

JOI ERY

1816 N BREVARD ST & 420 E 22ND ST

**PREMIUM RETAIL
AND RESTAURANT
OPPORTUNITY IN NODA**

AVAILABILITIES BETWEEN 558 SF - 1,168 SF





DENSE, VIBRANT, WALKABLE

- Two-Building, 360 unit mid-rise multifamily development with over 17,000 SF of ground-floor retail
- Offering a mix of micro and traditional retail spaces ranging from 558 - 1,168 SF
- Micro spaces to be delivered in turn key condition Fall of 2025
- Located right off the Parkwood Ave blue line light rail station
- Co-tenants include Night Swim Coffee and BK Pilates
- 28 parking spaces are allocated for retail use in a covered parking deck

With its public transit proximities, easy walkability, and incredible residential density, the Joinery is poised to become a vibrant new hub in Charlotte's fast-growing Optimist Park. Anchored by Optimist Hall to the south and NoDa to the north, restaurants and retailers will enjoy neighborhood co-tenancy.



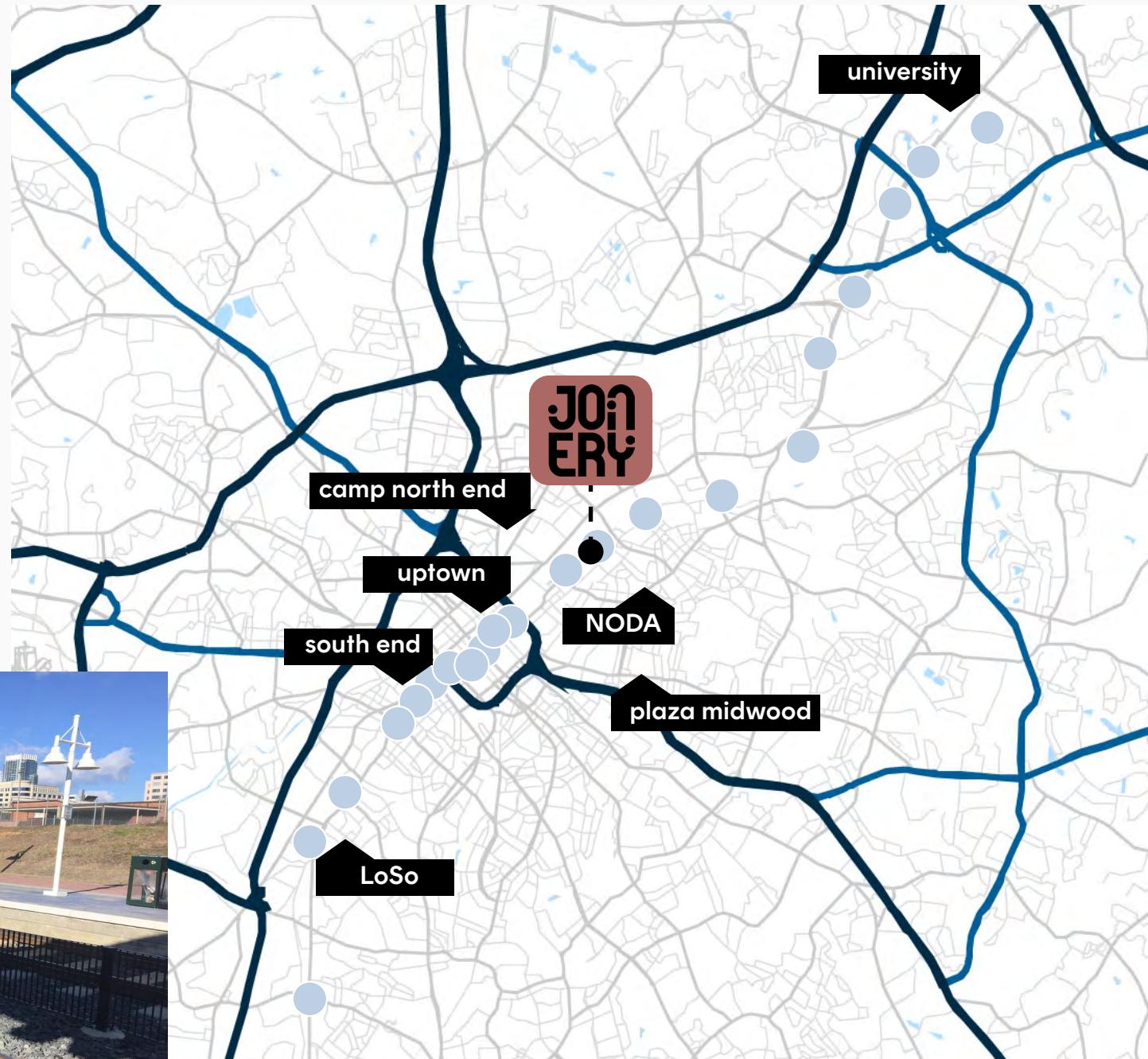
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THE LIGHTRAIL: CONNECTED

