

# MERIDIAN PLACE

Neighborhood boutique office  
offering **unbeatable access**

Up to 30,000 SF of Office Space Available



[WWW.MERIDIANPLACE.COM](http://WWW.MERIDIANPLACE.COM)





# MERIDIAN PLACE

70K VPD

20K VPD

10K VPD

31K VPD

FUTURE TRAFFIC LIGHT

FUTURE TRAFFIC LIGHT

01  
Future Retail/Offices  
Convenient Store

02

03

04  
Future Office  
+/- 30,000 SF

05  
Future Retail

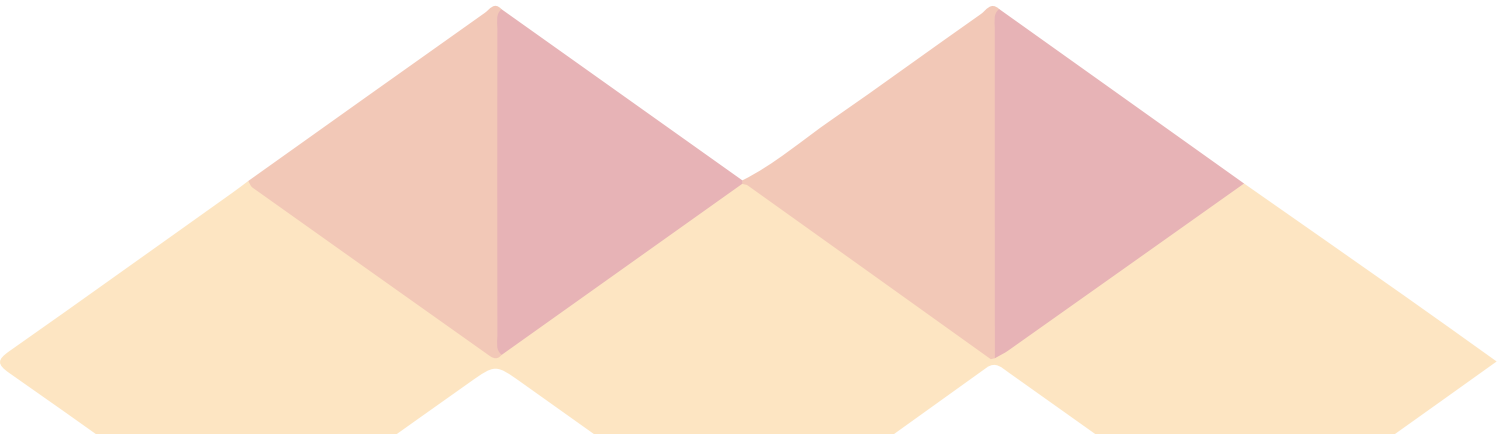
06

07  
Future Grocery Store

08  
Retail

09  
Retail  
  
  
F Mobile  
Splash and Dash

10  
MoRA's Embrace Sculpture





**Meridian Place is a transformative mixed-use community centrally located in the rapidly evolving Monroe Road area in Southeast Charlotte, also known as MoRA.**

This highly visible mixed-use development is designed as a welcoming space that inspires engagement and conversation. Interchange improvements at Idlewild Road and Conference Drive provide Meridian Place retailers and their customers a variety of convenient access roads and the scale of an attractive mixed-use community.

**DEMOGRAPHICS**

*\*Demographics pulled on January 2023*

MILE RADIUS	1 MI	3 MI	5 MI
POPULATION	10,431	105,029	257,233
NO. OF HOUSEHOLDS	3,991	43,432	107,425
AVG. HH INCOME	\$72,400	\$81,776	\$110,547

# Property HIGHLIGHTS

- Neighborhood boutique office offering unbeatable access
- Multi-tenant building or single tenant build-to-suit opportunity
- Site has opportunity for a covered drop-off / pick-up adjacent to entrance
- Building signage opportunity available
- 9 access points for more than 125,000 cars daily
- Nestled in a pedestrian-friendly neighborhood by the future Southeast Rapid Transit
- Mix of retail spaces and build-to-suit opportunities
- MoRA has two of Charlotte’s fastest growing home price zip codes

**UPTOWN**

**PLAZA MIDWOOD**

**WINDSOR PARK**

**ELIZABETH**

**COMMONWEALTH PARK**

**CHANTILLY**

**SHEFFIELD PARK**

- The Fig Tree
- Hawthorne's Pizza
- Sabor Latin Street Grill
- Cajun Queen
- Showmars
- Caswell Station

- Starbucks
- Bond Street Wines
- Taipei Express
- Zio Casual Italian
- Primo Prime
- Harris Teeter
- Volo

