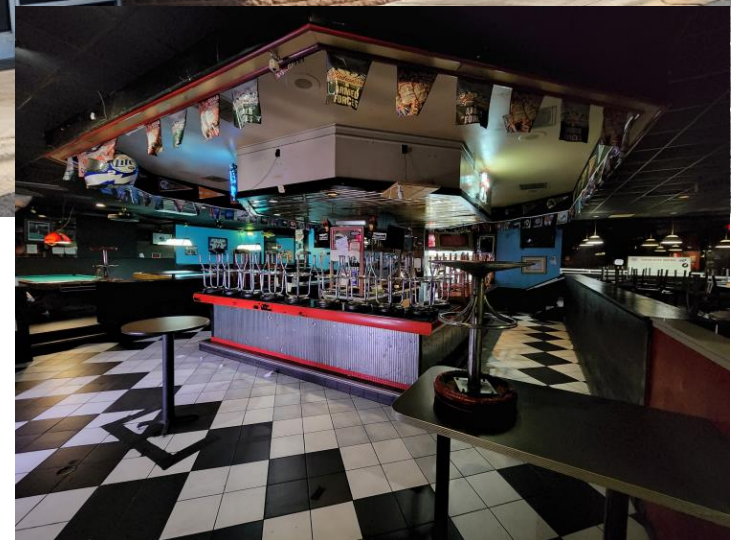


5,600 Sq Ft of Fully-Equipped Restaurant for Lease

Woodlawn Marketplace

200 West Woodlawn Road, Charlotte, NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



3 billiards tables + 2 dining areas





Fully-equipped bar



Executive Summary

Woodlawn Marketplace is located directly off of Woodlawn Road at I-77 Exit 6 at the intersection of Woodlawn Road & Billy Graham Parkway. Woodlawn Road is one of the most convenient, central locations in all of Charlotte.

The site is in close proximity to all areas of Charlotte— just 1.4 miles to Charlotte-Douglas International Airport & 10 minutes to uptown, Southpark, and Ballantyne. It is located in the bustling “Lower SouthEnd” office, dining, and microbrew submarket of Charlotte.

This center has ample parking from 258 on-site spaces and has new LED lighting in the parking lots. The property was fully repainted in

2021. Numerous national hotel franchises are located within walking distance, including the Ramada Inn & Conference Center, Clarion and the Radisson Charlotte Airport South.

The new Woodlawn Green, a 9-acre mixed use development with 194-unit luxury townhomes, is directly across Woodlawn Road from this site.

The former restaurant space is 5,600 SF and is delivered fully-equipped with all FF&E included and conveying in “as is” condition. Ample kitchen space is available along with 3 walk-ins.