The blue line light rail is reworking Charlotte's urban fabric. Fast, efficient, and affordable, the light rail is making it easy for Charlotteans to traverse the urban core without a car. The blue line specifically connects Charlotte's busiest neighborhoods and streets: South End, Uptown, and NoDa. It's easy to imagine folks from LoSo all the way up to UNCC hopping on the light rail to explore the shops and restaurants that will soon define the Joinery.



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THE OPTIMIST PARK/NODA NEIGHBORHOOD

Just a few minutes north of the city center by car or light rail, you'll find Charlotte's arts and entertainment district, NoDa (so named for its main drag, North Davidson Street). Once home to turn-of-the-century textile mills, brightly-colored murals, local art galleries, performance venues, restaurants, coffee shops, bars and breweries await in this hipster haven.

- entertainment
- retail
- existing multifamily
- under construction multifamily
- greenway/cross charlotte trail



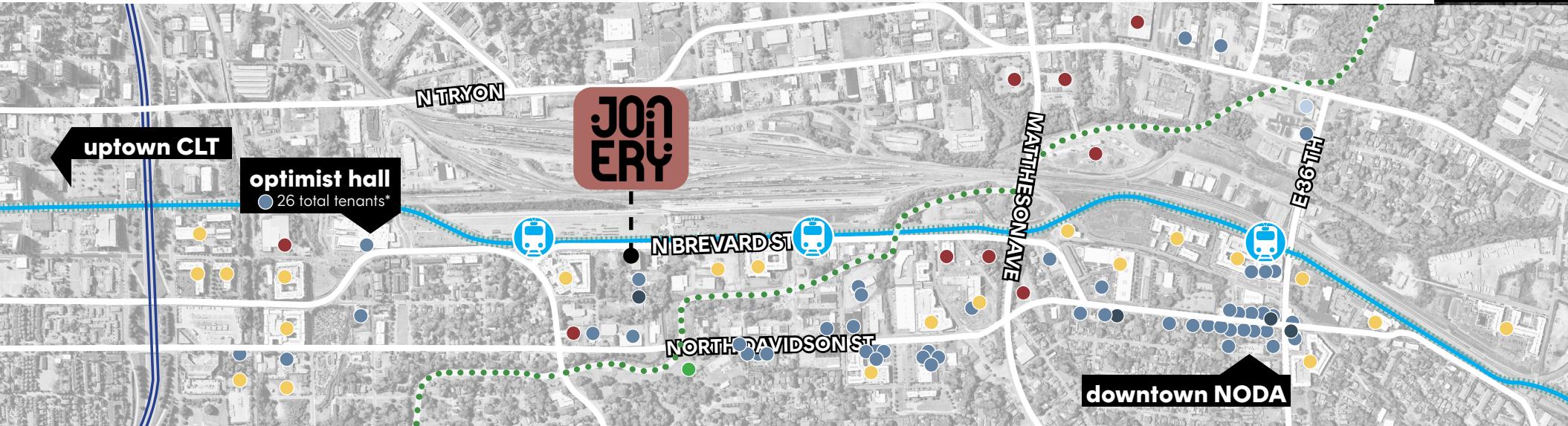
The Chamber - Wooden Robot

