



EAST TOWN MARKET

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5820 E WT HARRIS BLVD, CHARLOTTE NC 28215



THE PROPERTY

Location **5820 E WT Harris Blvd
Charlotte, NC 28215**

County **Mecklenburg**

HIGHLIGHTS

- An open-air retail and office center in the heart of East Charlotte offering a diverse, growing mix of retailers, restaurants & services.
- Ground floor retail with 2nd level office.
- Diverse retail and office tenant mix for over 20 years.
- Newly renovated offices and common areas and AT&T Fiber internet option.
- Luxurious shared conference room.
- Convenient break room.
- 15% core factor added to space square footage



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,563	92,434	241,025

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$50,519	\$53,110	\$65,443

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,980	33,496	90,672

Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
T222-A Vacant	2	+/- 925 SF	\$18	Gross	Rent: \$1,596 per month
T230 Vacant	2	+/- 926 SF	\$18	Gross	Rent: \$1,598 per month.
T110 Occupied	2	+/- 1,302 SF	\$23	Gross	Rent: \$2,870 per month. Furnished office space

PROPERTY FEATURES

CURRENT OCCUPANCY	92.00%
BUILDING SF	181,224
GLA (SF)	181,224
LAND ACRES	16.53
YEAR BUILT	1985
YEAR RENOVATED	2019
ZONING TYPE	B1SCD
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	762
PARKING RATIO	6.97
CORNER LOCATION	Yes
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

TENANT INFORMATION

MAJOR TENANT/S	Compare Foods
LEASE TYPE	Gross



About East Town Market

- East Town Market is located in East Charlotte off of N. Sharon Amity, Milton Road and Harris Blvd. The center consists of approximately 141,000 square feet of retail space downstairs and 42,000 square feet of office space upstairs. The center is anchored by Compare Foods, which has excellent visibility and access with five points of entrance.
- Charlotte is the largest city in North Carolina, which, as a state, has the fastest growing Hispanic population on a percentage basis in the United States.

The center was acquired in 2007 and is currently undergoing significant renovations to increase its appeal to the local community.

Major tenants include Compare Foods, First Citizens Bank, McDonalds and Jackson Hewitt.

About Charlotte, NC

- Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

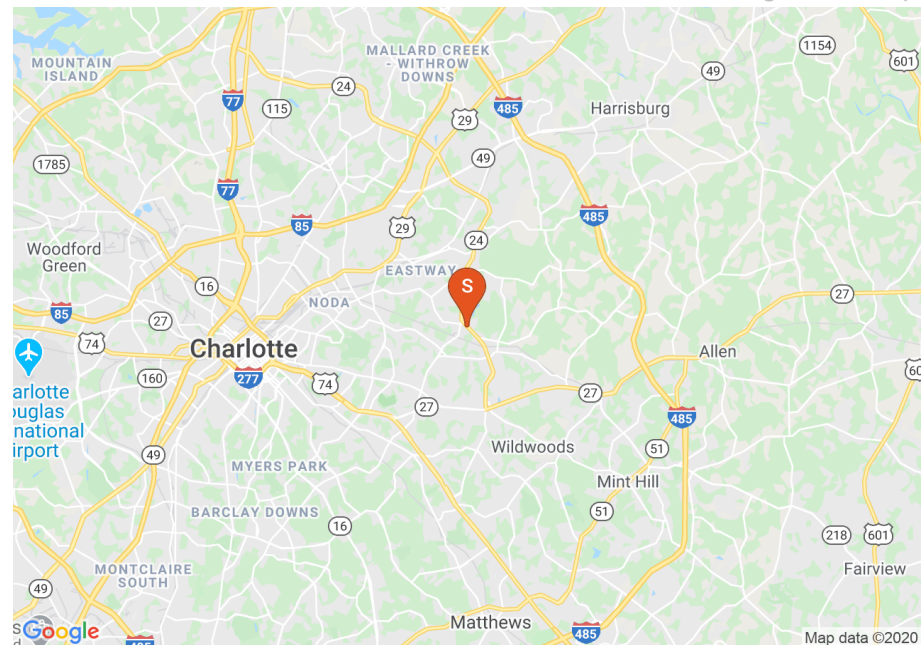
Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

