



RETAIL PROPERTY FOR LEASE

PROVIDENCE PLAZA

2935 PROVIDENCE ROAD, CHARLOTTE, NC 28211



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	630 SF
Lease Rate:	Please Call
Lot Size:	4.17 Acres
Year Built:	2007
Building Size:	103,118 SF
Traffic Counts:	32,000 AADT (Providence Rd. @ subject property)
	27,000 AADT (S. Sharon Amity @ subject property)

PROPERTY OVERVIEW

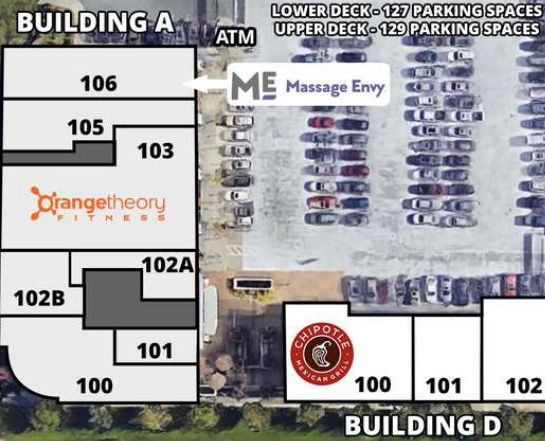
Total GLA: Office - 53,671 SF / Retail - 49,447 SF

Onsite Retail: Orange Theory, Chipotle, Organic Bronze Bar, Mezzanotte Ristorante, Perspire Sauna Studio, Poppy's Bagels, Aqua Tots, Ballantyne Nail Spa, Massage Envy, Sunny's Dry Cleaning, Secret Chocolatier, The Little Gym.

PROPERTY HIGHLIGHTS

- Mixed use property offering office retail/restaurant.
- Intersection of Sharon Rd. and Providence Rd.
- High Traffic Counts: Providence Rd. 32,000 VPD; S. Sharon Amity Rd. 27,000 VPD
- Retail or Office use

S SHARON AMITY RD



DESIGNATED EMPLOYEE PARKING
112 PARKING SPACES

BUILDING C
1ST FLOOR 2ND FLOOR



PROVIDENCE RD

2907 - BUILDING A

100	MEZZANOTTE	3,003 SF
101	OMAKASE BY PRIME FISH	910 SF
102A	BRONZE BAR	1,309 SF
102B	CHOATE	1,305 SF
103	ORANGE THEORY FITNESS	4,565 SF
105	PERSPIRE SAUNA STUDIO	-
106	MASSAGE ENVY	5,315 SF

2921 - BUILDING D

100	CHIPOTLE MEXICAN GRILL	2,725 SF
101	PRIMEFISH® CELLAR	1,200 SF
102	POPPY'S BAGELS & MORE	1,800 SF

2935 - BUILDING C

100	FRESH DENTAL	2,575 SF
101	SUNNY'S DRY CLEANING	1,635 SF
102	BALLANTYNE NAIL SPA	1,405 SF
103	CROSS CONDITIONING TRAINING	1,405 SF
104	SECRET CHOCOLATIER	1,440 SF
105-106	AQUA TOTS	5,375 SF
200	DANZE ORTHODONTICS	4,560 SF
201	RARE AND RETRO COLLECTIBLES	620 SF
202	AVAILABLE	630 SF
203	EDWARD JONES	1,255 SF
204	ROGAN SPORTS CLINIC	1,020 SF
205	MARTIAL ARTS UNIVERSITY	1,705 SF
206	THE LITTLE GYM	3,070 SF
207	MARTIAL ARTS UNIVERSITY	620 SF