Optimist Hall

The Neighborhood Theater

Salud Cerveceria

NoDa Company Store



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AN ESTABLISHED COMMUNITY

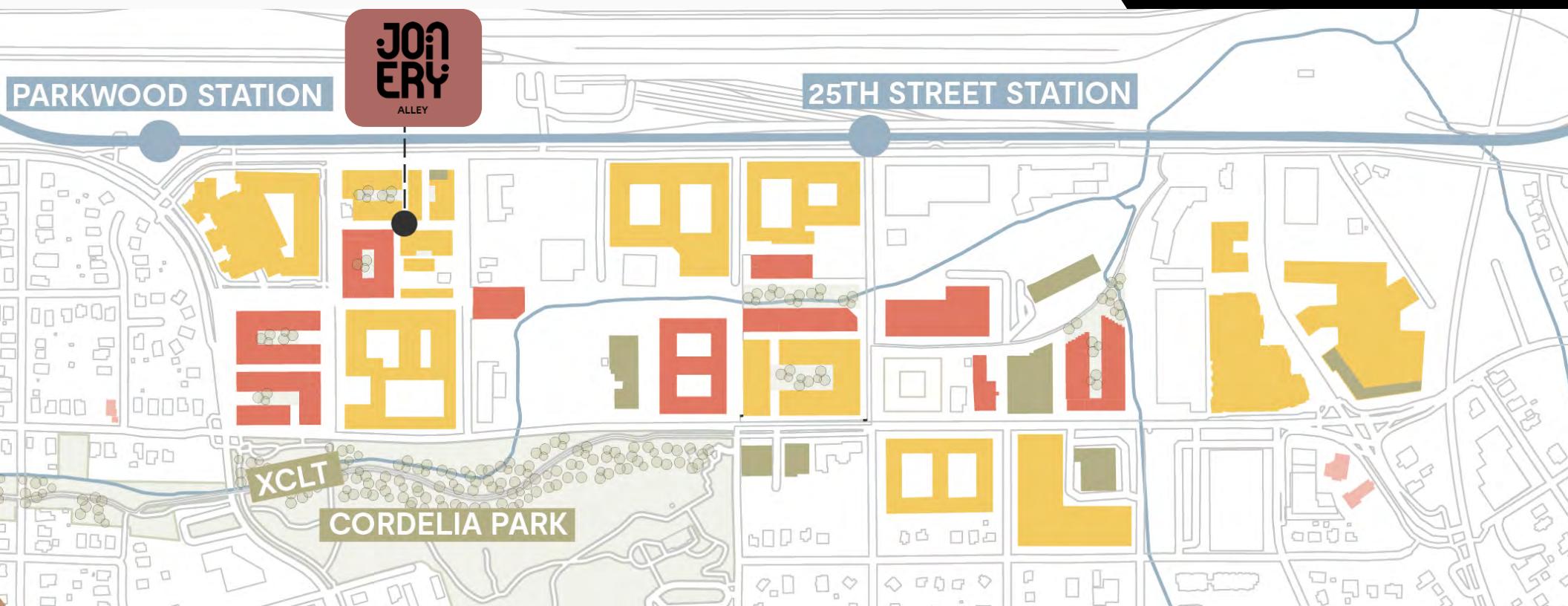
Living in NoDa has plenty of perks. One of the most walkable and colorful neighborhoods in the city, NoDa Charlotte is filled with food, music, art, shopping, and coffee, and most of it is within a five-minute walk. With the blue line light rail, NoDa is connected with the rest of Charlotte in a way it's never been before. And now with the additions to the Cross Charlotte Trail, there are plentiful park and walking paths, most right off North Davidson St.

An outsized number of millennials have come to call Charlotte home, with many being drawn to the eclectic NODA neighborhood for it's established arts scene, sought-after local restaurants and breweries as well as unique live music and entertainment venues. There are over 5,000 apartments and town homes in NoDa alone, with plenty more under construction and on the way. It's no wonder that newcomers and Charlotteans alike are moving to and loving NoDa.

