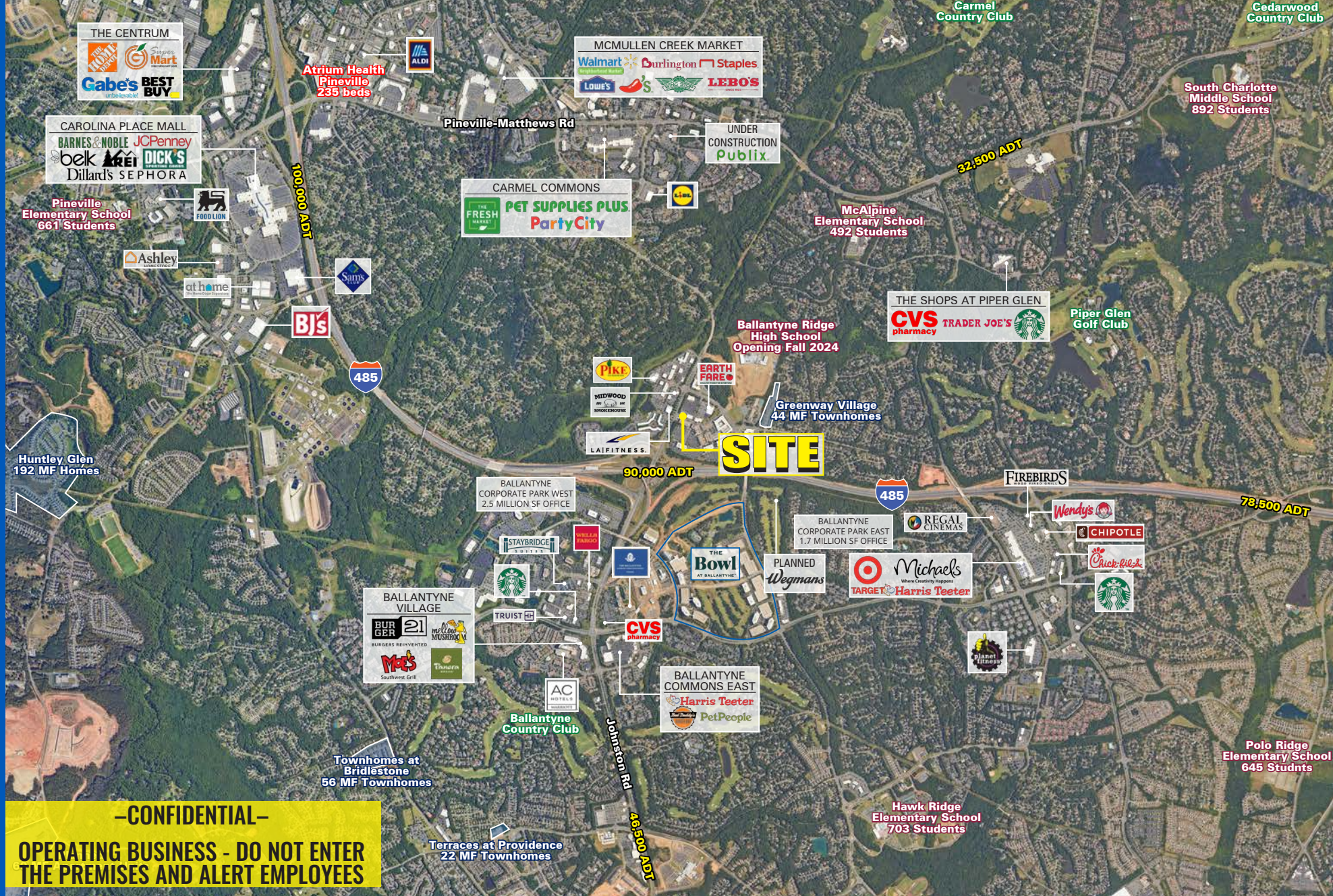


CHARLOTTE, NC

3415 TORINGDON WAY

6,718 SF / 0.38 AC AVAILABLE FOR LEASE



—CONFIDENTIAL—

OPERATING BUSINESS - DO NOT ENTER
THE PREMISES AND ALERT EMPLOYEES

PROJECT DETAILS

3415 TORINGDON WAY • 6,718 SF / 0.38 AC AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

6,718 SF / 0.38 AC

TRAFFIC COUNTS

34,500 ADT on Johnston Rd

PROPERTY HIGHLIGHTS

- Freestanding restaurant available for lease/ground lease Q1 2025
- Rare opportunity in the Ballantyne trade area
- Anchored by Earth Fare
- Full access to site
- Proximity to planned Wegman's, 4.5M SF of class A offices, and The Bowl at Ballantyne which will consist of 65,000 SF of retail and a 3,500 person amphitheatre