Fully-equipped kitchen with LED lighting

All FF&E included in “as is” condition in base rental rate

Dishwasher conveys with the premises and is not leased



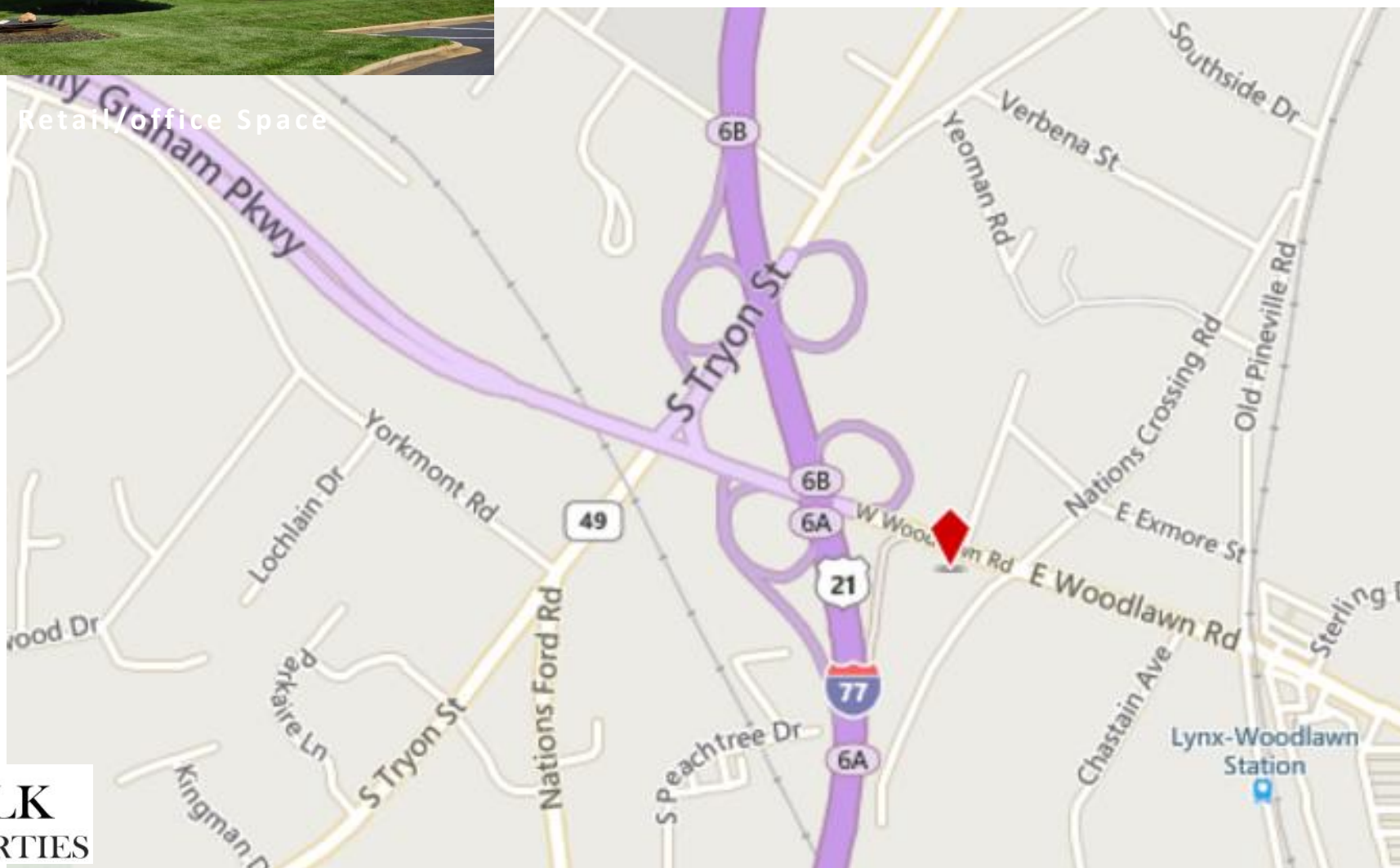


Retail/office Space

Pylon
Signage
panel
available

Traffic Counts

S.Tryon St	25,000 vehicles/day
Woodlawn Road	40,000 vehicles/day
I-77	147,000 vehicles/day