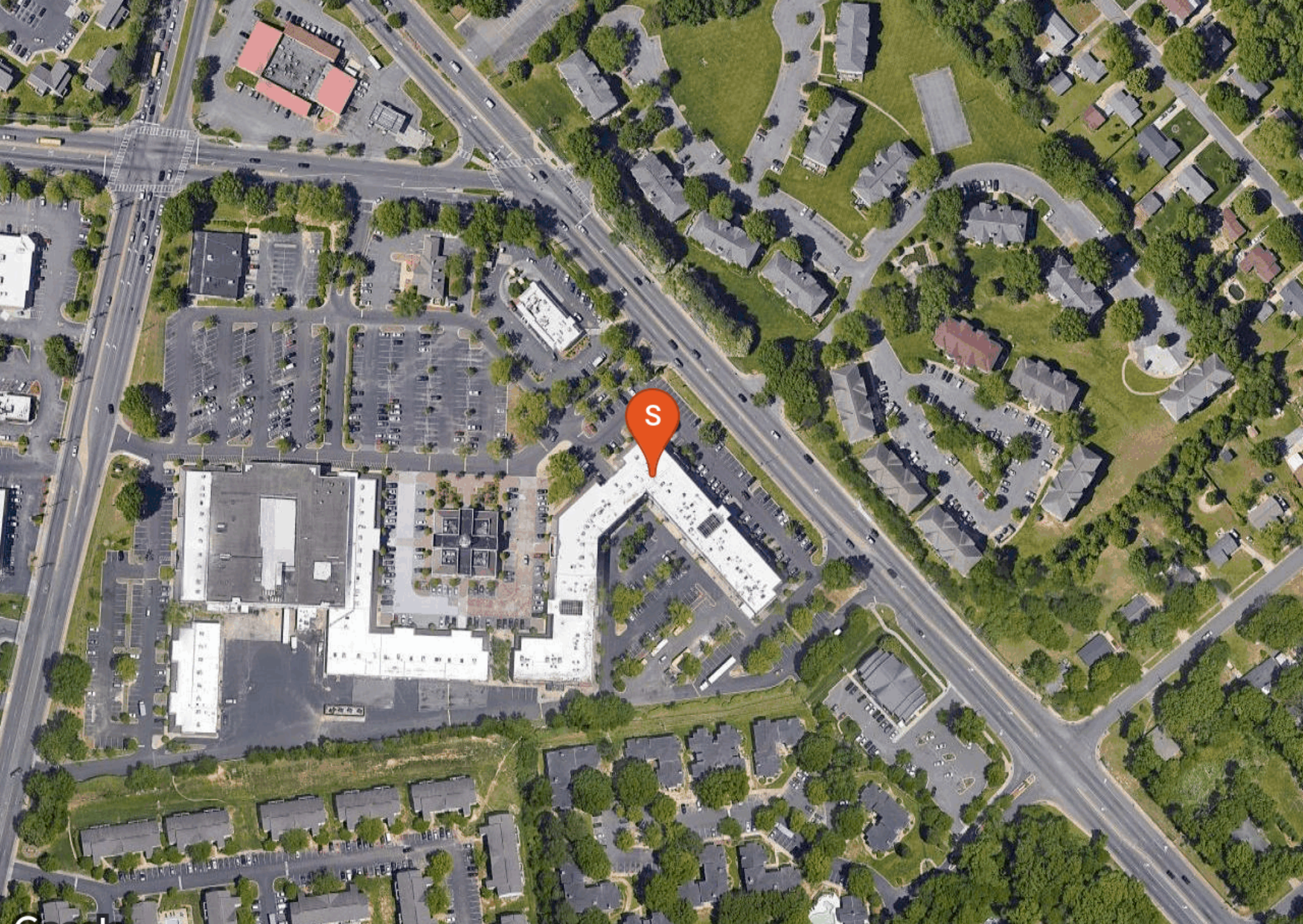
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Locator Map

