

Investment Opportunity Retail Center | Charlotte, NC

PIPER GLEN PLAZA



INFORMATION FLYER*
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PIPER GLEN PLAZA

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PIPER GLEN PLAZA

Charlotte, NC



Property Highlights

INVESTMENT OPPORTUNITY	Retail Center (Multi-family, Retail, Office, MOB)
LOCATION	Charlotte, NC
BUILDING SIZE	15,360
PARCEL SIZE	1.97 Acres
NUMBER OF TENANTS	7
LOI	\$479K
ASKING PRICE / CAP RATE	\$7,607,000 (6.3% CAP)
PARKING SPACES	60 (Approx. 4 per 1,000 SF)
ZONING	General Business (B2-CD)
YEAR BUILT	2000
COUNTY	Mecklenburg
PARCEL ID NO.	22504512

Piper Glen Plaza represents a rare opportunity to acquire a fully stabilized retail shopping center located in one of Charlotte's most affluent and high-traffic commercial destinations. The center features a strong, diversified tenant mix spanning medical (including a 25-year-established animal hospital and a wellness clinic), personal services (beauty salon, dry-cleaner, and nail salon), education, and experiential uses (children's tutoring and a dance studio)—all of which drive consistent foot traffic and long-term, service-based demand.

This family-owned asset is strategically positioned in the heart of the Piper Glen submarket, a thriving suburban community recognized for its exceptional demographics, high household incomes, and a highly regarded commercial corridor. The property benefits from strong population density, excellent visibility, and seamless access to major commuter roads and nearby highways, supporting sustained consumer traffic and tenant performance.

With zero vacancies, abundant parking, above-standard parking ratios, minimal tenant turnover, below-market lease rates, and historically strong occupancy, Piper Glen Plaza offers investors a compelling combination of stability, cash flow reliability, and embedded rental rate upside. The center's location, performance history, and operational profile position it as a durable, necessity-driven retail asset in one of Charlotte's most sought-after trade areas.

Piper Glen Plaza is a premier investment offering within one of North Carolina's most dynamic suburban retail markets, delivering long-term income security alongside meaningful value-add potential through future lease mark-to-market opportunities.

Location Overview



Space Photos



PIPER GLEN PLAZA



PROPERTY OVERVIEW



MARKET OVERVIEW



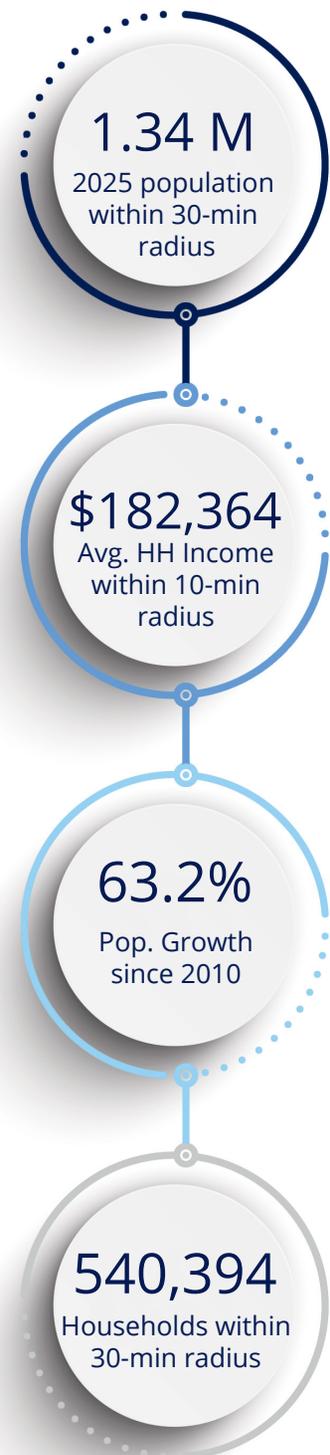
ECONOMIC OVERVIEW

Demographics

Population	1 Mile	3 Miles	5 Miles
2025 Population	8,916	83,512	191,777
Est. 2030 Population	9,074	82,910	191,291
2010 Population	8,210	71,427	156,793
2025-2030 Annual Rate	0.3%	-0.1%	-0.1%
2010-2020 Annual Rate	0.9%	1.5%	1.7%

