

OPTIMIST HALL

MILL DISTRICT  **CHARLOTTE N. CAROLINA**

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FOOD HALL. RETAIL. RESTAURANTS. CREATIVE OFFICE.

Optimist Hall is all about moving our city's food, trade and culture forward. With a name that recalls the beginnings of the Industrial South, and a space dedicated to innovation, sustainability, experimentation and urban renewal, we're reminding Charlotte of who we are and who we'll become.

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OPTIMIST HALL WILL DELIVER GREAT FOOD AND SHOPPING, AND ITS OFFBEAT, CREATIVE ENERGY WILL GIVE YOU PRIDE IN YOUR COMMUNITY – BOTH AT HOW FAR IT'S COME, AND WHERE IT'S HEADED.

A COMMUNAL, VERSATILE SPACE THAT YOU'LL WISH HAD BEEN HERE ALL ALONG.

Located in the Optimist Park neighborhood between Uptown Charlotte and NoDa, the redevelopment by White Point Paces Properties, LLC will transform a turn-of-the-century textile mill into a food hall complemented by restaurants, retail and creative office space. Upon completion, the newly christened Optimist Hall will include original hardwood floors, soaring 14+ foot ceilings as well as board and beam interiors with a true industrial character.



OPTIMIST HALL

 20,250 SF Food Hall

 31,606 SF Restaurants/Retail

 80,000 SF Office

TOTAL 131,856 GSF

TRANSPORTATION OPTIONS

 600+ Total Parking Spaces

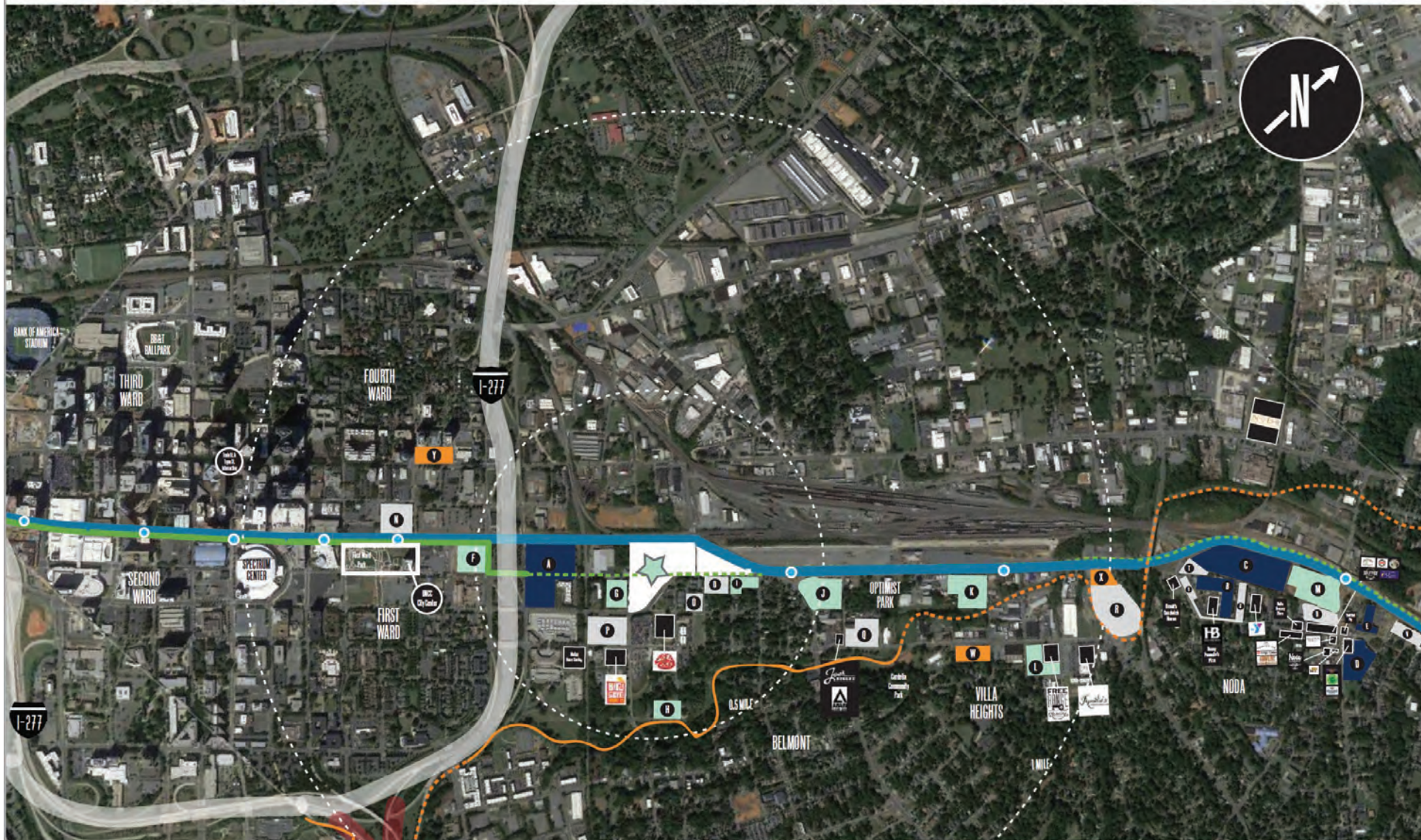
 LYNX Blue Line Light Rail (Parkwood Station)