EXISTING APARTMENTS

PLANNED APARTMENTS

EXISTING RETAIL



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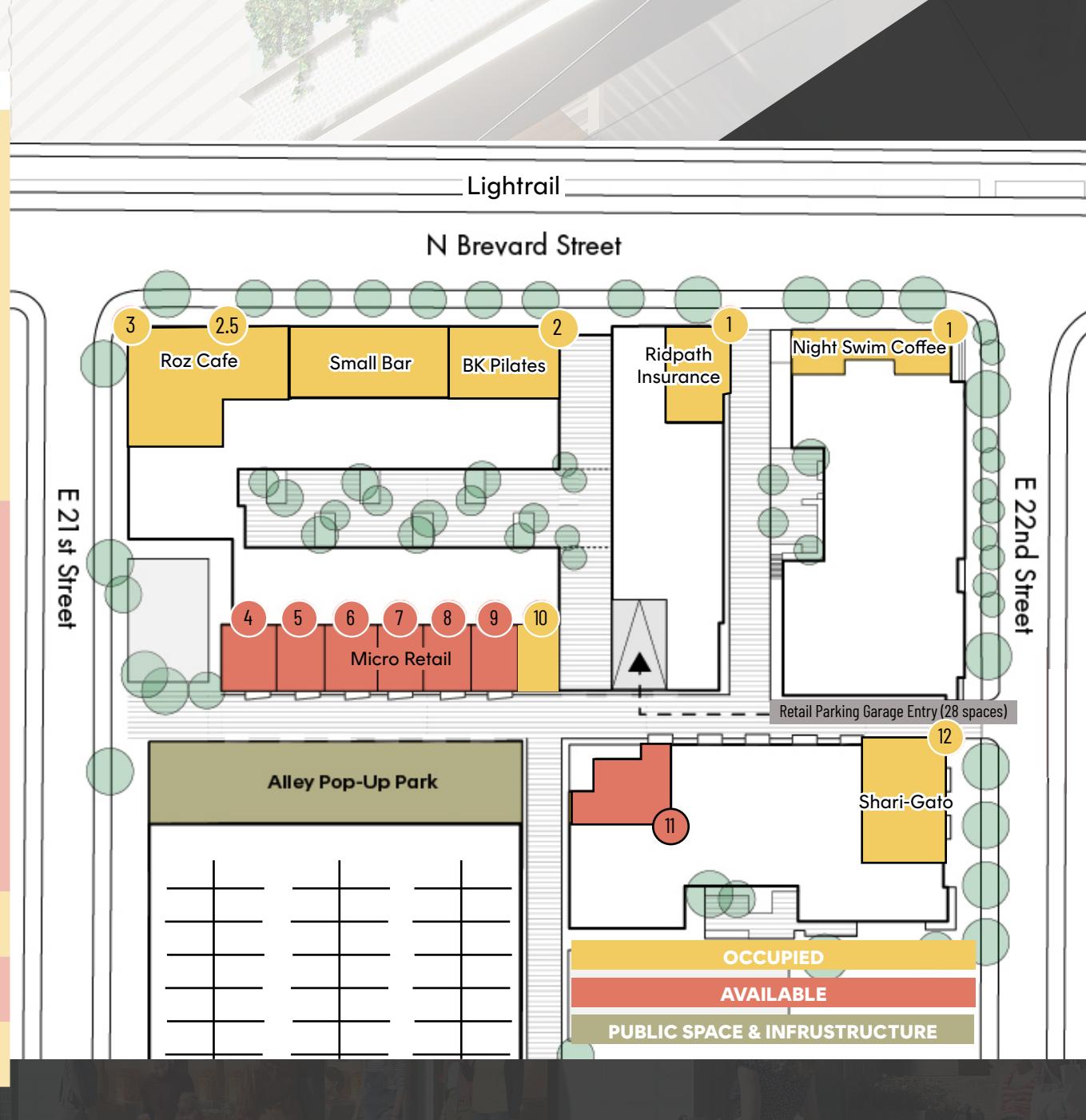
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RETAIL OPPORTUNITIES

Space	Potential Use	SF
1	Night Swim Coffee	1,940
1	Ridpath Insurance	558
2	BK Pilates	1,257
-	Small Bar	2,200
2.5	Roz Cafe	4,807
3		
4	Retail	631
5	Retail	618
6	Retail	588
7	Light Food & Beverage	622
8	Retail	618
9	Retail	588
10	BeautyEmbrace	516
11	Retail	1,168
12	Shari-Gato	1,483



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THE JOINERY ALLEY

NIGHTTIME EATING AND DRINKING ALLEY IN THE HEART OF OPTIMIST PARK.

Joinery Alley is inspired by the alleyways of Tokyo and the winding lanes of London. Live music floats from open storefronts. Crowded restaurants spill onto the sidewalk. Neighbors perch on windowsills and friends wander down the sidewalk with their drinks. The residents who live above hang out on their balconies, taking in the street scene.

Curated collection: assembles fun, elevated restaurants and bars in one buzzing, warmly-lit street.

Designed for public life: overhead string lights, lush landscaping, operable storefronts, and patio seating make the energy convivial.

Mill District elevated: bringing a new layer of sophistication to draw in Charlotteans excited to become regulars at some of the coolest spots in town.



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