

Riverstone in Ballantyne

16607 Riverstone Way, Charlotte NC 28277

OFFICES at CEDAR WALK

Prepared By:

Jim Pryor

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THE SPACE

Location	16607 Riverstone Way Charlotte, NC 28277
County	Mecklenburg
Cross Street	Marvin Rd

HIGHLIGHTS

- Prime location in the prestigious Ballantyne area of Charlotte, NC
- Modern executive office suites
- High-speed internet
- Shared conference room
- Shared amenities, a break area with sink, range, refrigerator



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,128	75,166	161,451

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$162,067	\$164,140	\$156,572

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,819	28,138	61,187

PROPERTY FEATURES

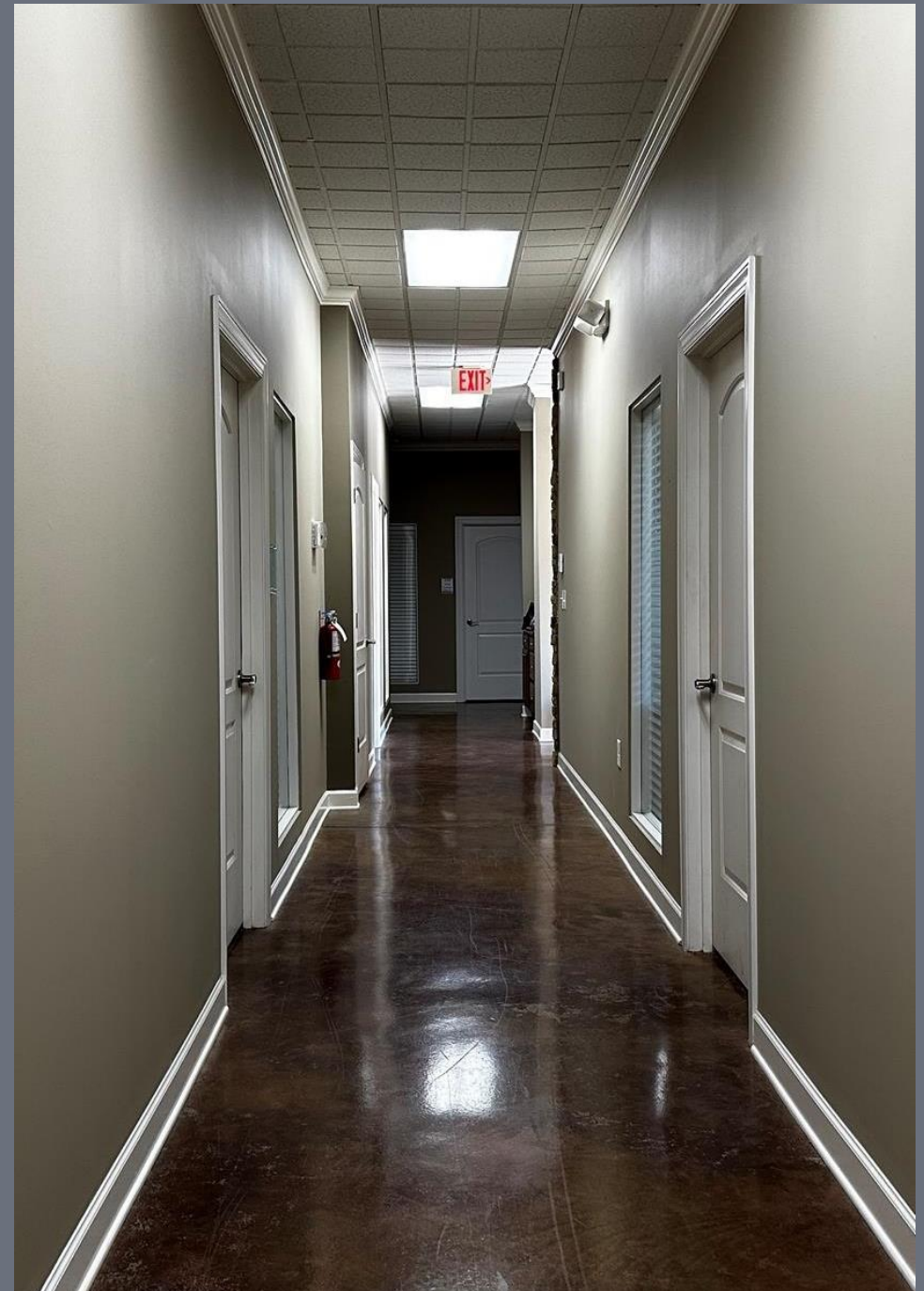
CURRENT OCCUPANCY	95.00 %
TOTAL TENANTS	18
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PADS	1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING RESTAURANTS