 Multi-Use (Pedestrian & Bicycle) Trail

ADJACENT DEVELOPMENT

 240-Unit Apartment Community

NEIGHBORHOOD & LOCATION



- 4,500+ apartment units existing or planned between 8th and 37th Streets
- 5 mins from 113m Uptown employees
- 5 mins from (3 stops) from central Uptown Lynx Blue Line
- 17 mins from (9 stops) from UNCC's 28m students
- Direct access to XCLT Trail @ 27th St. and First Ward Park/Uptown via The Rail Trail

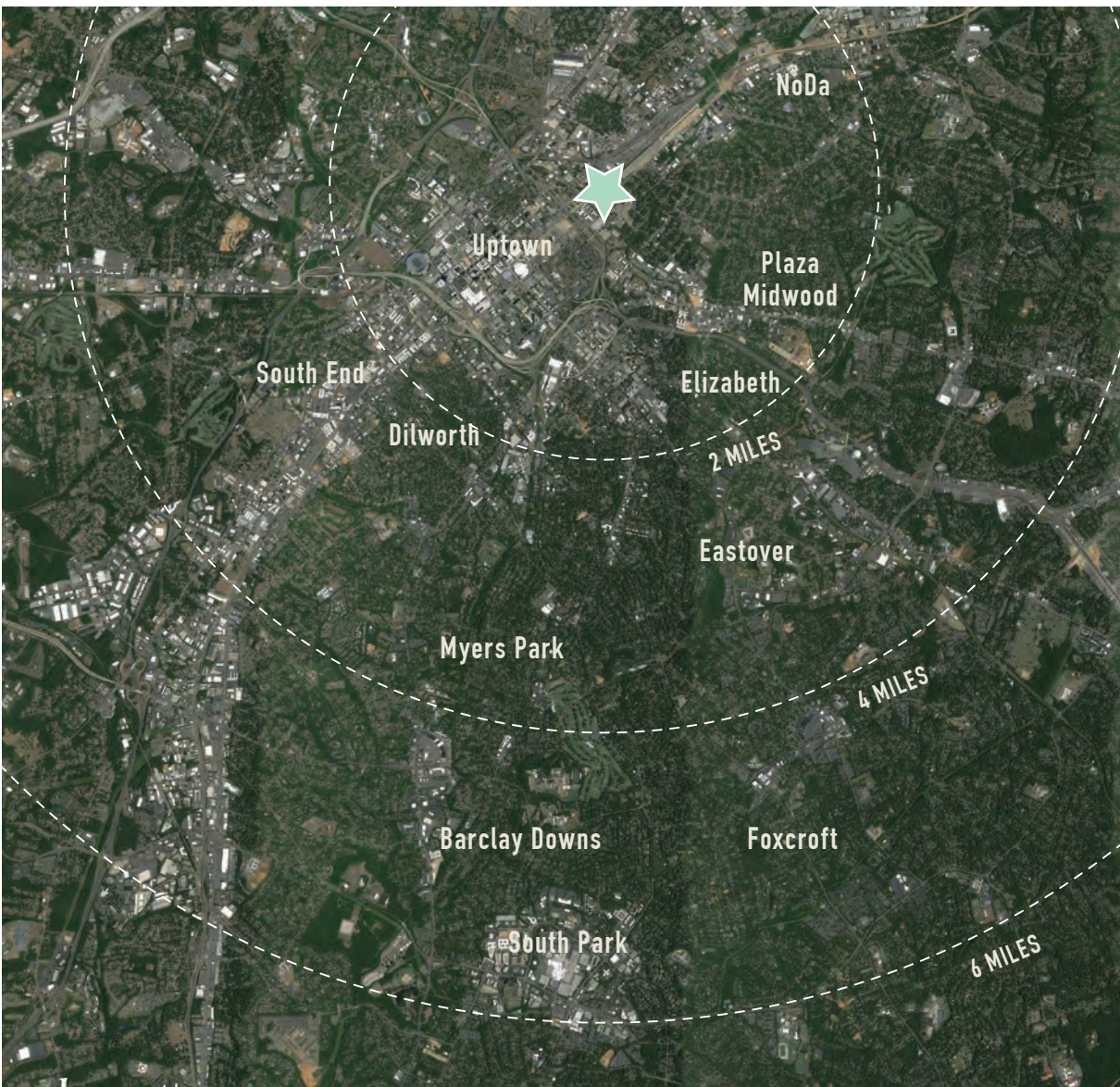
- Lynx Blue Line
- Rail Trail (Complete)
- XCLT Trail (Complete)
- Rail Trail (Planned)
- XCLT Trail (Planned)

- | | | | |
|-----------------------------|------------------------|------------------------------|----------------------------|
| Optimist Hall | Peridoe Townhomes (15) | Lennar (537) | Gateway NoDa (40) |
| Alpha Mill Apartments (267) | Beauwright (48) | Parkwood Townhomes (60) | Eiler Capital (180) |
| Highland Mill Lofts (166) | NRP (335) | N. Davidson Apartments (330) | The Lofts at NoDa II (170) |
| Yards at NODA (347) | Wood Partners (260) | Miller Valentine (275) | N. Davidson Retail |
| Mercury NoDa (241) | RAM (250) | Falson (250) | Larkwood Office |
| The Lofts at NoDa (48) | Crescent (344) | Highland Mill Townhomes (35) | Publix |
| Levine Properties (264) | | | |
| Trammell Crow (245) | | | |

- Existing Apartments
- Apartments Under Construction
- Apartments Planned
- Proposed Developments

A GATHERING PLACE FOR CHARLOTTE

175,000 people are 10-minutes or less by car and 380,000 are 15-minutes or less.