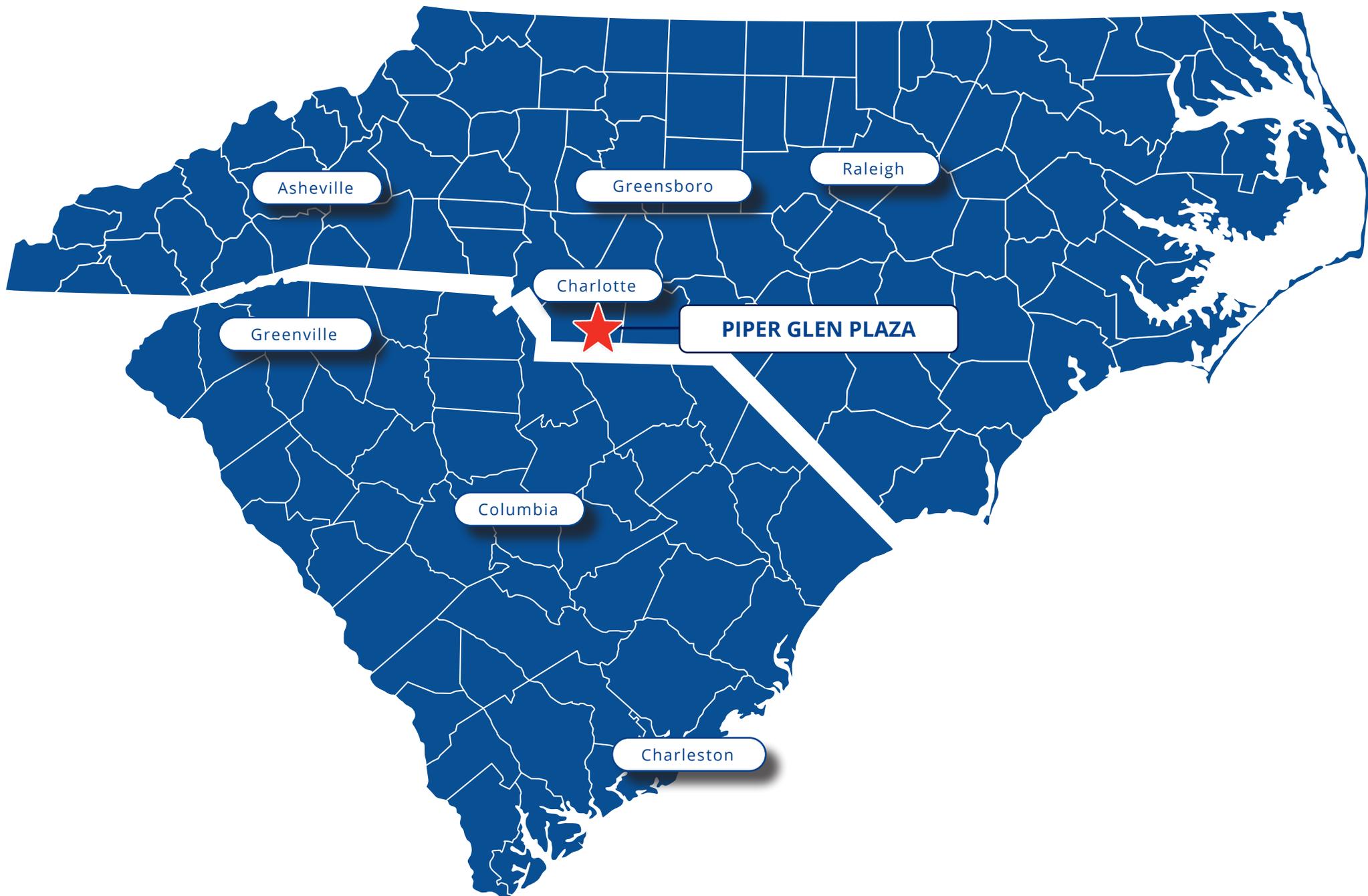
Households	1 Mile	3 Miles	5 Miles
2025 Households	3,705	34,183	75,137
Est. 2030 Households	3,815	34,323	75,588
2010 Households	3,376	29,027	61,816
2025-2030 Annual Rate	0.6%	0.1%	0.1%
2010-2020 Annual Rate	0.8%	1.4%	1.5%

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$204,689	\$184,965	\$193,097
Median HH Income	\$133,924	\$134,364	\$138,778
Per Capita Income	\$84,373	\$74,942	\$75,770