**EASTOVER/ MYERS PARK**

**COTSWOLD**

**OAKHURST**

**MERIDIAN PLACE**

- Arby's
- Aldi
- Starbucks
- Five Guys
- Chipotle
- Hala Street Food

**21,069 VPD**

**17,684 VPD**



# Experience THE ENERGY OF MORA

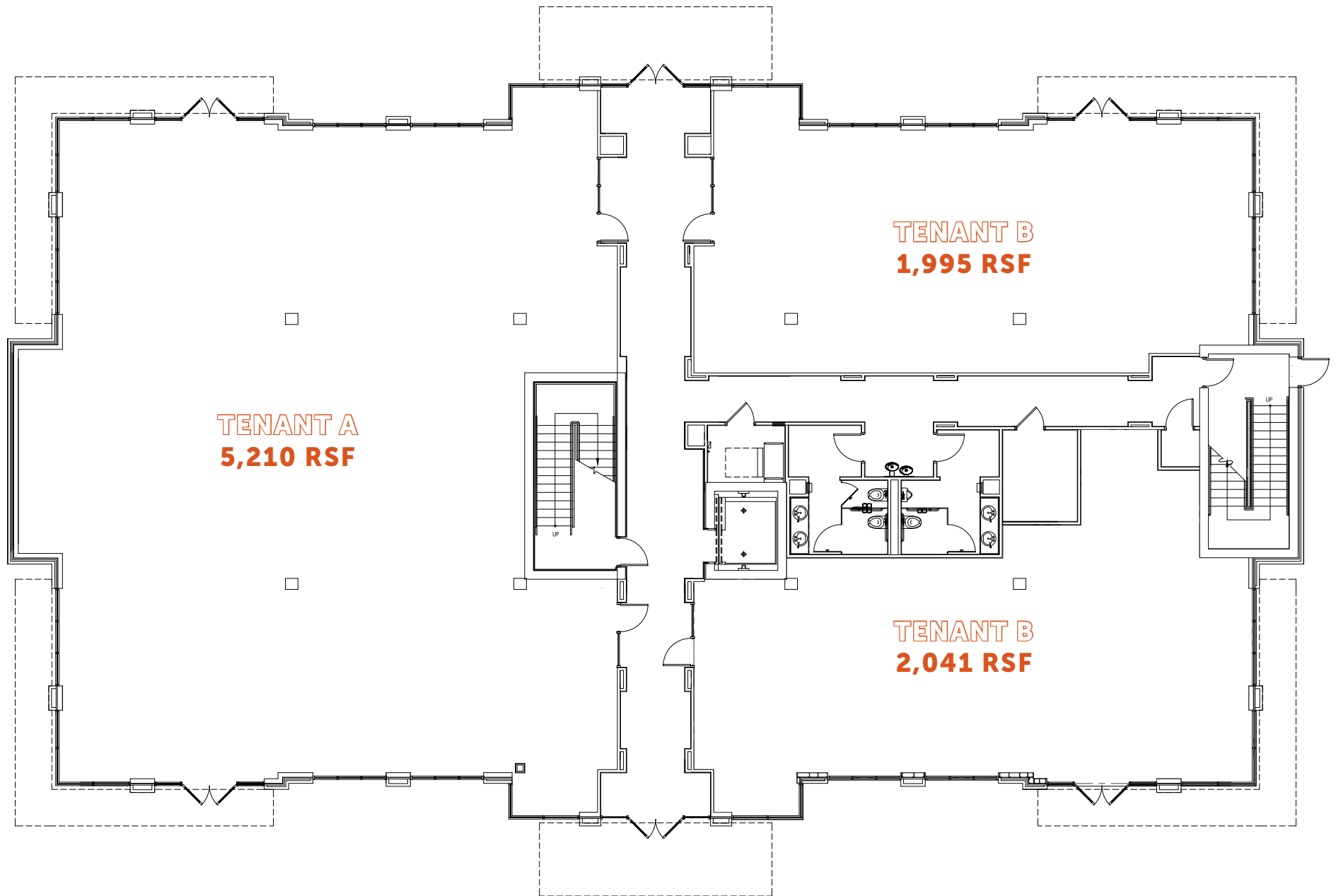
"MONROE ROAD HAS A LONG HISTORY. AT ONE TIME, A LONG TIME AGO, IT WAS US 74. OVER THE YEARS, AGE TOOK ITS TOLL. NOW IT'S COMING BACK STRONGER AND MORE VIBRANT THAN EVER! THANKS MORA."

"AS A RESIDENT OF STONEHAVEN FOR 11 YEARS AND A PARTICIPANT IN MORA FOR 6 YEARS, I'VE BEEN IMPRESSED WITH THE COMMUNITY SUPPORT FOR MORA. EACH EVENT, WHETHER EMBRACE, THURSDAYS LIVE OR THE PATCHWORK PROJECT, HAS BROUGHT OUT NEW AND RETURNING NEIGHBORS TO HELP. I AM PARTICULARLY HEARTENED BY THE NUMBER

OF YOUNGER FAMILIES THAT HAVE MOVED TO THE NEIGHBORHOODS FOR OUR SCHOOLS AND LOCATION."