DESTINATION	DRIVE TIME
I-277	2 minutes
I-77	4 minutes
I-85	6 minutes
Uptown	5 minutes
South End	7 minutes
South Park	15 minutes
Ballantyne	18 minutes
Fort Mill	22 minutes
Davidson	23 minutes
Gastonia	25 minutes

NEIGHBORHOOD	DRIVE TIME	SFR PRICE RANGE
NoDa	3 minutes	\$150-\$500m
Dilworth	7 minutes	\$350-\$2,000m
Plaza Midwood	5 minutes	\$300-\$2,000m
Elizabeth	7 minutes	\$250-\$1,000m
Eastover	9 minutes	\$500-\$5,000m
Myers Park	10 minutes	\$400-\$4,000m
Barclay Downs	15 minutes	\$300-\$1,000m
Foxcroft	15 minutes	\$500-\$5,000m

 OPTIMIST HALL

THREE MILE RADIUS DEMOGRAPHIC SNAPSHOT

TOTAL POPULATION
180,846

AREA (LAND) 80.3

HOUSEHOLDS 72,060

\$71,876

AVERAGE FAMILY INCOME

MEDIAN FAMILY INCOME

\$41,446

MEDIAN AGE

31 YEARS
OLD

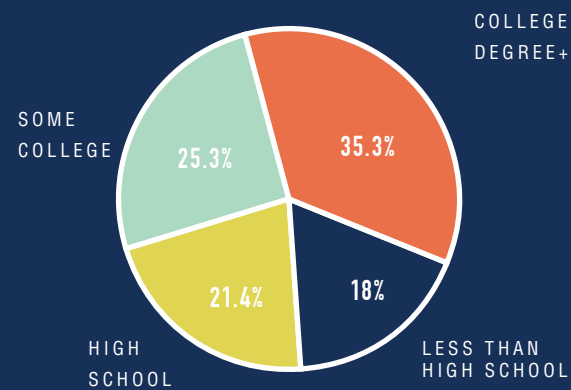


49.1% MALE



50.9% FEMALE

EDUCATION ATTAINMENT



**Some people think they can get a good meal, a craft cocktail,
or an up-and-coming office space just about anywhere.**

But of course the truth is that it's as much about the experience as the product; and wouldn't it be fitting to have it all in one place? For those seeking an experience that's at once cosmopolitan and uniquely Charlotte, welcome to Optimist Hall. Optimist Hall is all about moving our city's food, industry and culture forward. With a name that recalls the beginnings of the industrial South, and a space dedicated to innovation, sustainability, experimentation and urban renewal, we're reminding Charlotte of how far we've come, and how far we'll go.



FOOD HALL



COURTYARD



CREATIVE OFFICE



RESTAURANTS



GINGHAM.

Made in North Carolina

FLOORPLAN

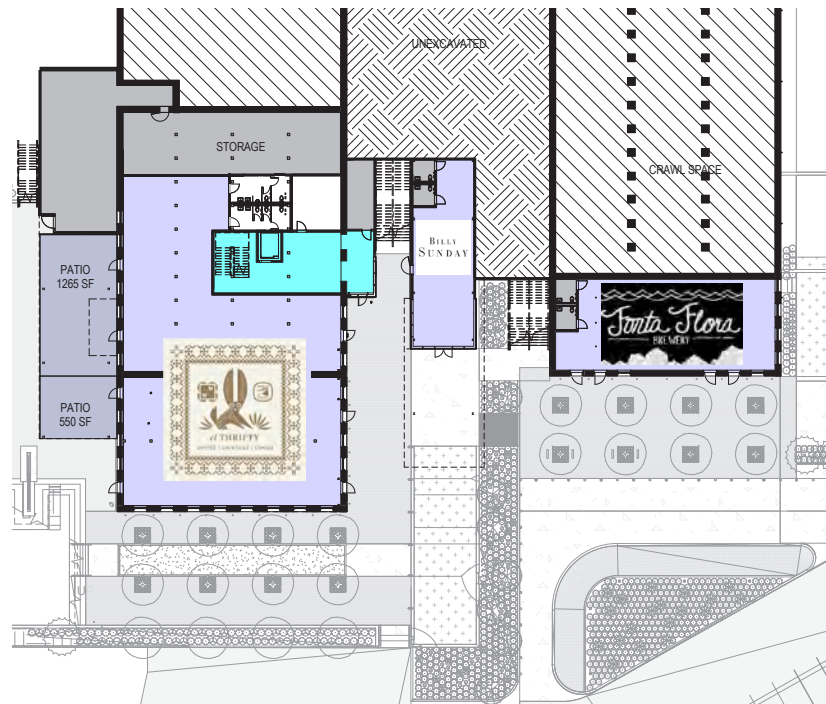
LEVEL ONE 

2,660 SF Brewery

8,817 SF Restaurant

1,425 SF Bar

GROUND LEVEL




OPTIMIST HALL
MILL DISTRICT

ON AS A FACTOR IN PROGRESS.

