

RETAIL SPACE FOR LEASE

AC HOTEL CHARLOTTE CITY CENTER

220 E TRADE STREET, CHARLOTTE, NC 28202

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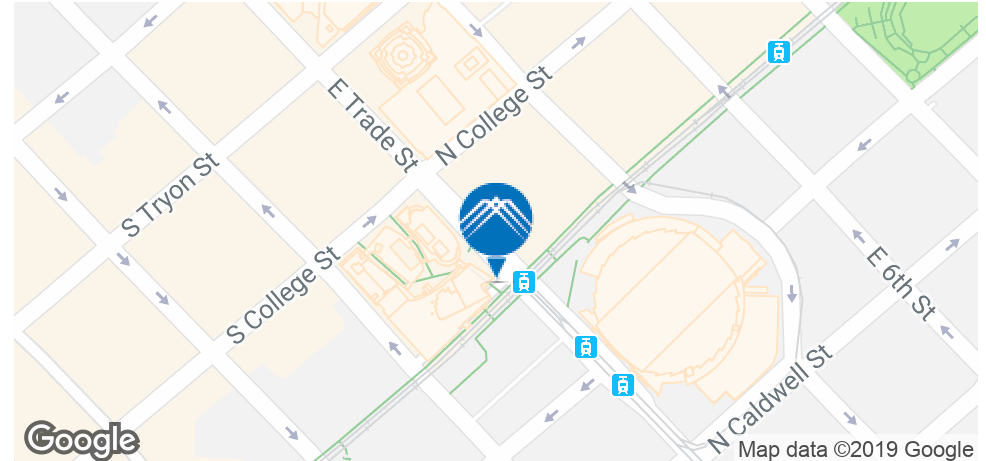
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ASCENT
REAL ESTATE PARTNERS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,240 SF

Lease Rate: \$37.00 SF/yr (NNN)

Zoning: UMUD

PROPERTY OVERVIEW

One retail space available on the ground floor of the newly constructed AC Hotel / Residence Inn Charlotte City Center. This retail space is located in the heart of Charlotte's bustling Center City. Steps away from the Spectrum Center, home of the Charlotte Hornets, and the premier destination for top-rated concerts and events. This space is also adjacent to some of the best restaurants, bars, boutiques, event spaces and cultural destinations Charlotte has to offer.

PROPERTY HIGHLIGHTS

- Storefront and patio located along East Trade Street, one of Uptown Charlotte's signature corridors
- Rare, expansive patio space in Uptown available for occupant's use
- Lynx Blue Line station (CTC) steps away from the space

