



620SF OF RETAIL/OFFICE SPACE FOR LEASE

PROVIDENCE PLAZA

2935 PROVIDENCE ROAD, CHARLOTTE, NC 28211



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	620 SF
Lease Rate:	Call Broker
Lot Size:	4.17 Acres
Year Built:	2007
Building Size:	103,118 SF

PROPERTY OVERVIEW

Elevate your business at this dynamic retail and office complex, anchored by popular destinations Prime Fish Omakase and Prime Cellar. The available 620 SF second-floor suite offers a flexible layout well-suited for professional office, wellness, creative, or specialty retail use. Its upper-level location provides a quiet, professional setting while still capturing the steady traffic and energy generated by the center's sought-after dining and wine concepts. Surrounded by an established tenant mix and an upscale atmosphere, this space presents an exceptional opportunity for businesses looking to grow within a thriving commercial environment.

PROPERTY HIGHLIGHTS

- Mixed use property offering retail or office use
- Intersection of S. Sharon Amity Rd. and Providence Rd.
- High Traffic Counts: Providence Rd. 34,000 VPD; S. Sharon Amity Rd. 24,000 VPD
- Excellent mix of tenants; boutique fitness + wellness, fast casual & specialty food, destination concepts for young families, and professional offices

SITE PLAN

S SHARON AMITY RD

BUILDING A



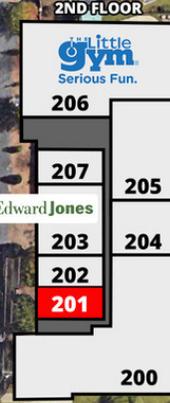
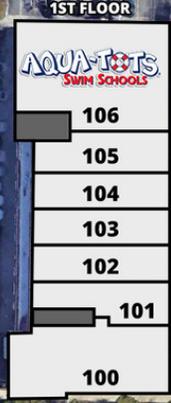
ATM
LOWER DECK-127 PARKING SPACES
UPPER DECK-129 PARKING SPACES



BUILDING D



BUILDING C



DESIGNATED EMPLOYEE PARKING
112 PARKING SPACES

PROVIDENCE RD

2907 - BUILDING A

100	MEZZANOTTE	3,003 SF
101	OMAKASE BY PRIME FISH	910 SF
102A	BRONZE BAR	1,309 SF
102B	CHOATE	1,305 SF
103	ORANGE THEORY FITNESS	4,565 SF
105	PERSPIRE SAUNA STUDIO	-
106	MASSAGE ENVY	5,315 SF

2921 - BUILDING D

100	CHIPOTLE MEXICAN GRILL	2,725 SF
101	PRIMEFISH® CELLAR	1,200 SF
102	POPPY'S BAGELS & MORE	1,800 SF

2935 - BUILDING C

100	FRESH DENTAL	2,575 SF
101	SUNNY'S DRY CLEANING	1,635 SF
102	BALLANTYNE NAIL SPA	1,405 SF
103	CROSS CONDITIONING TRAINING	1,405 SF
104	SECRET CHOCOLATIER	1,440 SF
105-106	AQUA TOTS	5,375 SF
200	DANZE ORTHODONTICS	4,560 SF
201	AVAILABLE	620 SF
202	TLG LAW	630 SF
203	EDWARD JONES	1,255 SF
204	ROGAN SPORTS CLINIC	1,020 SF
205	MARTIAL ARTS UNIVERSITY	1,705 SF
206	THE LITTLE GYM	3,070 SF
207	MARTIAL ARTS UNIVERSITY	620 SF

