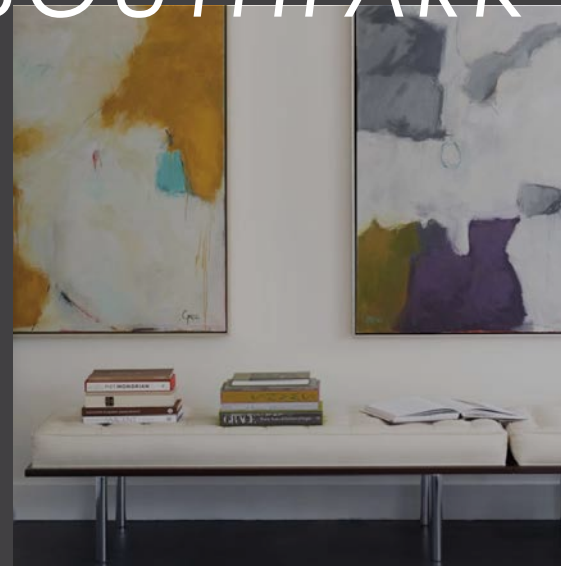




MORRISON AT SOUTHPARK



MORRISON

FOUNDRY
COMMERCIAL



RETAILER SUCCESS AT MORRISON



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

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.



—LAURA VINROOT POOLE, OWNER OF CAPITOL

WHY SOUTHPARK?

11.5%
GROWTH

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.

3 MILLION
SF

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

\$1
BILLION

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



**SOUTH PARK
RETAIL**

PIEDMONT TOWN CENTER

Del Frisco's

SOUTHPARK MALL

Neiman Marcus *belk* *H&M*
NORDSTROM ★ *macys*

SHARON CORNERS

HomeGoods

SPECIALTY SHOPS

WILLIAMS SONOMA

THE COLONY (PROPOSED)

publix

INSPIRE
369 LUXURY
APT. UNITS

MORRISON

BARNES & NOBLE ANN SACKS



**SOUTHPARK
MORRISON**

214 LUXURY
APT. UNITS



MEZZO1

100 LUXURY
APT. UNITS

Crate & Barrel



Harris Teeter

MORROCROFT VILLAGE

Steak
48

INTOWN
GOLF CLUB

APEX



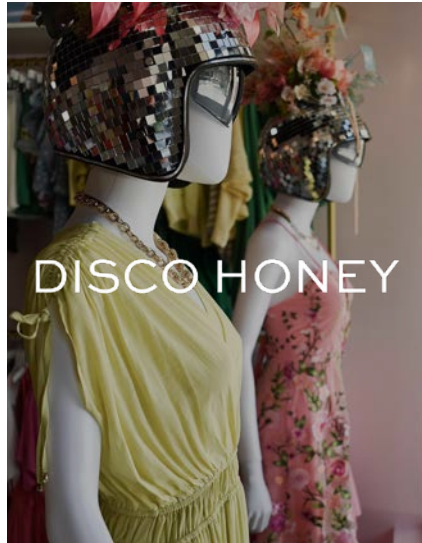
SHARON SQUARE



PHILLIPS PLACE



INDOCHINO



DISCO HONEY



STELLA
NOVA
RESTAURANT & BAR



ANN SACKS



BARNES
& NOBLE
BOOKSELLER



CLUB CHAMPION
BETTER FIT. LOWER SCORES.

JOIN THE
COLLECTIVE



YAO
KITCHEN



winestore.

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	SOTHEYB'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
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