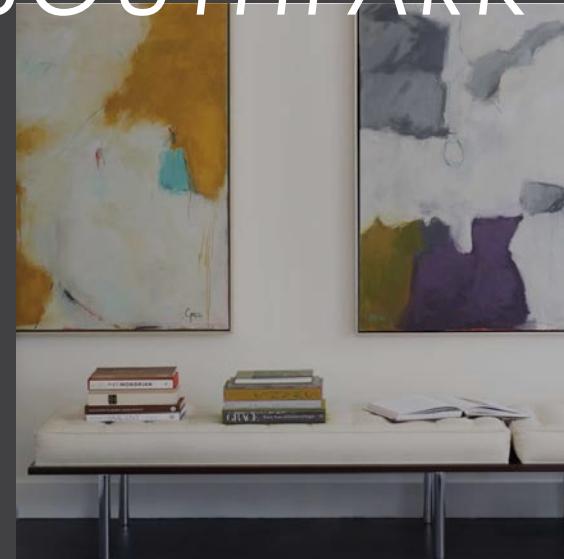




## MORRISON AT SOUTHPARK



MORRISON

FOUNDRY  
COMMERCIAL



## RETAILER SUCCESS AT MORRISON

### CAPITOL

In 1997, Charlotte retailer Laura Vinroot Poole founded Capitol, a premier clothing store featuring designs from Valentino, Balenciaga, and others. Initially at Phillips Place, the store later moved to Morrison and has thrived there for 15 years – becoming known as a fashion destination for the South.



### boem

"When Megan Orrell opened **Boem**, a women's boutique in Morrison in 2008, SouthPark was the only location she considered. Since then, she's opened two more locations in Blakeney and in South End but says **SouthPark remains the flagship and top location for sales**. She expanded to South End in 2020 to take some pressure off of the success of the Morrison location."

—CHARLOTTE BUSINESS JOURNAL



—LAURA VINROOT POOLE, OWNER OF CAPITOL

## WHY SOUTHPARK?

11.5%  
GROWTH

3 MILLION  
SF

\$1  
BILLION

Anticipating an **11.5% population growth** in the next four years, SouthPark stands out as an ideal live-work-play destination, offering highly rated schools, stylish neighborhoods, and convenient access to the airport and uptown.

SouthPark boasts over 350 stores, eateries, and service providers spread across nearly **3 million square feet** of retail space and 12 unique shopping destinations.

With over **\$1 billion** planned in new development, SouthPark is an ideal hub for companies, talent, and customers.



## PROPERTY DETAILS

- Mixed-use specialty center located in Charlotte's prestigious SouthPark submarket
- Anchored by Barnes & Noble
- Walking distance from SouthPark Mall, a 1.6 million SF destination featuring Neiman Marcus, Nordstrom, Crate & Barrel and more
- More than 59,000 people working within a 3-mile radius and located approximately 5 miles from uptown Charlotte



