

BALLANTYNE COMMONS EAST

15235 JOHN J DELANEY DRIVE, CHARLOTTE, NC 28277

FOR LEASE

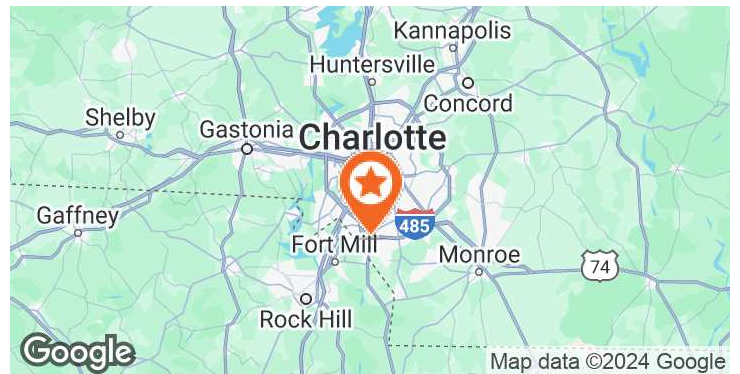


LOCATION DESCRIPTION

A 151,139 SF community center, anchored by Harris Teeter and located in the heart of Ballantyne, a 2,000+ acre master planned community, 12 miles south of Uptown Charlotte and 2.8 miles north of the South Carolina Border

PROPERTY HIGHLIGHTS

- AVAILABLE: 2,989 SF
- Situated in the densest zip code in South Charlotte (28277 – 86,833 people in 3-mile radius)
- The Ballantyne submarket has the most Class A office space (5,277,350 SF) outside of Uptown Charlotte
- Strategically located at the most traveled intersection in south Charlotte (Johnston Road (U.S. 521): 46,000 AADT & Ballantyne Commons Pkwy 21,000 AADT)
- Signalized access to Johnston Road (U.S. 521) and full access to Ballantyne Commons Pkwy



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2024 Population Density | 8,528 | 86,833 | 188,392 |
| 2024 Daytime Population | 19,932 | 63,819 | 113,553 |
| 2024 Median HH Income | \$117,571 | \$110,900 | \$115,943 |



DAWN PRINCE HOOVER
dawn.princehoover@tscg.com
980.556.7306

JACK BRENNAN
jack.brennan@tscg.com
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| SUITE | TENANT NAME | SPACE SIZE |
|-------|----------------------------|------------|
| 1 | Harris Teeter | 63,390 SF |
| 2 | Lease Pending | 1,074 SF |
| 3 & 6 | Novant Medical Group | 3,339 SF |
| 4 | Palm Beach Tan | 2,665 SF |
| 5 | European Wax | 1,219 SF |
| 7 | True 180 Personal Training | 1,030 SF |
| 8-9 | MyEyeDr. | 2,659 SF |
| 10 | Helen Adams Realty | 3,025 SF |
| 11-12 | Banfield Pet Hospital | 2,863 SF |
| 13-15 | A Suite Salon | 5,505 SF |
| 16a | Juniper Grill | 4,300 SF |
| 16b | GOLFTEC | 2,900 SF |
| 17 | Lease Pending | 10,908 SF |
| 18a | Libretto's Pizzeria | 4,000 SF |
| 18b | Twigs & Figs | 1,985 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|---------------------------------|------------|
| 19 | Sheng Ramen | 1,855 SF |
| 20 | Nava Health | 4,800 SF |
| 21 | Yafo Kitchen | 2,616 SF |
| 22 | Pizza Hut | 1,790 SF |
| 23 | Ballantyne Kicks | 2,027 SF |
| 24 | Cold Stone Creamery | 1,322 SF |
| 25 | NiNi's Nail Bar & Spa | 2,313 SF |
| 26 | Available | 2,989 SF |
| 27 | The UPS Store | 1,612 SF |
| 28 | Jersey Mike's | 1,303 SF |
| 29 | Zapata's Mexican Restaurant | 5,400 SF |
| 30 | Bad Daddy's Burger Bar | 3,274 SF |
| 31-33 | Ballantyne Center for Dentistry | 7,309 SF |
| 34 | Lease Pending | 1,667 SF |



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