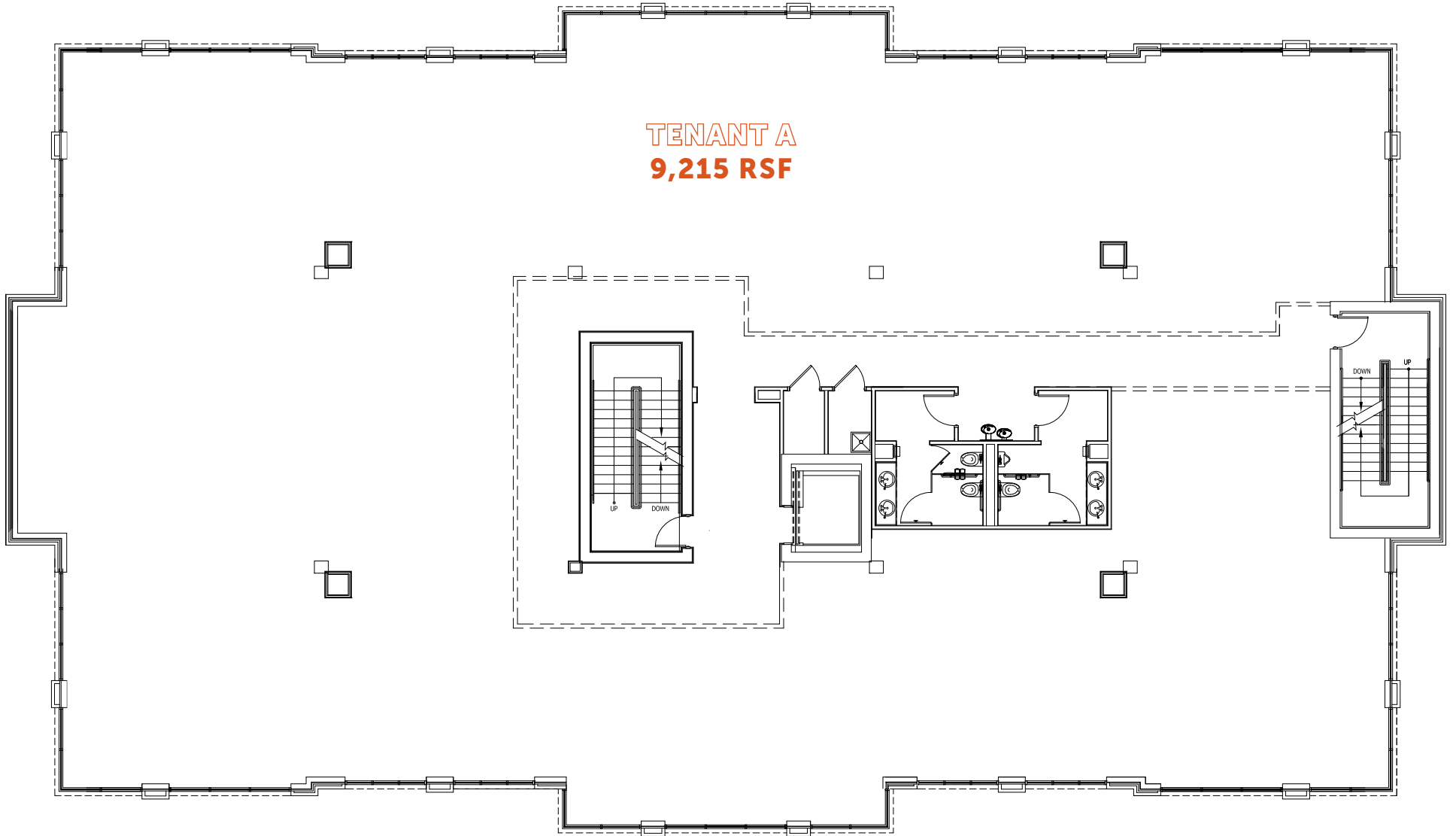


# GROUND LEVEL FLOOR PLAN



# 2<sup>nd</sup>/3<sup>rd</sup> LEVEL FLOOR PLAN

TENANT A  
9,215 RSF





# MERIDIAN PLACE

FOR LEASING INFORMATION



Ryan Thompson  
(704) 451-7065  
Ryan.Thompson@childressklein.com

Travis Hart  
(704) 390-9956  
Travis.Hart@childressklein.com

Laurel Drummond  
(704) 343-4327  
Laurel.Drummond@childressklein.com

[WWW.MERIDIANPLACE.COM](http://WWW.MERIDIANPLACE.COM)