017 Daytime Pop  
Density

## KEY FACTS

**\$125,880**

Average  
Household Income



38.8%

Median  
Age

**248,869**

Population



2.7

Average  
Household Size

## EDUCATION



**60%**

Bachelor's / Grad /  
Prof Degree



**24%**

Some College



**12%**

High School  
Graduate



4%

No High  
School Diploma

## EMPLOYMENT

**79%**



White Collar

**10%**



Blue Collar

**11%**



Services

**3.9%**

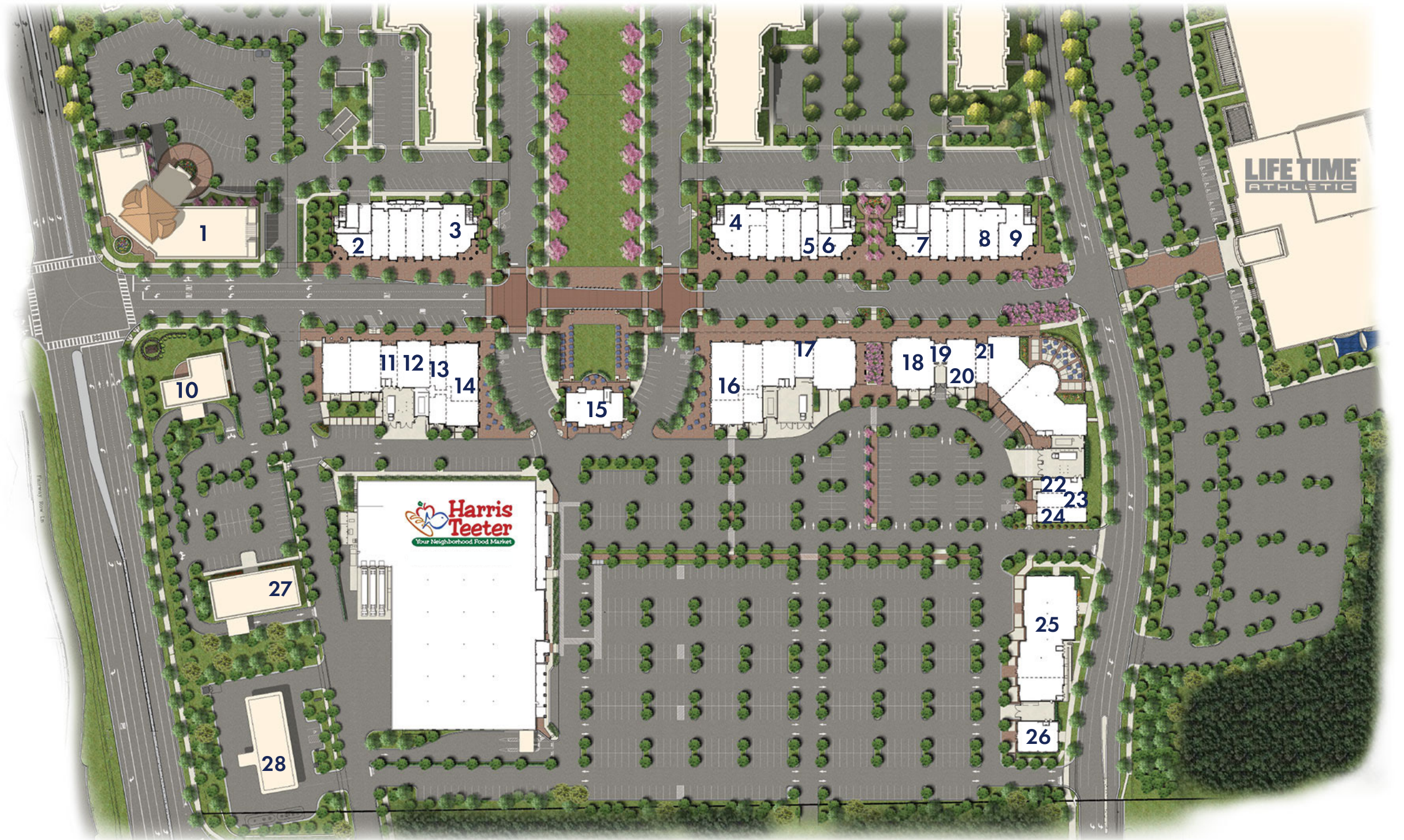
**Unemployment  
Rate**

# Tenant List

## ANCHORS

Harris Teeter  
Life Time Athletic

1. Hyatt House Hotel (2019)
2. Little Big Burger
3. Salon Lofts (coming soon)
4. Tandır Indian Kitchen (coming soon)
5. Flour Power
6. Clean Juice
7. TCBY
8. Providence Dentistry
9. Mr. Tokyo (coming soon)
10. Aquesta Bank
11. Roosters Men's Grooming Club
12. Aloha Nails
13. H2Blow
14. The Pizza Peel (coming soon)
15. The Improper Pig (coming soon)
16. Sensi (coming soon)
17. Idolize
18. Fuzzy's Taco Shop (coming soon)
19. Erma James Boutique
20. Original Mattress Factory
21. Supercuts
22. NutritionZone
23. Penn Station
24. Papa John's (coming soon)
25. Miller Street Dance Academy
26. Banfield Pet Hospital (coming soon)
27. Arby's
28. Griffin Tire Company





# · REA FARMS ·

## OFFICE LEASING

**Ridr Knowlton**

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**704.714.7658**

**Campbell Walker**

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## RETAIL LEASING

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