LEASE RATE

Call to discuss

COUNTY

Mecklenburg

MARKET

Charlotte



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

3,633

36,183

81,252



TOTAL POPULATION

8,180

87,137

204,563

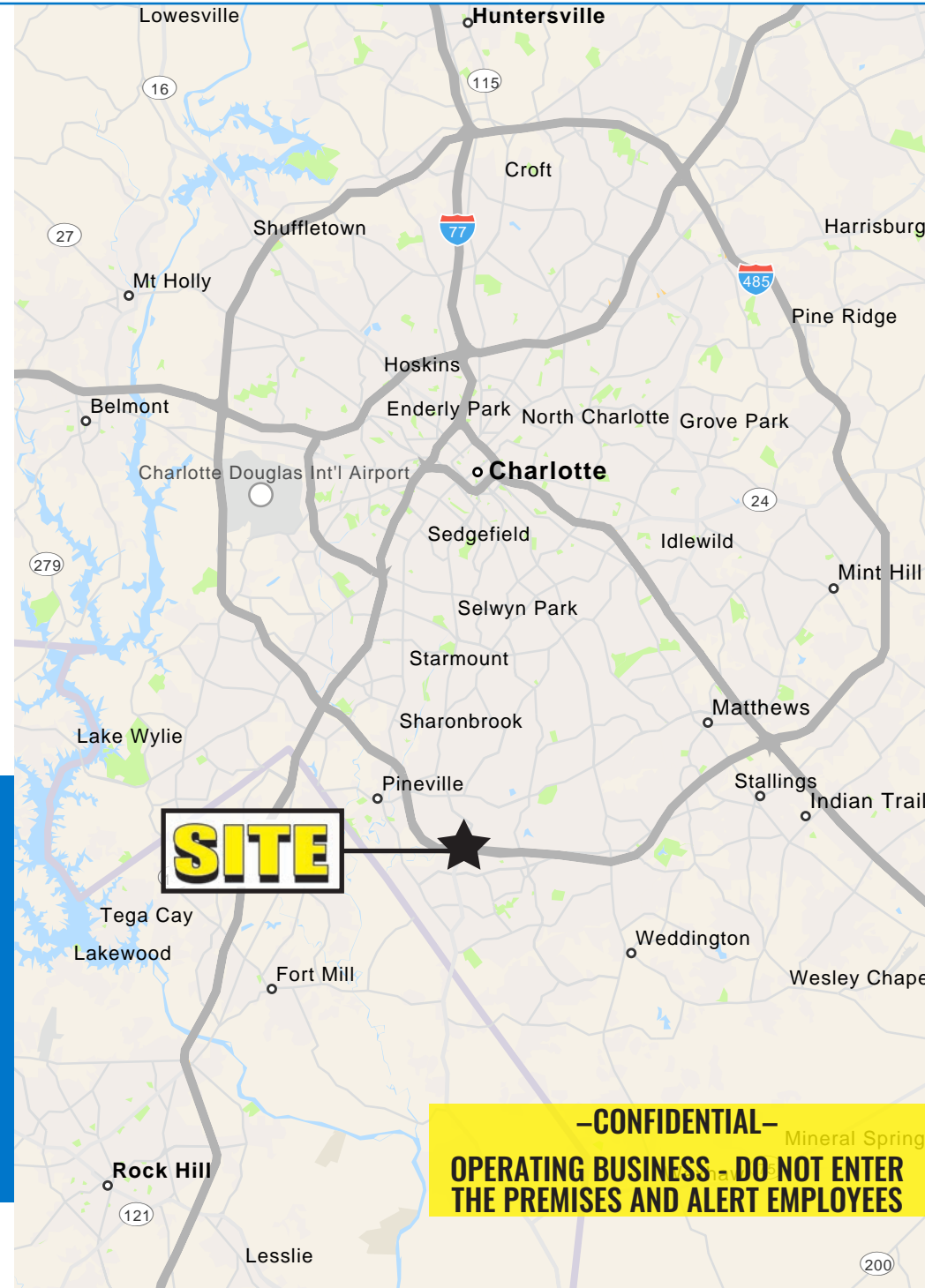


MEDIAN HH INCOME

\$106,902

\$108,872

\$119,255



AERIAL



AERIAL



MIDWOOD
BBQ BAR
SMOKEHOUSE

Johnston Rd

N. Community House Rd

BALLANTYNE
JEWELERS

SITE

34,500 ADT

EARTH
FARE
HEALTHY FOOD FOR EVERYONE



UrgentVet

CINNAHOLIC