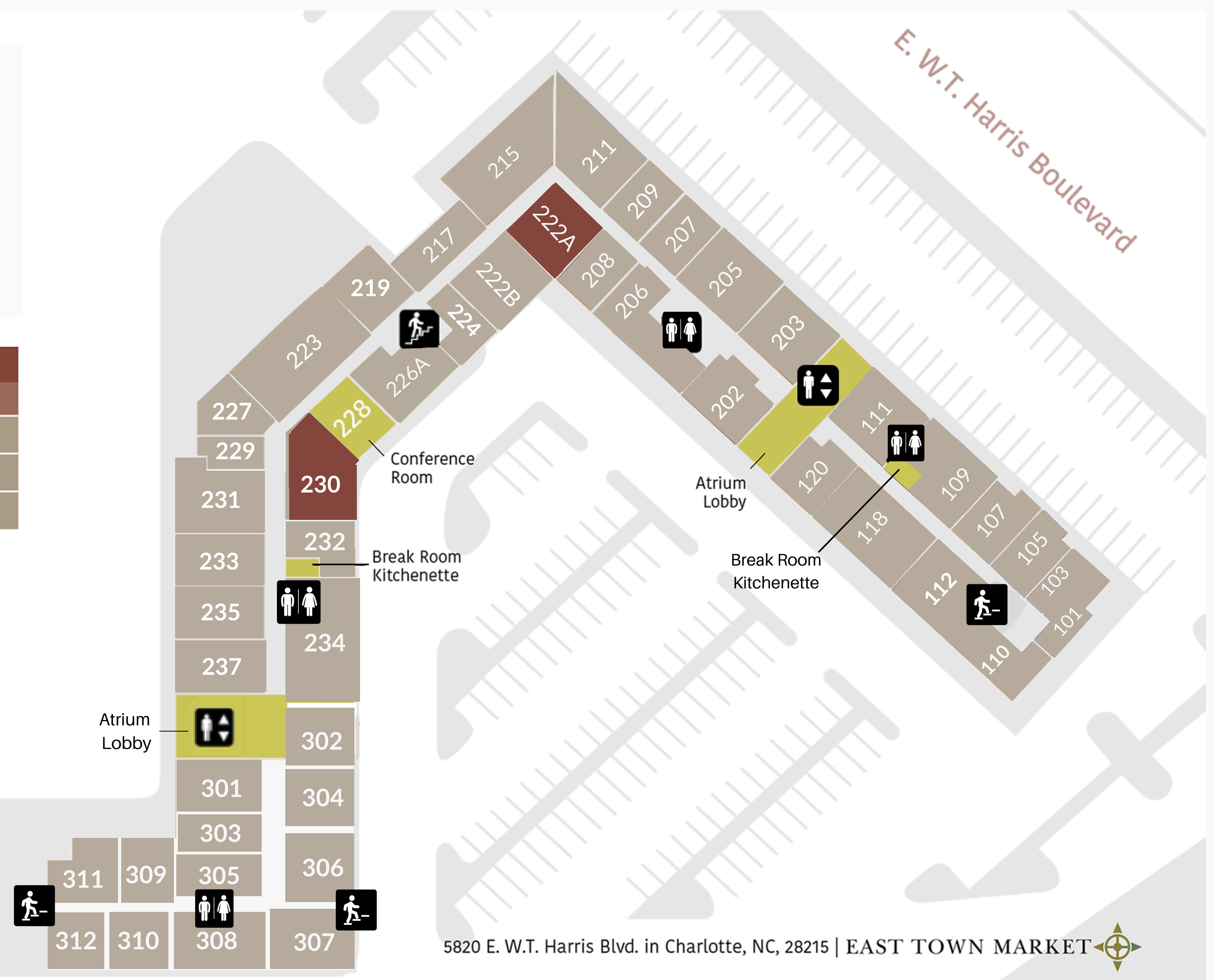


Regional Map



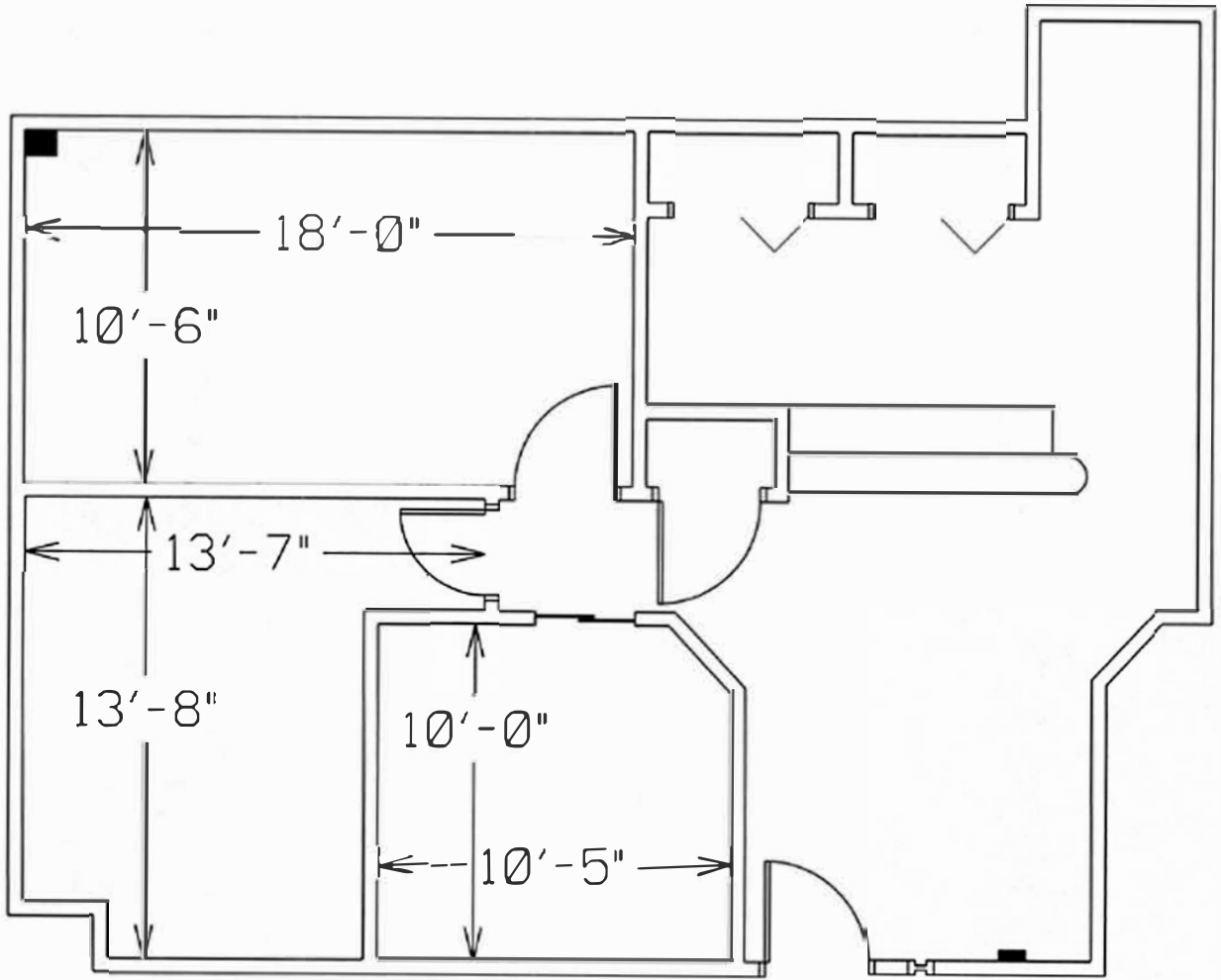


LEVEL 2	
Property 16.4 acres	
Available	
Leased	
Common Space	

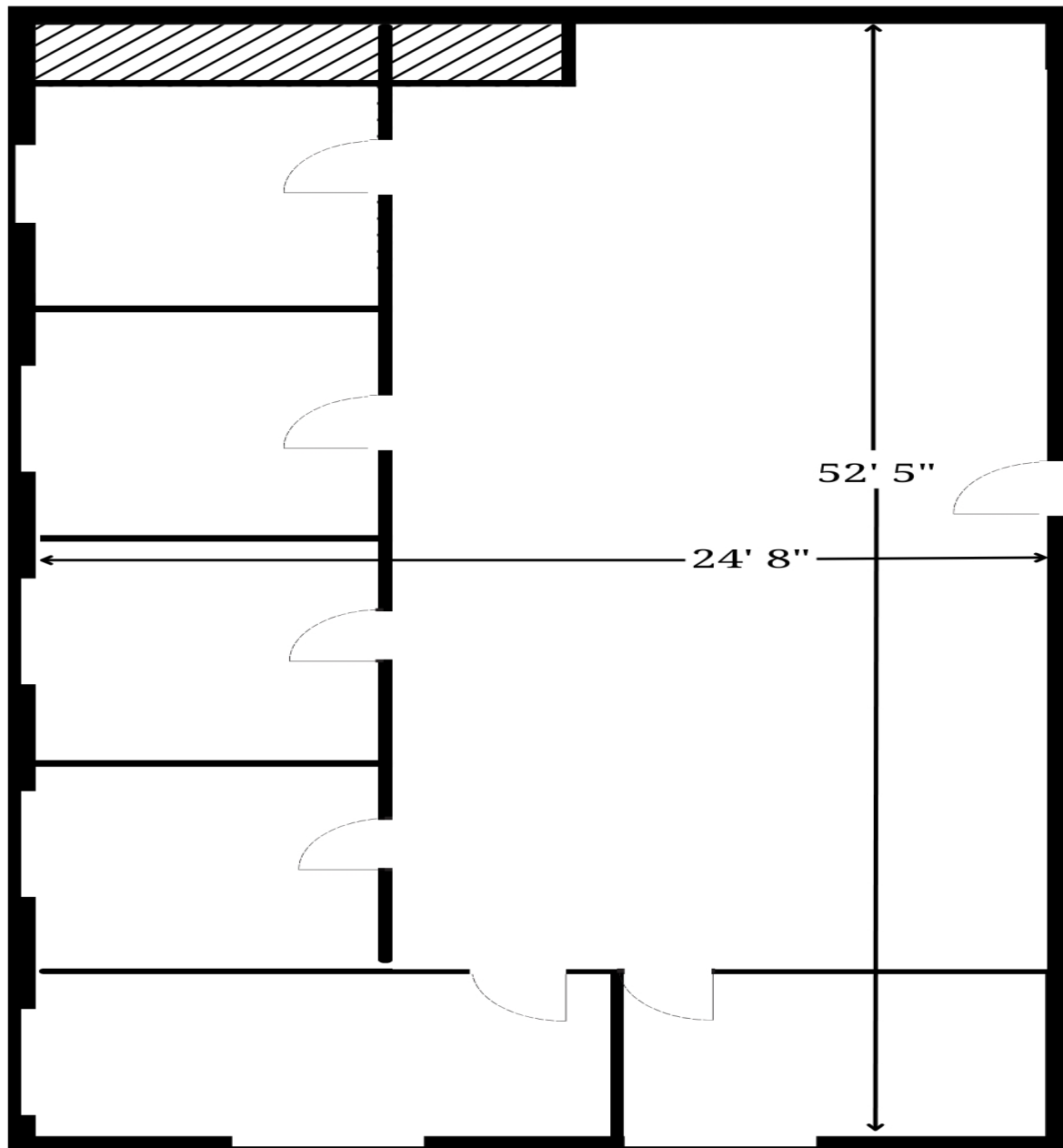


5820 E. W.T. Harris Blvd. in Charlotte, NC, 28215 | EAST TOWN MARKET

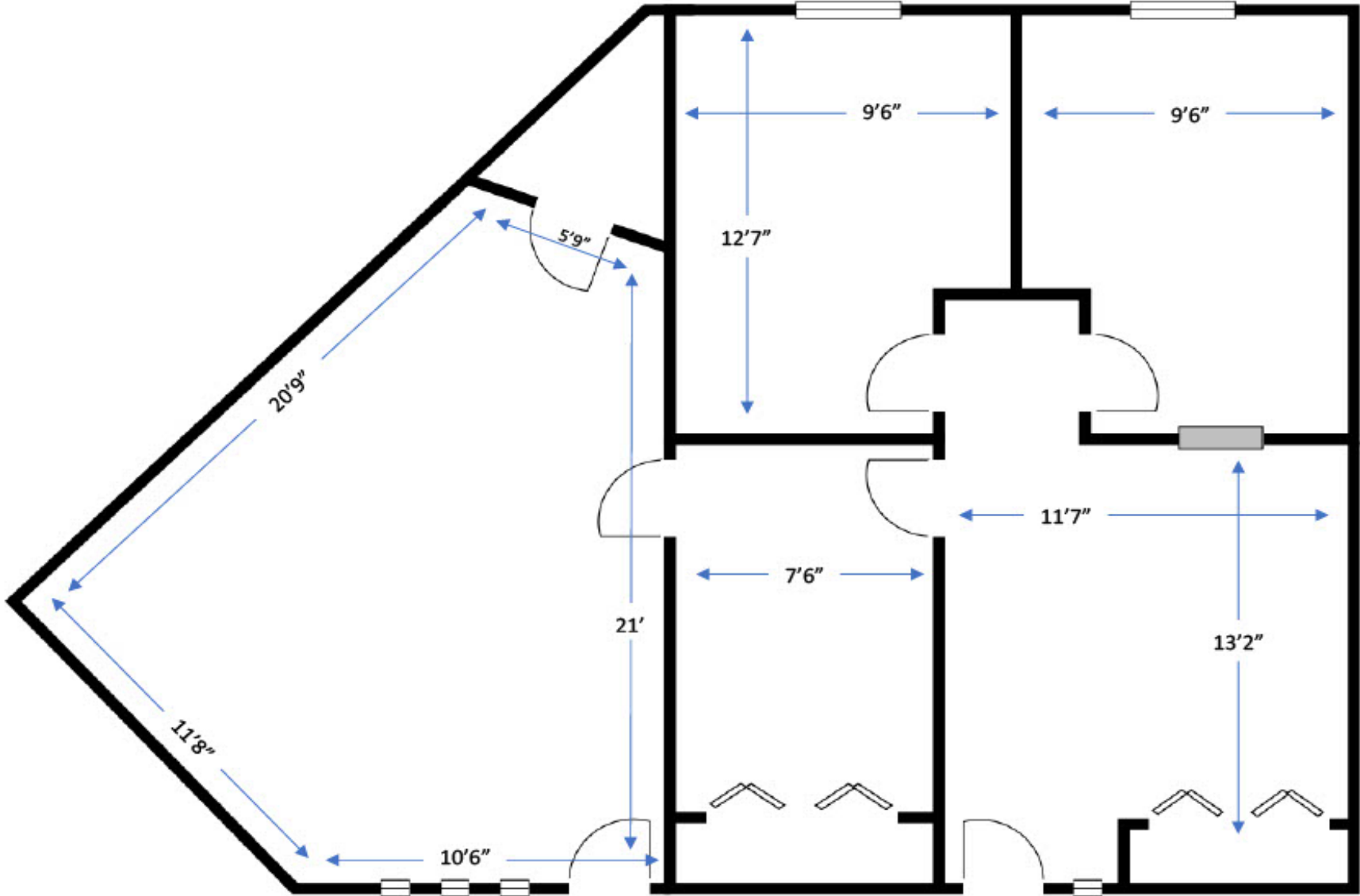
SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
101	Safe at Home Care, LLC	685	202	Swaggerz Barbershop	1,143	217	Choose B.E.T.T.E.R 4 U	880	229	Lyon Shield Security	480	302	Self Talk Counseling & Consulting	560