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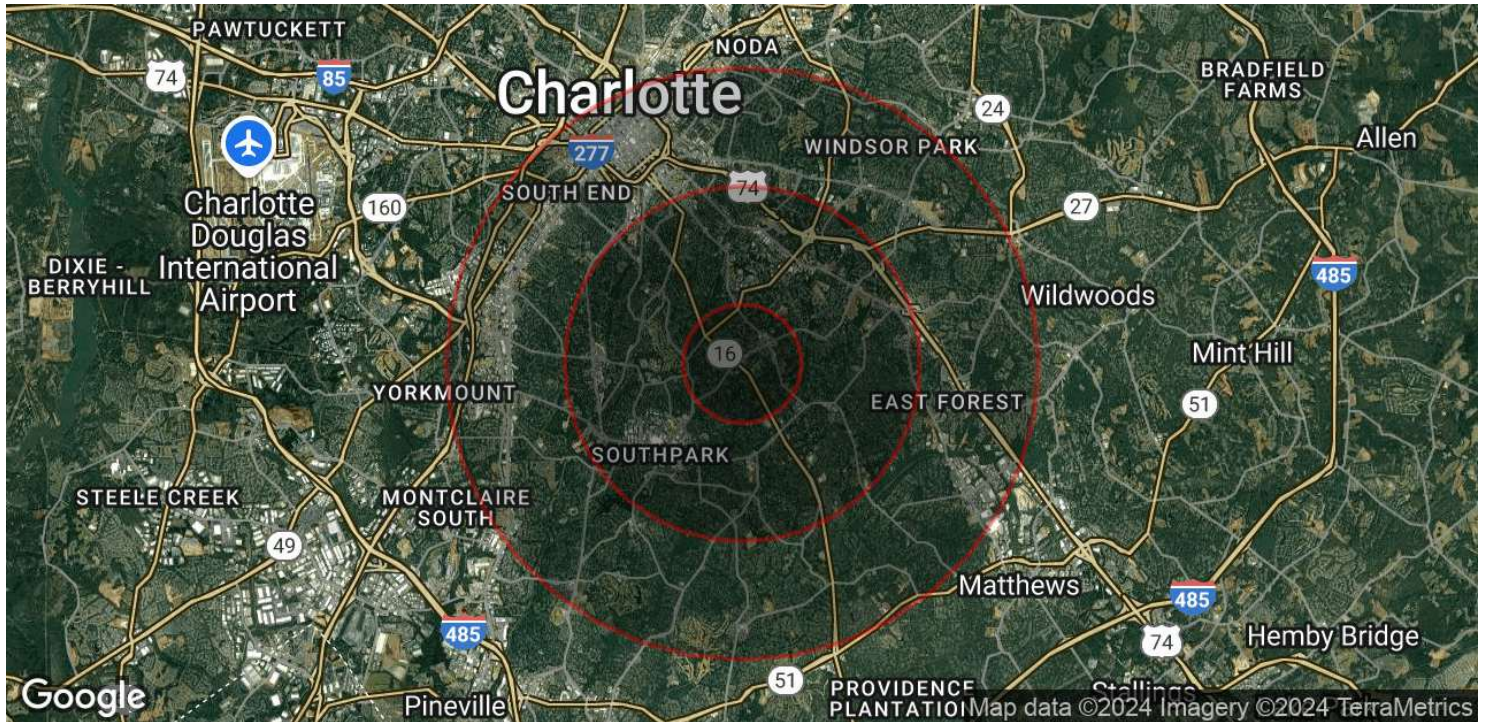
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,031	111,182	261,703
Average Age	39.6	38.5	36.9
Average Age (Male)	38.9	37.7	35.9
Average Age (Female)	40.0	39.0	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,005	51,220	111,111
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$189,374	\$102,001	\$82,062
Average House Value	\$541,687	\$526,558	\$398,125

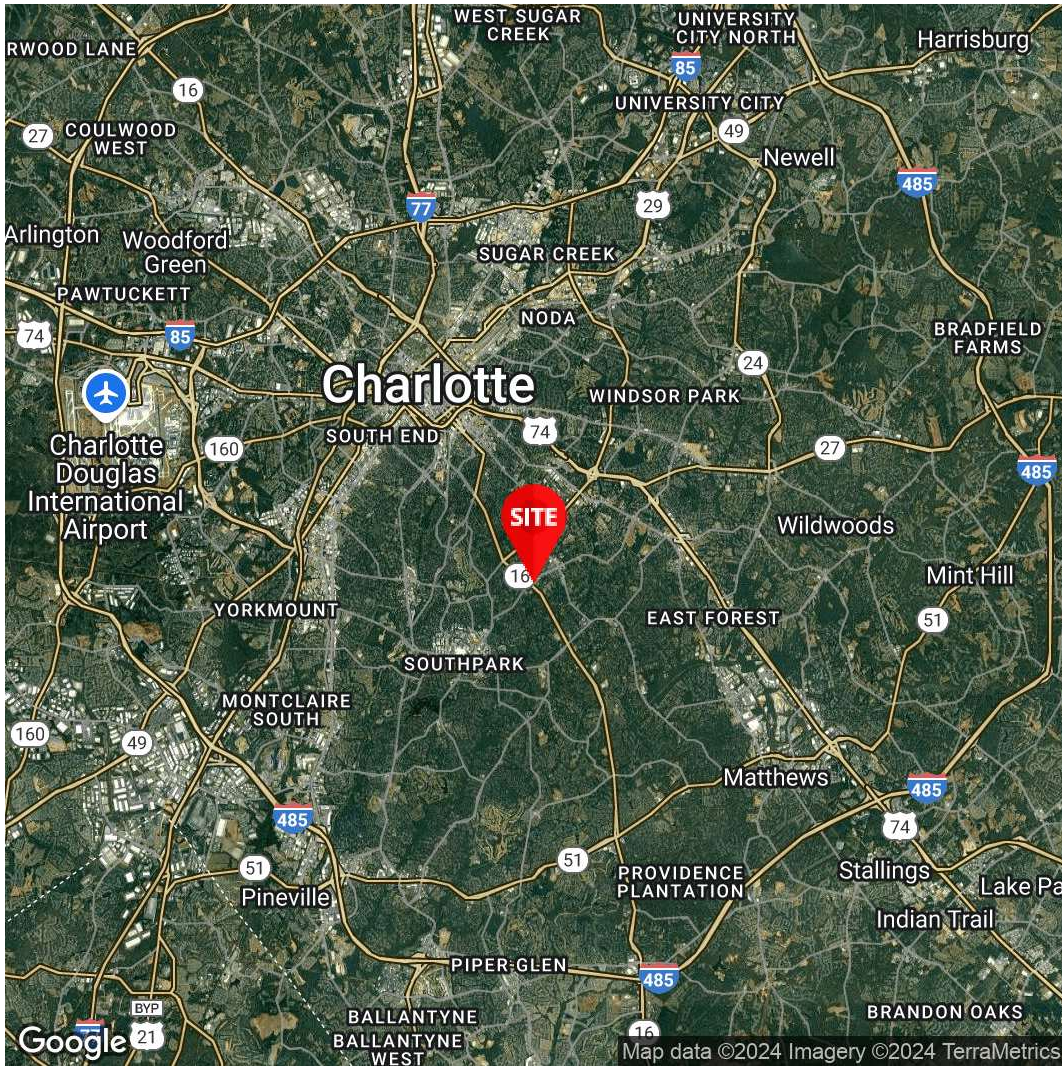
2020 American Community Survey (ACS)