APPLE NAIL SPA

Miro
SPANISH GRILLE



TIMED
OUT

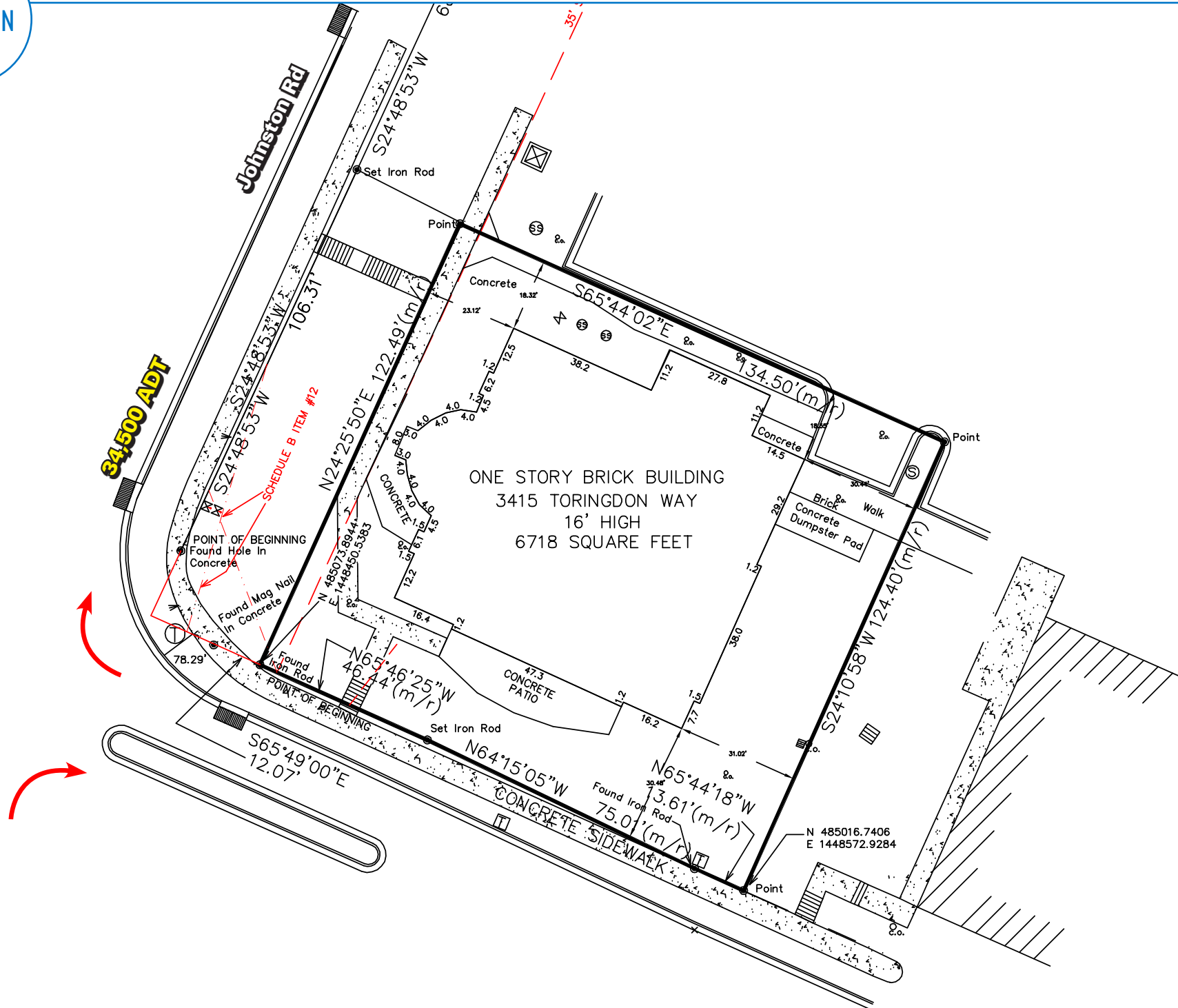
xenial

BERKSHIRE
HATHAWAY INC

Berkshire
BALLANTYNE

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THE PREMISES AND ALERT EMPLOYEES**

SITE PLAN





NORTH CAROLINA

CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all walks of life.



CHARLOTTE, NC

3415 TORINGDON WAY

6,718 SF / 0.38 AC AVAILABLE FOR LEASE

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RETAIL ADVISORS