BVBELK
PROPERTIES

Leasing Plan 2022

200-G 5,600 SF



147,000 cars per day



RAMADA

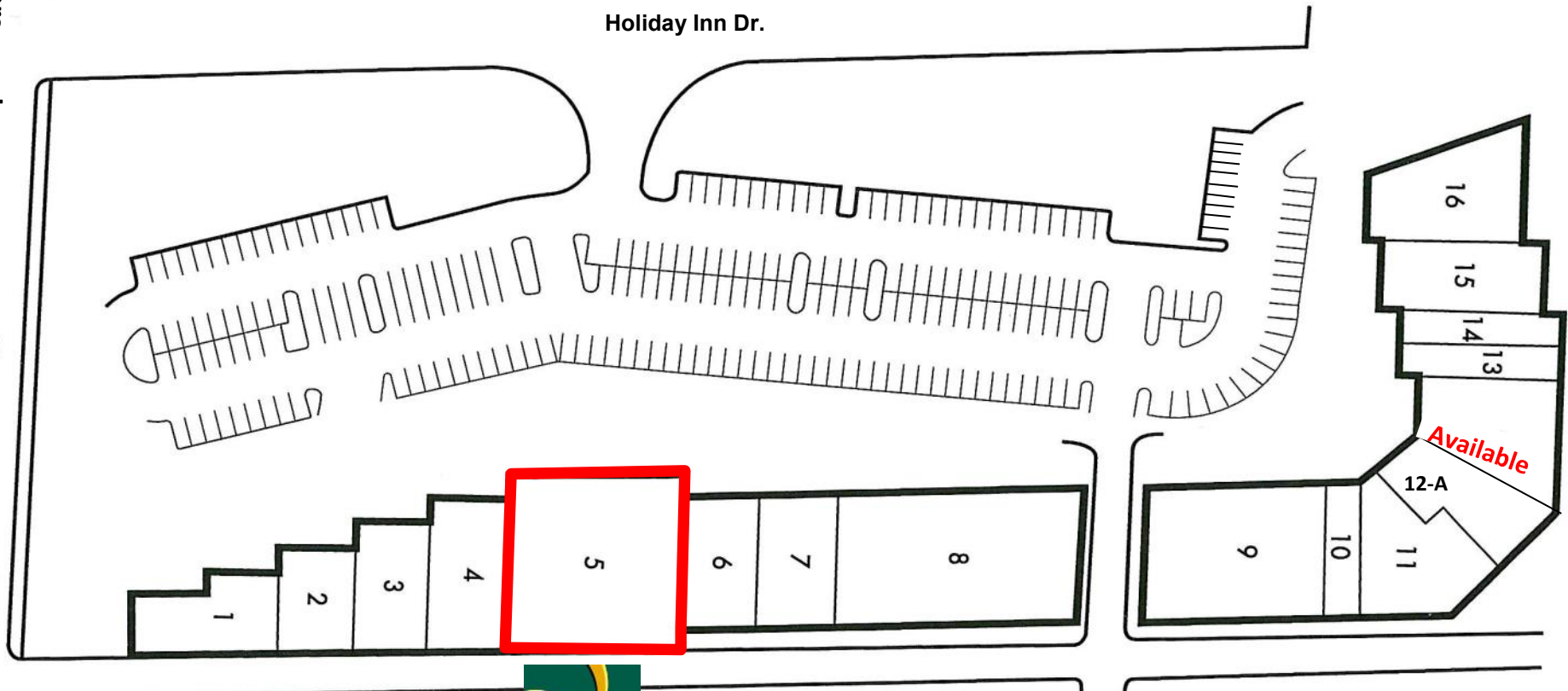


Radisson

Holiday Inn Dr.

40,000 cars per day

Woodlawn



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PROPERTIES



Total GLA of Center

42,587 Sq Ft

Available SF:

5,600 Sq Ft (204-D1)

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1815/-80.8838

RS1

204 W Woodlawn Rd Charlotte, NC 28217		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	5,682	91,918	231,035	743,177
	2025 Projected Population	6,050	98,919	248,782	800,250
	2010 Census Population	5,297	70,128	174,129	609,117
	2000 Census Population	4,379	64,703	157,903	514,844
	Projected Annual Growth 2020 to 2025	1.3%	1.5%	1.5%	1.5%
HOUSEHOLDS	Historical Annual Growth 2000 to 2020	1.5%	2.1%	2.3%	2.2%
	2020 Median Age	33.4	33.7	34.6	35.8
	2020 Estimated Households	2,441	41,171	106,462	309,424
	2025 Projected Households	2,634	44,611	115,351	335,123
	2010 Census Households	2,241	30,378	75,230	244,778
RACE AND ETHNICITY	2000 Census Households	1,778	27,626	67,136	207,758
	Projected Annual Growth 2020 to 2025	1.6%	1.7%	1.7%	1.7%
	Historical Annual Growth 2000 to 2020	1.9%	2.5%	2.9%	2.4%
	2020 Estimated White	50.2%	49.0%	51.9%	49.0%
	2020 Estimated Black or African American	25.2%	34.0%	33.6%	34.8%
INCOME	2020 Estimated Asian or Pacific Islander	8.8%	6.0%	5.7%	6.1%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.5%	0.4%	0.5%
	2020 Estimated Other Races	14.8%	10.5%	8.4%	9.7%
	2020 Estimated Hispanic	22.5%	16.3%	13.1%	14.1%
	2020 Estimated Average Household Income	\$64,427	\$96,619	\$110,680	\$97,947
EDUCATION (AGE 25+)	2020 Estimated Median Household Income	\$60,829	\$74,597	\$78,741	\$73,030
	2020 Estimated Per Capita Income	\$27,694	\$43,381	\$51,265	\$40,910
	2020 Estimated Elementary (Grade Level 0 to 8)	4.4%	5.5%	4.3%	5.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.4%	5.7%	6.1%
	2020 Estimated High School Graduate	21.4%	15.8%	14.9%	18.4%
BUSINESS	2020 Estimated Some College	15.4%	17.1%	16.4%	19.2%
	2020 Estimated Associates Degree Only	6.2%	6.3%	6.2%	7.5%
	2020 Estimated Bachelors Degree Only	34.9%	31.6%	33.6%	28.3%
	2020 Estimated Graduate Degree	12.1%	17.4%	19.0%	15.0%
	2020 Estimated Total Businesses	1,332	7,787	21,915	40,556
	2020 Estimated Total Employees	13,633	87,721	272,880	456,146
	2020 Estimated Employee Population per Business	10.2	11.3	12.5	11.2
	2020 Estimated Residential Population per Business	4.3	11.8	10.5	18.3

Demographics Snapshot