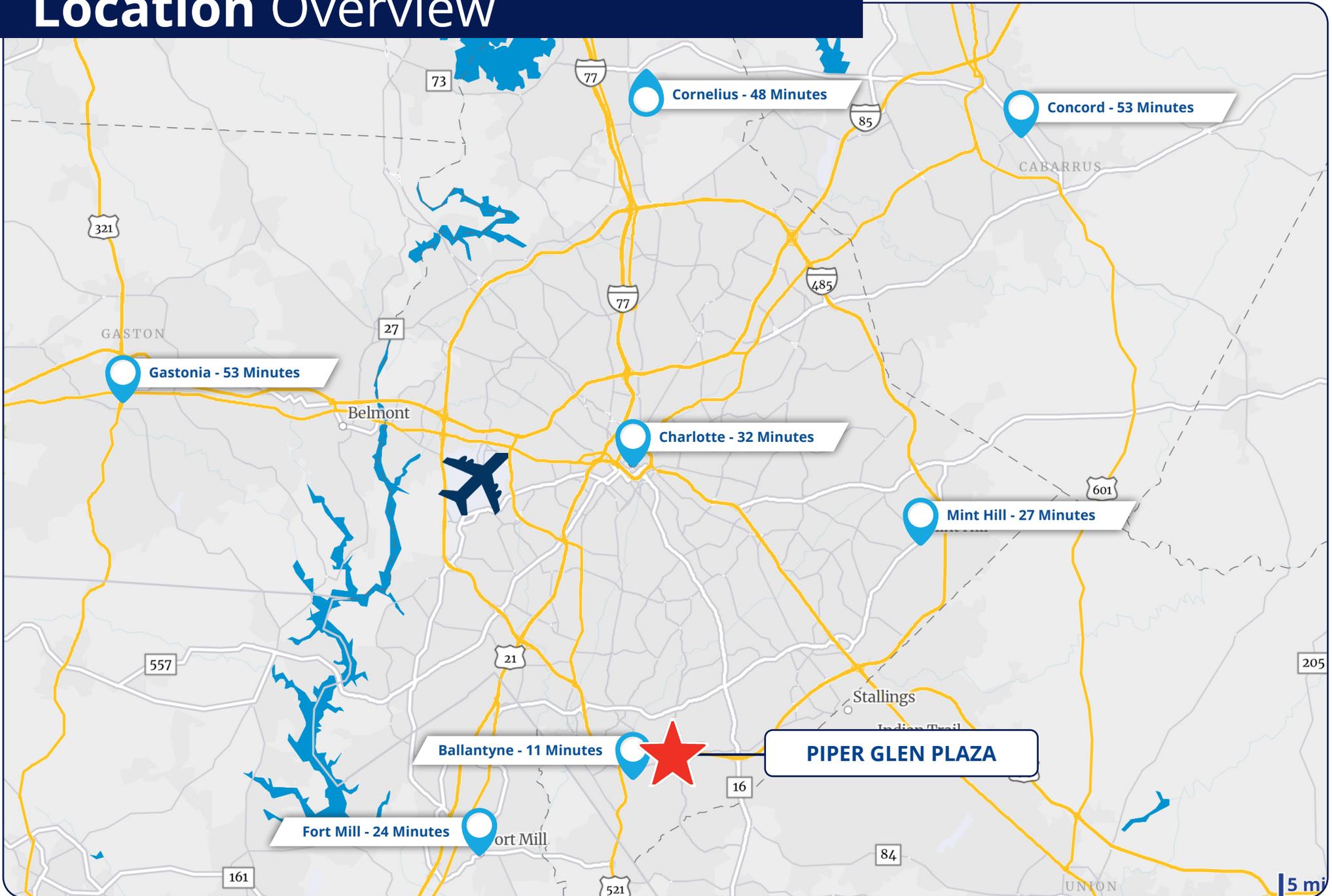




Location Overview



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The Bowl at Ballantyne

- OMB
- NORTH ITALIA
- [solidcore]
- Starbucks
- FLOWER CHILD
- Harris Teeter
- THE AMP
- mellow MUSHROOM

Promenade on Providence

- STAPLES
- Total Wine
- CLUB PILATES
- THE FRESH MARKET
- CVS
- JOS. A. BANK
- J.CREW
- Starbucks
- LOWE'S

- crumbl cookies
- CLEAN JUICE
- Chick-fil&
- Wendy's
- NAPA
- CHIPOTLE MEXICAN GRILL

Stone Crest at Piper Glen

- Harris Teeter
- ULTA BEAUTY
- REGAL CINEMAS
- Michael's
- CVS
- TARGET
- Starbucks

Waverly

- DUCKWORTHY GRILL & TAPHOUSE
- Atrium Health URGENT CARE
- PAPA JOHN'S
- MATTRESS FIRM
- Harris Teeter
- Wendy's
- Chick-fil&
- CVS
- Panera BREAD
- Starbucks
- Viva Chicken
- WHOLE FOODS MARKET
- ATHLETA
- CHIPOTLE MEXICAN GRILL
- ULTA BEAUTY

Blakeney Town Center

- BEST BUY
- Firestone
- OLD NAVY
- CVS
- TARGET
- Atrium Health Levine Children's
- Marshall's
- HomeGoods
- Chick-fil&
- TALBOTS
- jen's
- RACK ROOM SHOES

Ballantyne Country Club

- Publix
- SPROUTS FARMERS MARKET



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