### BUILDING FEATURES

PROPERTY SIZE 129,202 SF

### TRAFFIC

COLONY RD	16,640 VPD
SHARON RD	36,837 VPD

### 1 MILE RADIUS

10,557  
ESTIMATED POPULATION 2024

41.5  
AVERAGE AGE

\$1.23M  
MEDIAN HOME VALUE

\$297,232  
AVG HOUSEHOLD INCOME

SOURCE: REGIS

### 3 MILE RADIUS

95,542  
ESTIMATED POPULATION 2024

39.6  
AVERAGE AGE

\$810,015  
MEDIAN HOME VALUE

\$234,564  
AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

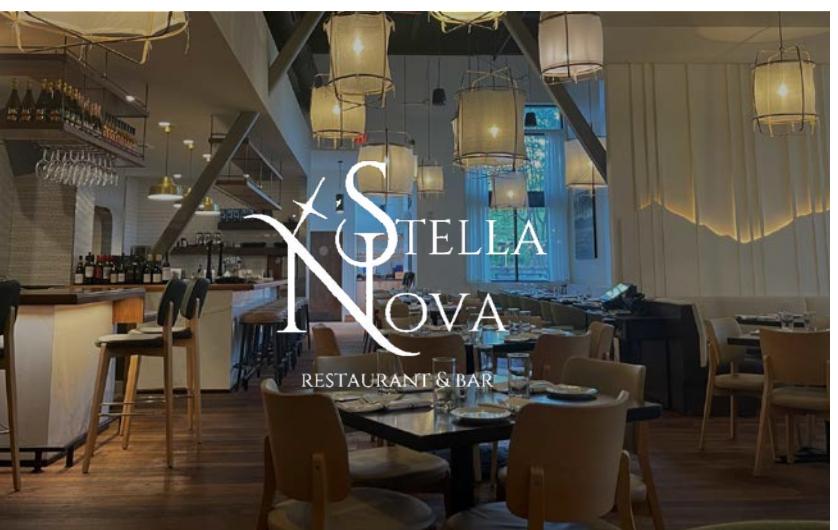
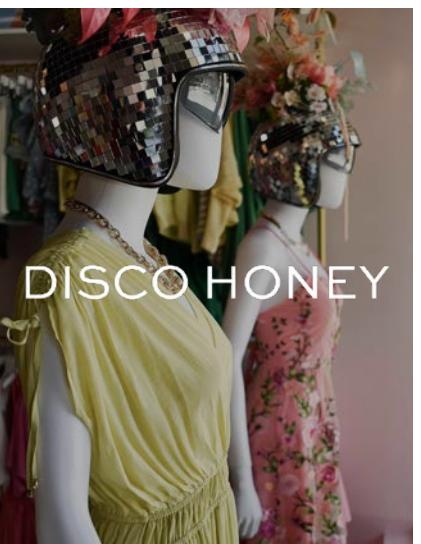
278,775  
ESTIMATED POPULATION 2024