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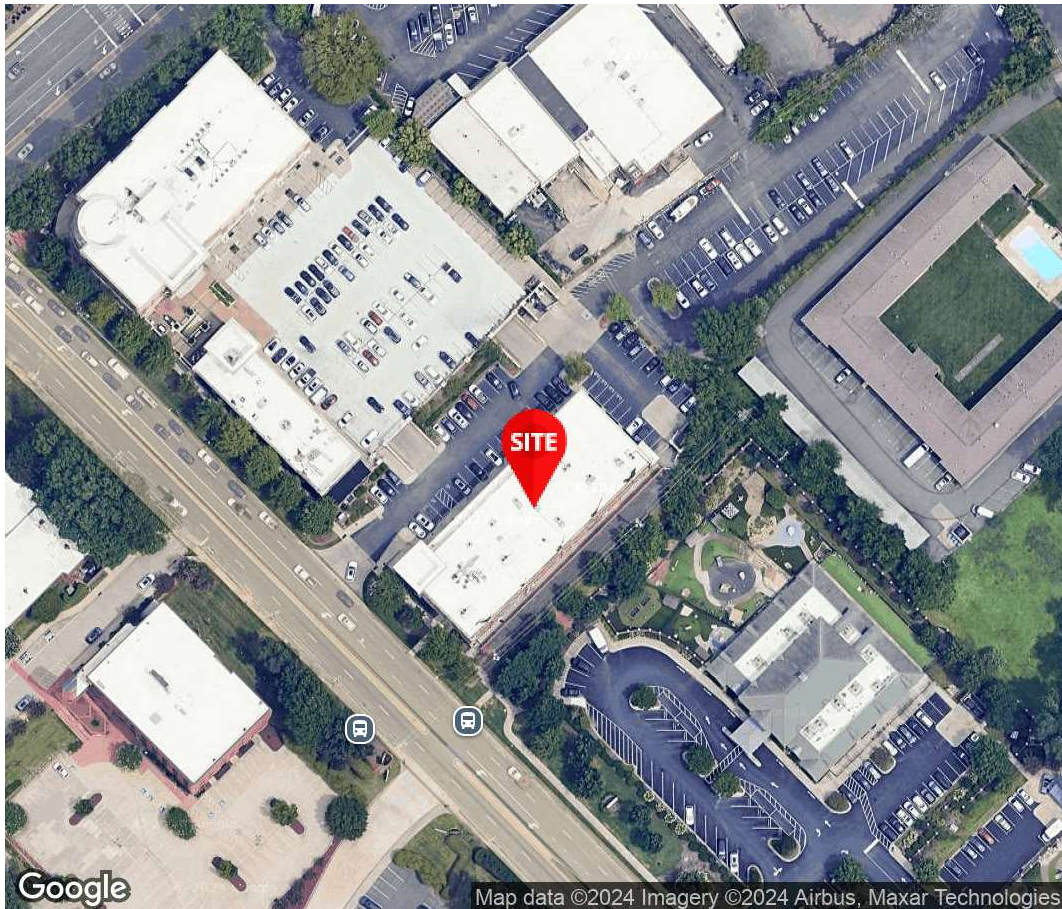
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ADDITIONAL PHOTOS





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