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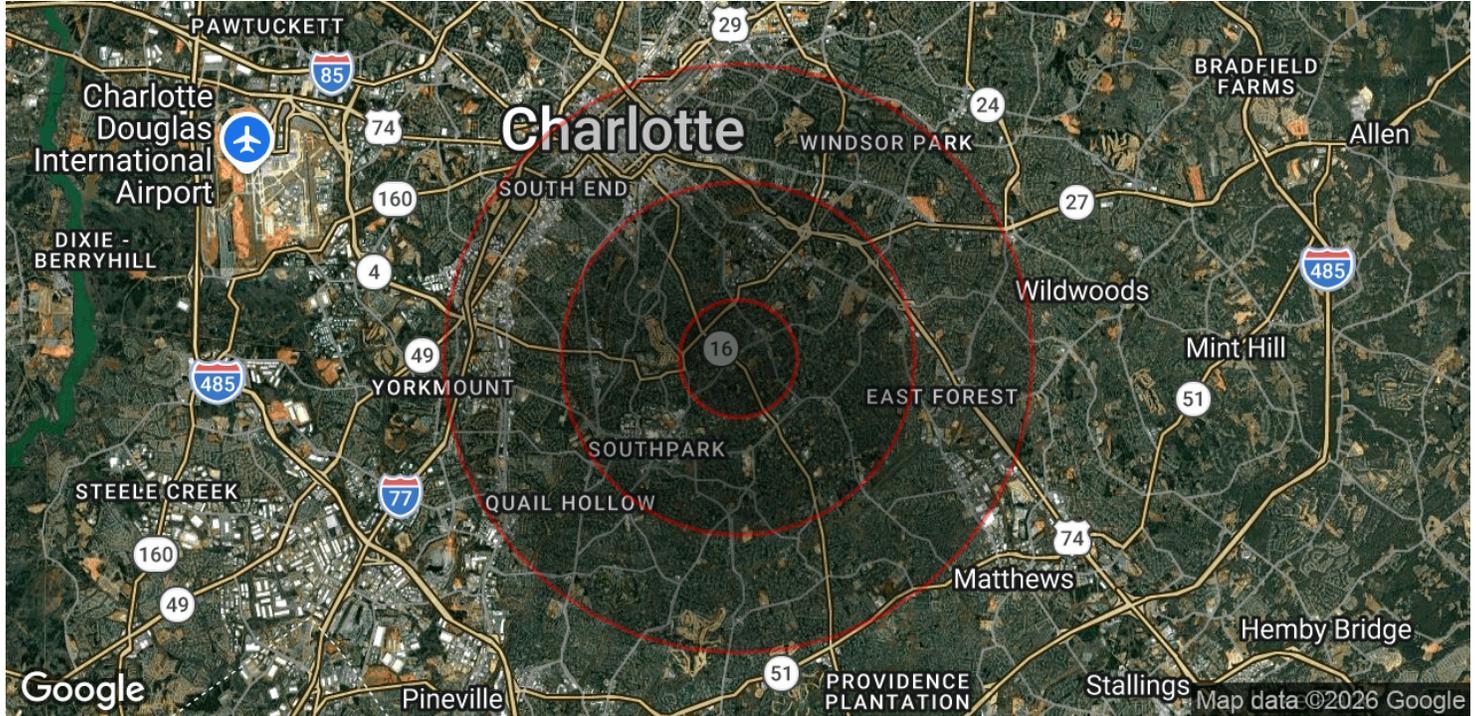
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,674	93,958	306,403
Average Age	41	40	38
Average Age (Male)	39	39	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,787	41,514	139,367
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$226,703	\$173,090	\$132,294
Average House Value	\$1,161,965	\$883,382	\$618,794