36.4  
AVERAGE AGE

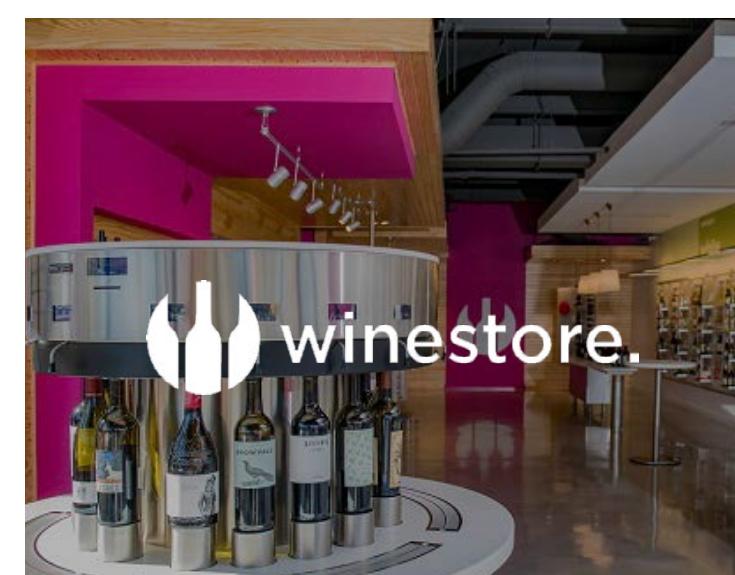
\$628,456  
MEDIAN HOME VALUE

\$167,151  
AVG HOUSEHOLD INCOME

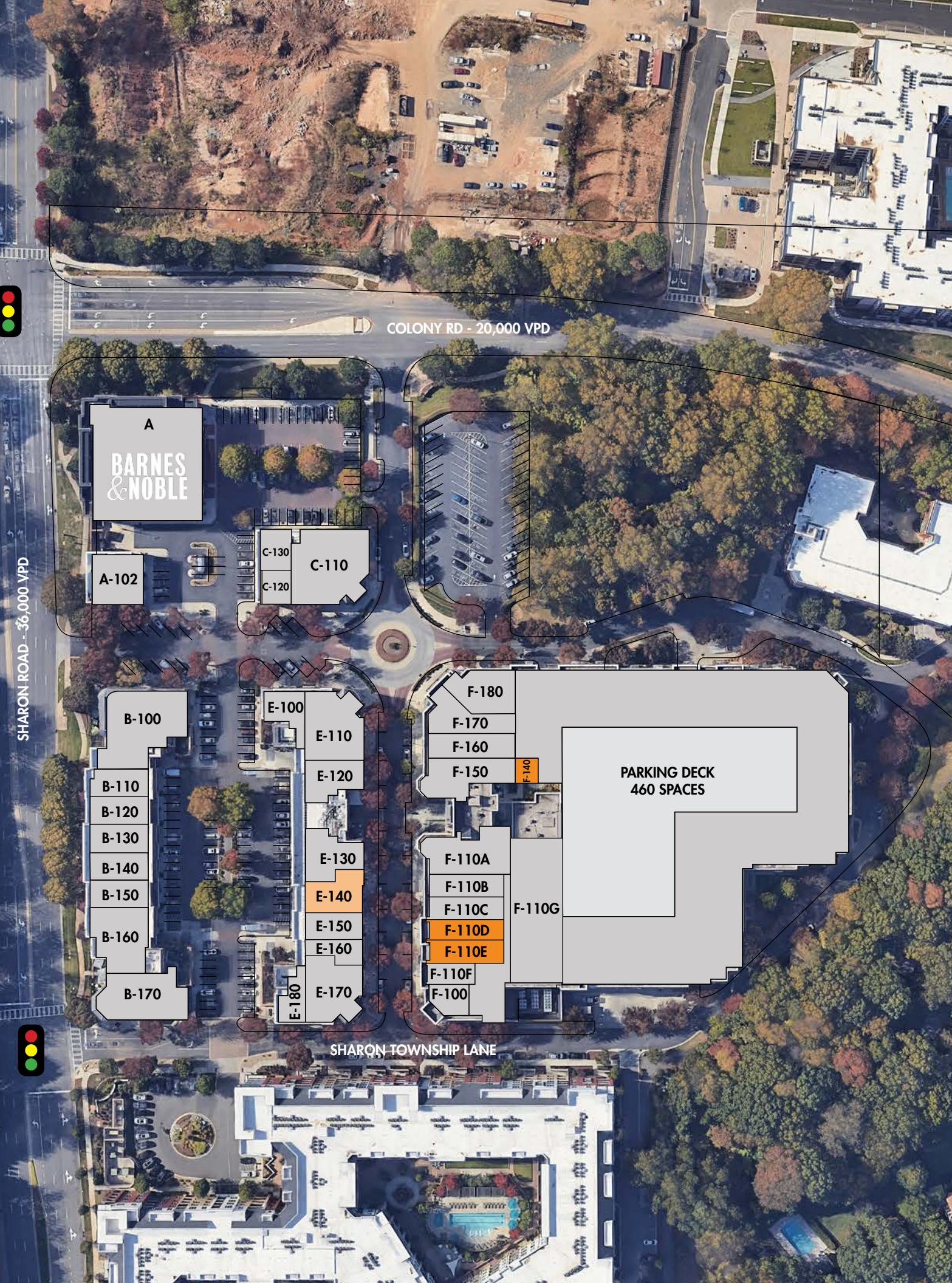




JOIN THE  
COLLECTIVE



# SITE PLAN



## BUILDING A

SUITE	TENANT	SF
A	BARNES & NOBLE	28,583
A-102	CAPITOL	6,085

## BUILDING B

SUITE	TENANT	SF
B-100	FIREBIRDS WOOD FIRED GRILL	6,711
B-110	NATUREPEDIC	1,900
B-120	SHARON LUGGAGE	1,900
B-130	SABOR LATIN STREET GRILL	1,955
B-140	INDOCHINO	1,955
B-150	BOEM	1,881
B-160	STELLA NOVA	3,908
B-170	CLUB CHAMPION	4,604

## BUILDING C

SUITE	TENANT	SF
C-110	SOTHEBY'S	5,208
C-120	GOLDEN CARROT	1,693
C-130	E MARTINI	901

## BUILDING F

SUITE	TENANT	SF
F-140	NEGOTIATING	714
F-150	MANO BELLA	3,535
F-160	ZEN NAILS	2,507
F-170	COLLECTED	3,013
F-180	ANNE NEILSON FINE ART	3,205

## BUILDING E

SUITE	TENANT	SF
E-100	ANNE NEILSON ART STUDIO	1,006
E-110	TALBOTS	4,979
E-120	YAFO KITCHEN	2,902
E-130	YAMA ASIAN FUSION	2,940
E-140	AVAILABLE	2,383
E-150	WINESTORE	1,535
E-160	DISCO HONEY	1,285
E-170	SALON LOFTS	4,644
E-180	GOLDEN COW CREAMERY	1,333

## BUILDING F

SUITE	TENANT	SF
F-100	SOUTHPARK MORRISON LEASING OFFICE	1,747
F-110A+G	ANN SACKS TILE & STONE SHOWROOM	13,124
F-110B	A SHADE ABOVE	2,059
F-110C	RELIVE HEALTH	2,083
F-110D	AVAILABLE	1,838
F-110E	AVAILABLE	2,148
F-110F	SPLASH N DASH	1,366

LEASED

AVAILABLE

NEGOTIATING



FOR MORE INFORMATION, PLEASE CONTACT:

**KEELY HINES | 704.676.1563**

Senior Vice President/Broker  
[keely.hines@foundrycommercial.com](mailto:keely.hines@foundrycommercial.com)  
Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL  
[foundrycommercial.com](http://foundrycommercial.com)