103	US Army	775	203	Forever Beauty Artistry	1,011	219	Med.Ish Laser Spa	475	230	AVAILABLE	926	304	Self Talk Counseling & Consulting	586
105	She Heals Journey, PLLC	600	205	Heart of the House Hospitality	992	222A	AVAILABLE	925	231	CharMarie Photography	972	306	Harmony Health PLLC	837
107	ZenChi	690	206	Rhian Brook Studios	1,120	222B	Savvy Pioneer	673	232	New Heights Behavioral Health	752	307	Harmony Health PLLC	709
109	Safe at Home Care, LLC	843	207	Efficient Care Services Inc	725	223	Lopez & Associates of NC	1,320	233	The Village Behavioral Healthcare Services	854	308	Harmony Health PLLC	758
111	Capelli 55 Beauty	857	208	A1 Medical Equipment&Supply	610	224	LT & Associates	500	234	Self Talk Counseling & Consulting	1,114	310	Harmony Health PLLC	515
110	Management Office	1,302	209	Era Salon & Spa	625	226A	Queen City Glam Artistry	946	235	Step One Research Group	570	312	Harmony Health PLLC	576
112	NOIRE Group	798	211	Benjamin Logistic Services	1,400	227	US Tax Express	656	237	DGM Cleaning Services, LLC	560	301	Aspire Community Capital	905
118	Karolinas Home Care/Transportation	1,200	215	Resolute Charlotte	1,450	228	Conference Room	629				303	Aspire Community Capital	539
120	Trinity Counseling Services	567										305	Level Up Studios	590
												309	AfroSpace	820
												311	AfroSpace	1,043
													TOTAL SQ FT	39,063



