

# 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 and 4,800 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
- Easily accessible and in close proximity (0.74 mi) to I-485 (112,000 AADT)



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



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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	Westlake Ace Hardware	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	Available	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	Kumon	1,667 SF



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