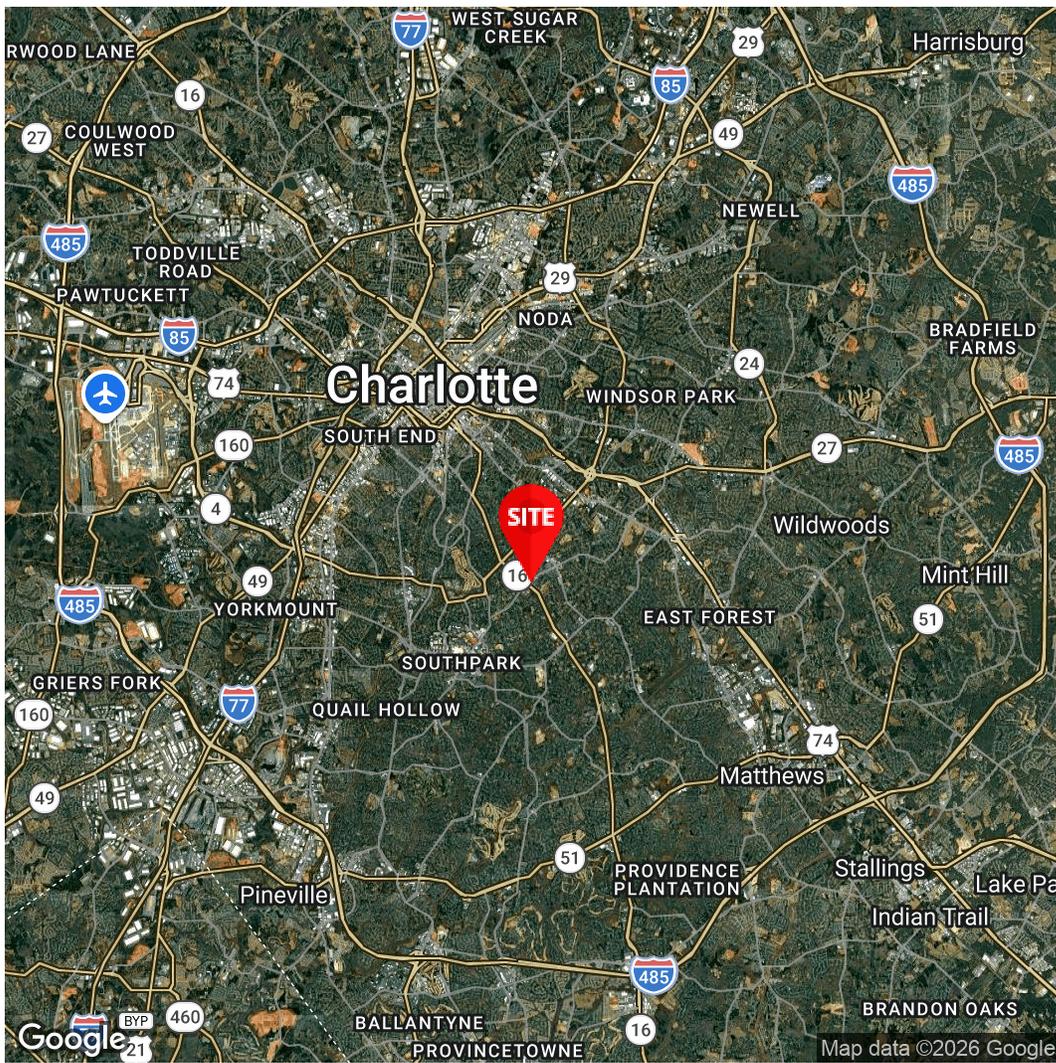
Demographics data derived from AlphaMap

PROVIDENCE PLAZA

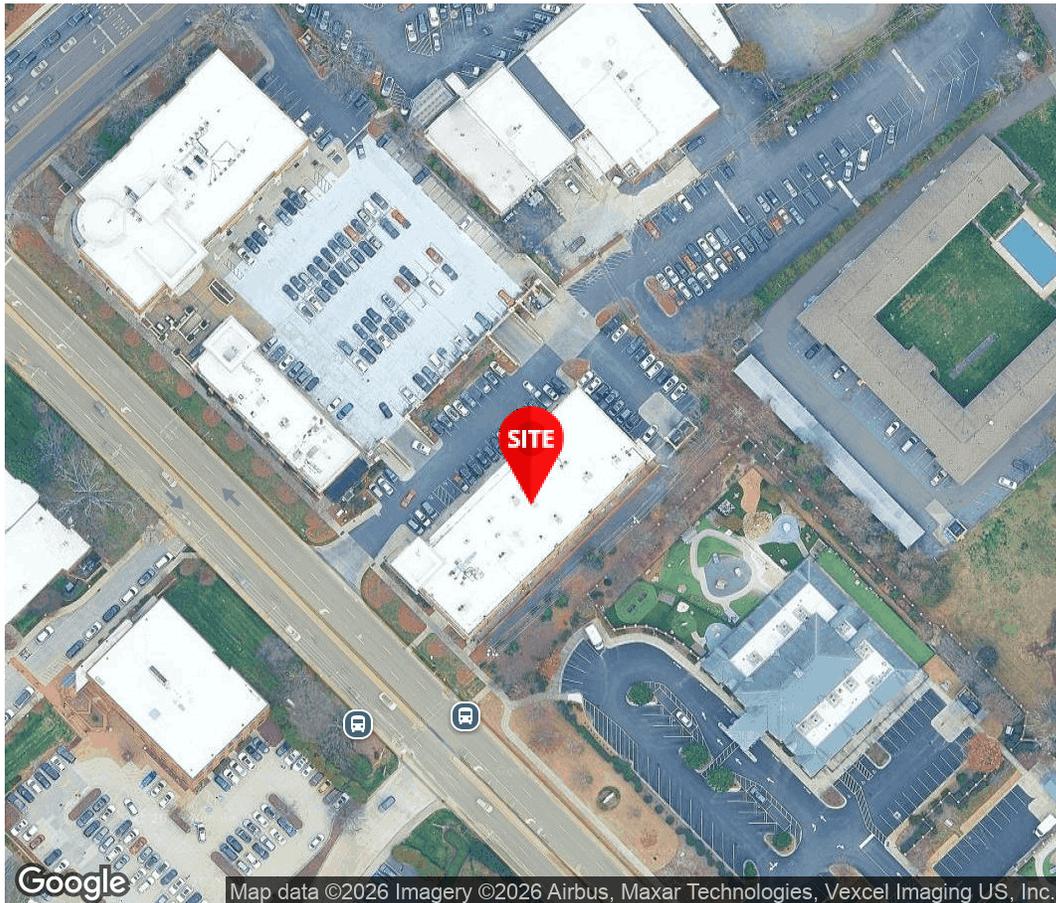
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ADDITIONAL PHOTOS





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