5820 E WT HARRIS BLVD
SUITE 222A
925 SF



5820 E WT HARRIS BLVD
SUITE 110
1,302 SQFT



3126 MILTON RD
 SUITE 230
 926 SQFT







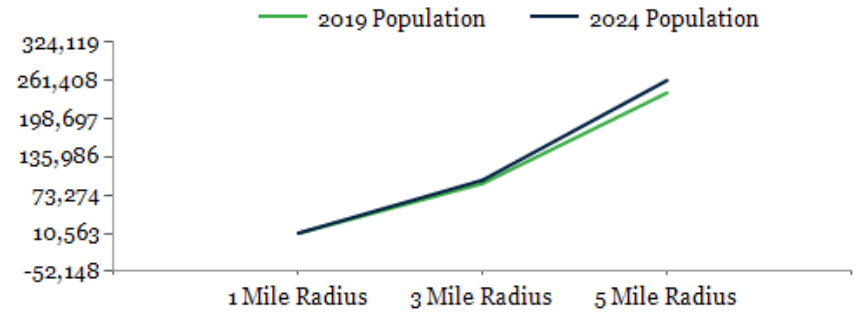




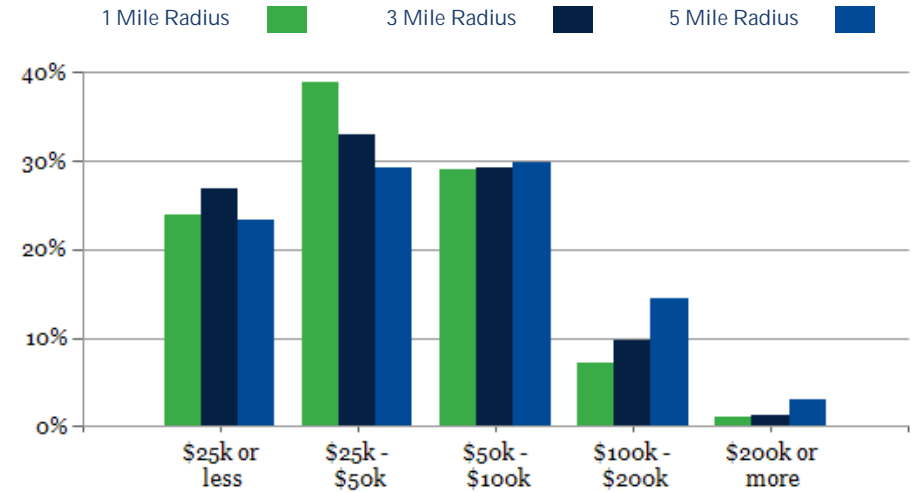
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,889	75,754	183,808
2010 Population	9,903	84,333	208,952
2019 Population	10,563	92,434	241,025
2024 Population	10,909	97,902	261,408
2019-2024: Population: Growth Rate	3.25%	5.80%	8.20%

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	542	4,322	10,327
\$15,000-\$24,999	412	4,689	10,770
\$25,000-\$34,999	705	5,092	11,770
\$35,000-\$49,999	839	5,929	14,742
\$50,000-\$74,999	854	6,707	17,493
\$75,000-\$99,999	299	3,115	9,557
\$100,000-\$149,999	237	2,658	9,657
\$150,000-\$199,999	48	589	3,523
\$200,000 or greater	44	395	2,833
Median HH Income	\$39,555	\$40,394	\$46,979
Average HH Income	\$50,519	\$53,110	\$65,443

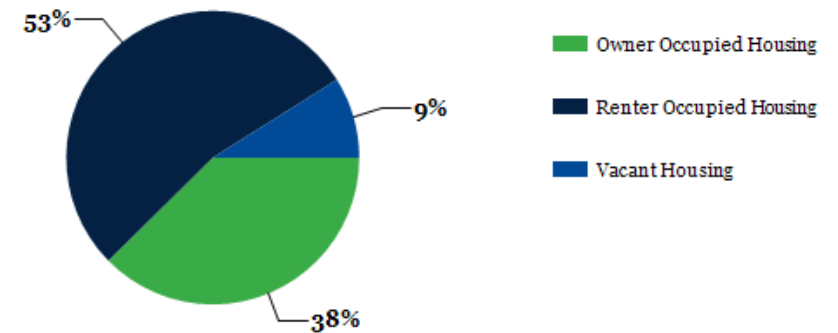
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,780	31,266	77,079
2010 Total Households	3,812	31,194	79,092
2019 Total Households	3,980	33,496	90,672
2024 Total Households	4,082	35,236	98,263
2019 Average Household Size	2.65	2.74	2.61
2019-2024: Households: Growth Rate	2.55%	5.10%	8.10%



