



2023

BEATTIES FORD ROAD

A retail development in the heart of the corridor with easy highway access to I-85 & I-77

PROPERTY STATUS	For Lease
PROPERTY SIZE	± 6,065 SQ. FT., To Be Verified
AVAILABLE SPACE	±1,605 SQ. FT., To Be Verified
UNITS AVAILABLE	200 & 300
ACREAGE	± 0.59 ACRES
ZONING	B-1
LEASE PRICE	\$35 SF, NNN



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2023 Beatties Ford Road is in the heart of the corridor with easy highway access to I-85 & I-77. The community is steeped in history as it was once a satellite trading post with direct access to Trade & Tryon Streets. An area rich in commerce, we are pleased to continue that legacy by attracting high quality amenities that include banking, neighborhood services, and on-the-go restaurants. There is +/- 1,605 SF available, partially built out restaurant space (65% complete). The property is located at a hard corner with great visibility seeing 24,000 VPD. It is also anchored by Chase Bank.

Potential uses include single tenant office, multi-tenant office, retail, bakery, medical/dental, vet/pet services, florist, neighborhood food & beverage, office, studios and many others.



2023 Beatties Ford Road, Units 200 & 300, middle



Savona Mill

The 200,000 square-foot Savona Mill, originally built in the early 20th century, is the centerpiece for a mixed-use, adaptive use project spearheaded by Argos Real Estate Advisors in west Charlotte’s Seversville neighborhood. When complete, the project will include creative office space, shops, restaurants, an incubator kitchen, makers space, events space and up to 800 units of residential development. (Source: Charlotte Crane Watch, www.bizjournals.com)



Five Points

In an effort to provide residents of the West Trade corridor with a pedestrian- and bicycle-friendly roadway, this project will make improvements to the intersection of West Trade, State Street, 5th Street and Beatties Ford Road. Improvements include a new public plaza or vistas, landscaping, pedestrian lighting, wide sidewalks, crosswalks, artwork or University-themed graphics. (Source: www.charlottenc.gov)



CityLYNX Gold Line

Coming early 2021, the CityLYNX Gold Line expansion project will add 2.5 miles (and 11 stops) to the 1.5-mile route that opened in 2015. The extension is expected to spur economic development along Beatties Ford Road. The extension also will provide a new travel option for JCSU students and West End residents heading east toward uptown Charlotte. Once open, the line will extend west from the CATS uptown transit hub to the Beatties Ford Road/French Street intersection, then east to Sunnyside Avenue near the Elizabeth neighborhood. (Source: www.charlottenc.gov, www.qcitymetro.com)



Camp North End

Just 5 minutes from Beatties Ford Road, this vibrant urban neighborhood center was purchased in December 2016 by ATCO as the largest adaptive re-use project in Charlotte. The 3 million square feet of space is being used for offices, retail, restaurants, public spaces, events, hotels, and residential development.

2023

BEATTIES

FORD

ROAD

ROAD

boostmobile | CVS pharmacy
 FOOD LION | UNITED STATES POSTAL SERVICE
 FAMILY DOLLAR | BANK OF AMERICA

0.5 miles to I-85



TD Bank

2023
 BEATTIES FORD ROAD

CHASE | ARCHIVE

1 mile to I-77



4 miles to Uptown



STROUD'S FLOWERS

NORTHWEST SCHOOL OF THE ARTS

Original Chicken n Ribs

Brookshire Fwy E

77

Recent Development

CAMP NORTH END

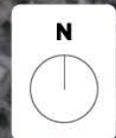
Up & Coming Development

SAVONA MILL

JET'S PIZZA | Rita's

JCSU

CityLYNX Gold Line (Future)





85

Lincoln Heights

2023
BEATTIES FORD ROAD

Druid Hills

77

16

Oaklawn

Johnson C. Smith University

Greenville

Seversville

Optimist Park

Villa Heights

277

Wesley Heights

Uptown Charlotte
(Central Business District)

Belmont

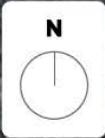
74

77

277

Wilmore

74





Population

1 MILE RADIUS	7,095 people
3 MILE RADIUS	53,087 people
5 MILE RADIUS	145,269 people



Households

1 MILE RADIUS	6,293 households
3 MILE RADIUS	29,972 households
5 MILE RADIUS	83,481 households



Average Household Income

1 MILE RADIUS	\$33,329
3 MILE RADIUS	\$42,268
5 MILE RADIUS	\$83,481



Workforce Density

1 MILE RADIUS	2,584 employees
3 MILE RADIUS	24,559 employees
5 MILE RADIUS	70,631 employee



Traffic Volume

24,000 vehicles per day



2023 Beatties Ford Road , monument sign

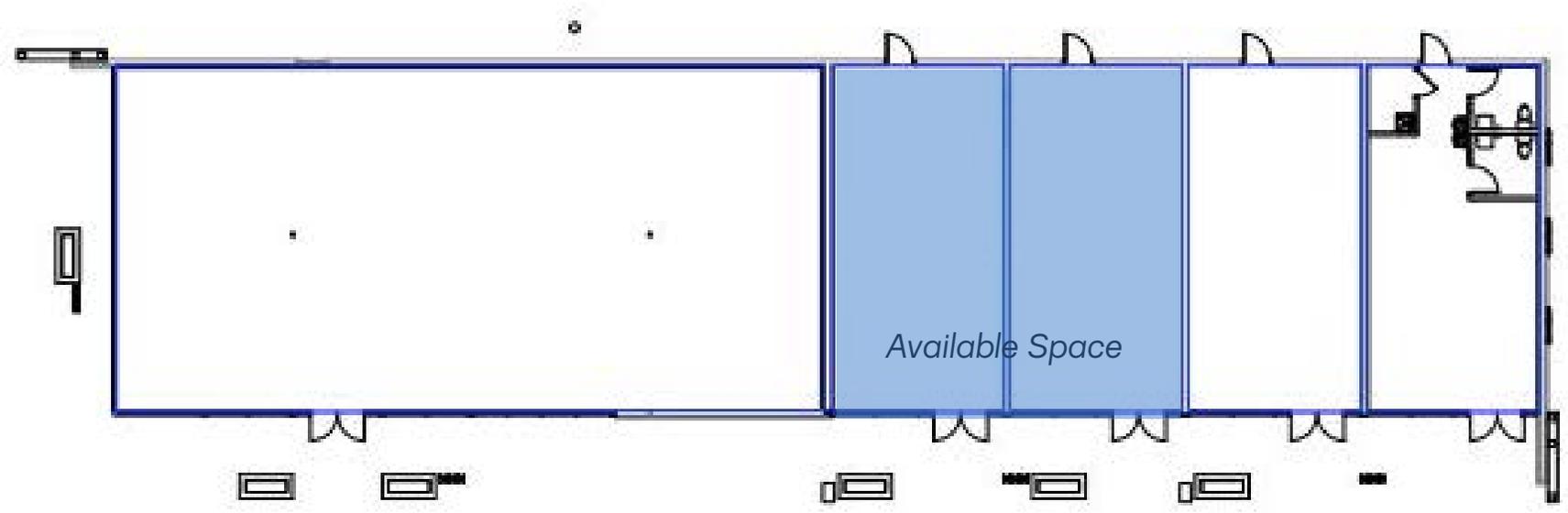


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Floor Plan



2023

BEATTIES FORD ROAD

For more information on lease opportunities and to schedule a tour, please contact:

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