s worth \$450,000,000. This great increase
ction has been made in a section to which
no such constant tide of immigration as
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FLOORPLAN

LEVEL TWO

- 10,166 SF Food Stalls
- 8,553 SF Restaurant
- 656 SF Bar
- 4,567 SF Retail

MAIN LEVEL



OPTIMIST HALL
MILL DISTRICT

OUR CURRENT TENANTS

Archer
PAPER GOODS

suárez bakery

Honeysuckle
GELATO

 DUKE
ENERGY®

UNDERCURRENT
COFFEE

AVA
NEOPOLITAN
PIZZERIA

Fonta Flora
BREWERY

ZUKKU
SUSHI, BURRITO, BOWLS

**BAO AND
BROTH**
RAMEN + BUN SHOP

**PAPÍ
QUESO**

FAMOUS
HARRIET'S
HAMBURGER SANDWICHES
hot + fast

BILLY
SUNDAY

*The Dumpling
Lady*

Fresh • Local
PET WANTS
Delivered!
NUTRITION YOU CAN TRUST

el THRIFTY

EMPANADAS
HANDMADE

Village
Juice
Co.

BOTIWALLA
INDIAN STREET GRILL

**VELVET
TACO**

mezeh
MEDITERRANEAN GRILL

BOXCAR BETTY'S
FRIED CHICKEN SANDWICHES

DEVELOPMENT TEAM

White Point Paces Partners, LLC, a joint venture between Charlotte-based White Point Partners and Atlanta-based Paces Properties, is redeveloping a turn-of-the-century textile mill in the Optimist Park neighborhood between Uptown Charlotte and NoDa. The redevelopment will transform the mill, rebranded Optimist Hall, into a food hall complemented by restaurants, retail and creative office space. The two firms have partnered to bring to Charlotte what Paces has successfully done in Atlanta at The Stove Works and Krog Street Market – Travel & Leisure’s *“One of the World’s Best New Food Halls”*.



Paces Properties is an evolving partnership originally founded in 1972, specializing in the development, management and leasing of multifamily residential communities and specialty retail centers. The mission of the company, which has served to be a solid foundation through the real estate cycles of the last forty years, is: A commitment to creating distinctive, inspiring & wellcrafted environments to live, work & shop.

Paces is a well-capitalized company with a proven entrepreneurial spirit and excellent track record and considered one of the top intown developers in the Southeast.

pacesproperties.com



Founded in 2014, White Point Partners is a private investment firm specializing in the acquisition, development and repositioning of commercial, multifamily and self storage real estate assets throughout the U.S. with a particular focus on the South. White Point targets markets with population and economic growth dynamics that provide for compelling investment opportunities. Its approach to investing is governed by integrity, as the partners believe that it is instrumental to success – both the company’s and that of its partners.

whitepointpartners.com



LEASING

WWW.OPTIMISTHALL.COM


FOOD HALL, RESTAURANTS + RETAIL

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The place
for never
-know-what's
-next



For the
optimist
in you.



OPTIMIST HALL
MALL DISTRICT | CHARLOTTE, NORTH CAROLINA

OPTIMIST



CHARLOTTE
NORTH CAROLINA

For the
optimist
in you.




CHARLOTTE
NORTH CAROLINA

OPTIMIST HALL

FOR
OPTIMISTS
EVERYWHERE.



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