2019 Household Income



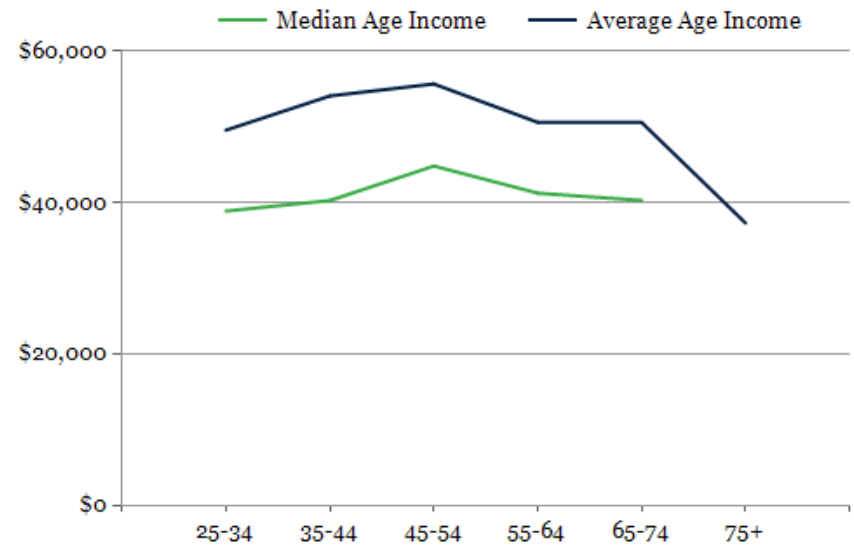
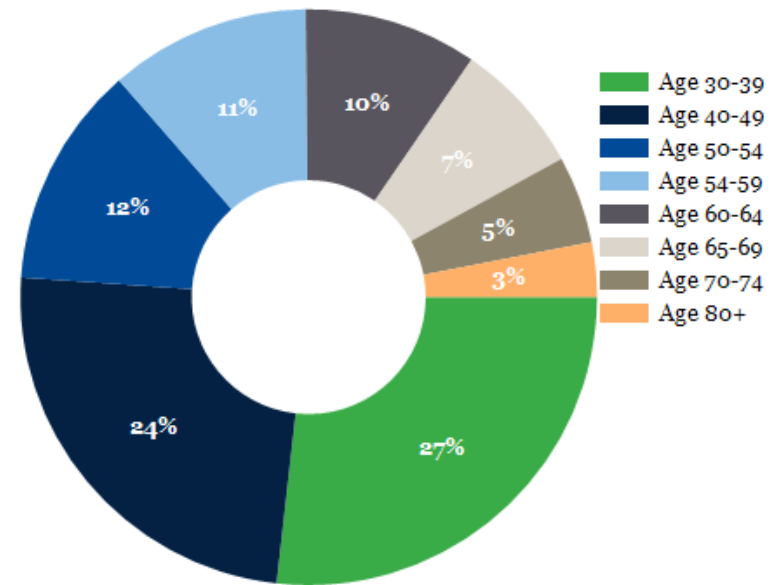
2019 Own vs. Rent - 1 Mile Radius



Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	789	7,526	20,075
2019 Population Age 35-39	718	6,742	18,334
2019 Population Age 40-44	684	5,986	16,152
2019 Population Age 45-49	684	5,780	15,422
2019 Population Age 50-54	702	5,255	13,996
2019 Population Age 55-59	634	5,056	13,466
2019 Population Age 60-64	547	4,371	11,343
2019 Population Age 65-69	420	3,561	9,006
2019 Population Age 70-74	276	2,571	6,593
2019 Population Age 75-79	173	1,657	4,176
2019 Population Age 80-84	111	1,113	2,677
2019 Population Age 85+	90	1,338	2,832
2019 Population Age 18+	7,784	67,942	181,677
2019 Median Age	34	33	33
2024 Median Age	34	34	34

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,865	\$41,613	\$48,919
Average Household Income 25-34	\$49,558	\$53,791	\$63,494
Median Household Income 35-44	\$40,260	\$42,005	\$52,826
Average Household Income 35-44	\$54,080	\$56,597	\$74,917
Median Household Income 45-54	\$44,820	\$50,296	\$55,693
Average Household Income 45-54	\$55,670	\$62,114	\$76,553
Median Household Income 55-64	\$41,233	\$45,221	\$51,139
Average Household Income 55-64	\$50,596	\$55,622	\$67,690
Median Household Income 65-74	\$40,277	\$38,069	\$40,975
Average Household Income 65-74	\$50,569	\$47,496	\$56,738
Average Household Income 75+	\$37,281	\$33,607	\$39,889



East Town Market

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Exclusively Listed By



Kasandra Brew Blum

One Alliance Companies
Leasing Specialist
(704) 765-4620
leasing@onealliancecompanies.com



Mark Quincy

One Alliance Companies
Broker
(704) 765-4620
mark@onealliancecompanies.com