AC HOTEL AND NUVOLE ROOFTOP

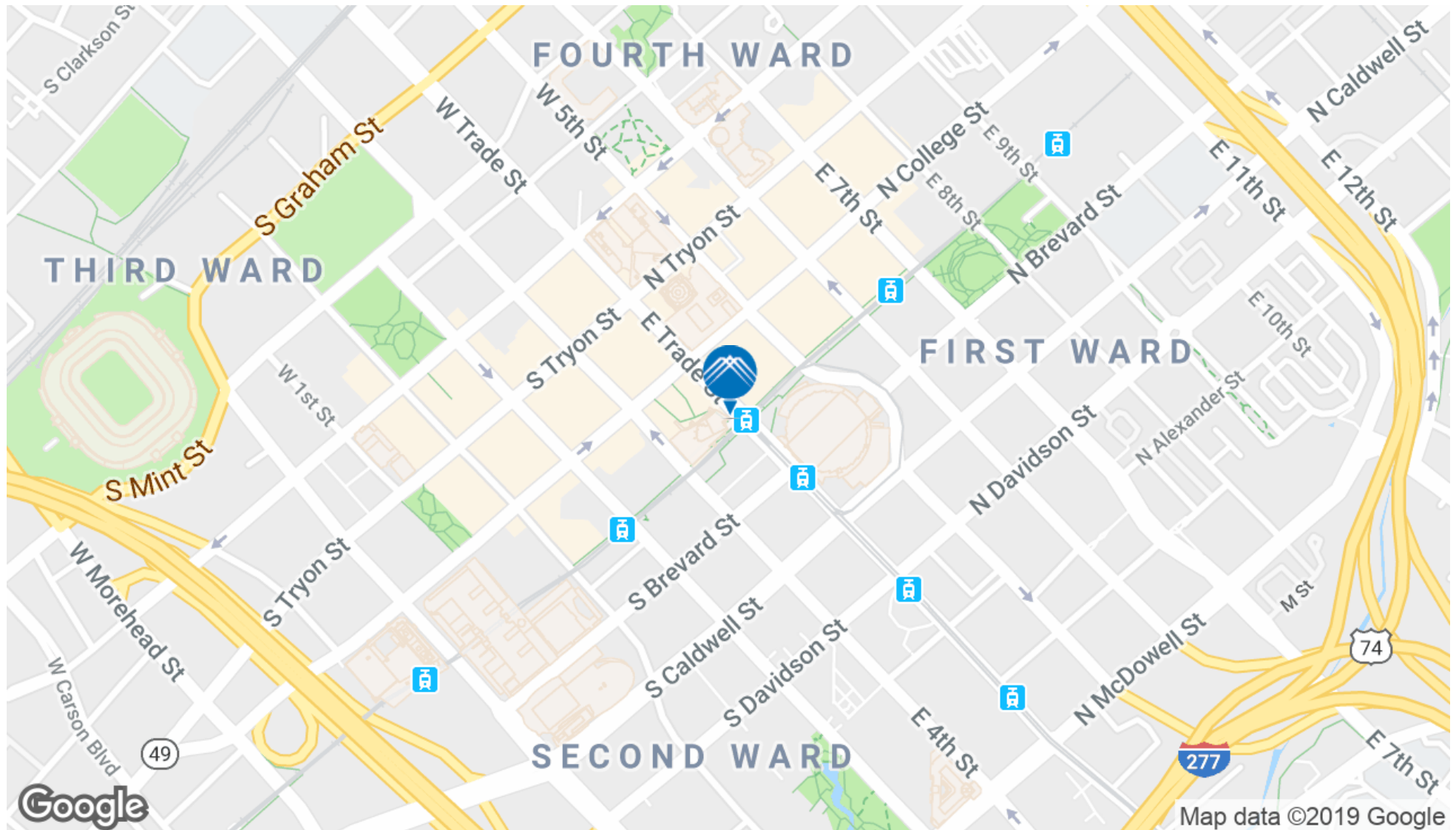


ABOUT AC HOTEL / RESIDENCE INN CHARLOTTE CITY CENTER

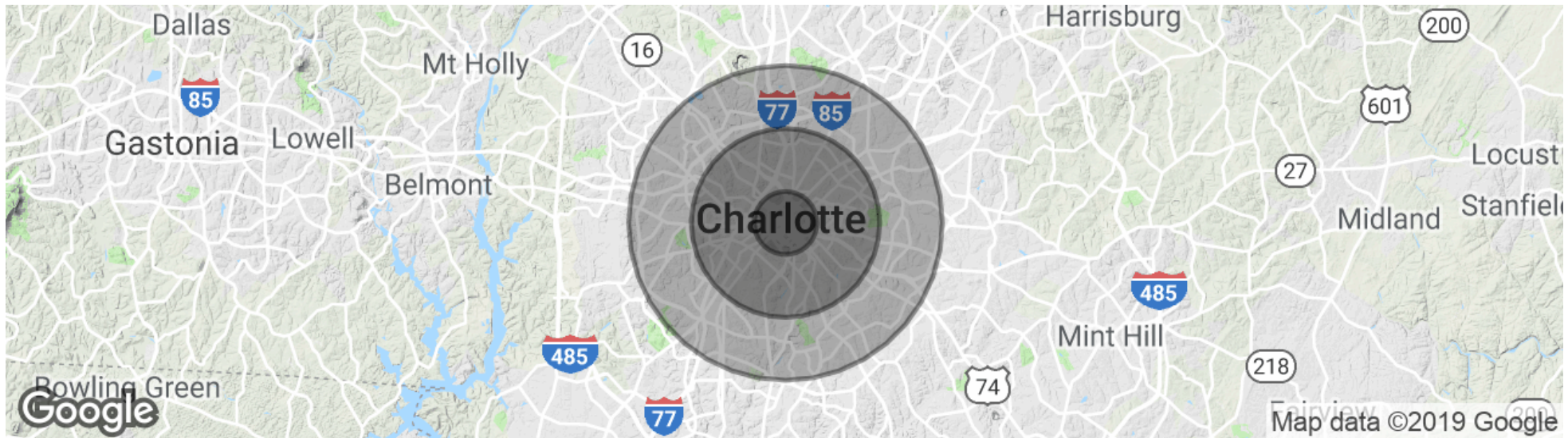
- AC Hotel – the city’s first – and Residence Inn Charlotte City center is a dual-brand hotel located in the heart of Charlotte’s bustling center city.
- The dual-branded hotel offers 300 rooms, a rooftop bar (NuvoLé), retail space, fitness center, library, outdoor spaces and signature gathering spaces.
- NuvoLé Rooftop TwentyTwo is a modern and sophisticated rooftop lounge located on the 22nd story above the AC Hotel & Residence Inn. The sleek bar and lounge serves small plates and eclectic, handcrafted cocktails while also offering sweeping city views and cozy conversation areas.
- Average Daily Guests +/- 550



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,561	80,917	202,902
Median age	31.5	34.4	34.4
Median age (Male)	32.3	33.4	32.7
Median age (Female)	31.2	35.2	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,985	36,955	88,333
# of persons per HH	1.6	2.2	2.3
Average HH income	\$88,583	\$88,099	\$74,148
Average house value	\$472,788	\$441,139	\$399,159

** Demographic data derived from 2010 US Census*