DINNER	Oggi Italian
LUNCH/DINNER	Lorenzo's Pizza
BREAKFAST/LUNCH/DINNER	Big View Diner
BREAKFAST	Cast Iron Waffles

PROFESSIONAL SERVICES

MEDICAL	Dental and Orthodontics
FINANCIAL	Accountant
BANKING	Credit Union
PROFESSIONAL	Insurance



Ballantyne

- Ballantyne is a thriving, upscale neighborhood located in the southern part of Charlotte, North Carolina. Known for its beautiful residential communities, excellent schools, and bustling commercial centers, Ballantyne has become a highly sought-after location for families and businesses.

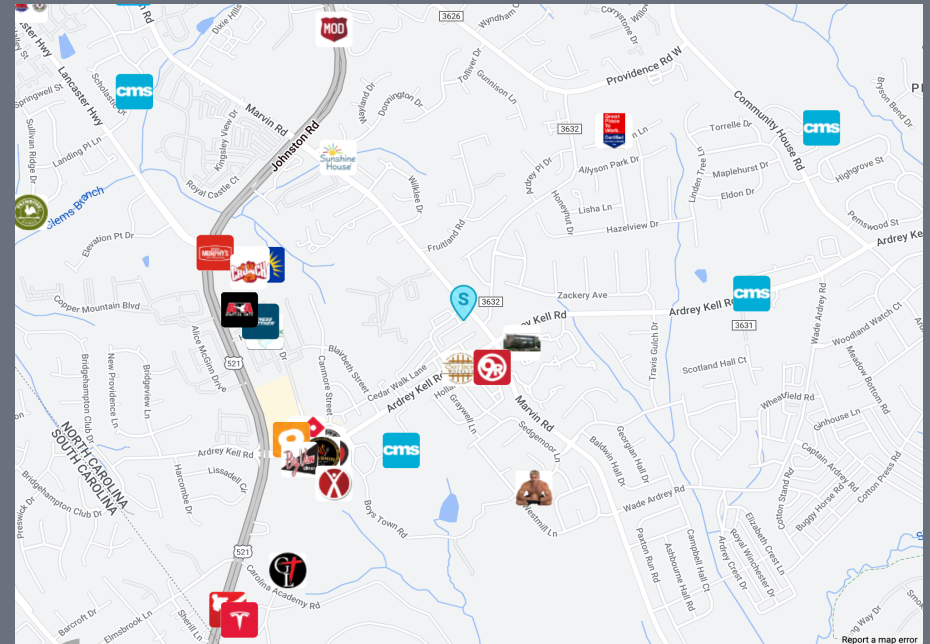
The Ballantyne Hotel & Lodge, a AAA Four Diamond hotel, is a popular destination for local and out-of-town visitors seeking luxury accommodations. As a master-planned community, Ballantyne offers an exceptional quality of life, with a wide range of amenities and recreational facilities at its residents' disposal. The area boasts numerous parks, walking trails, and golf courses, providing ample outdoor activities and leisure opportunities.

The Ballantyne Corporate Park, which spans over 500 acres, is home to various Fortune 500 companies and smaller businesses, making it an attractive destination for professionals seeking employment. The neighborhood offers excellent transportation links, with easy access to major highways such as I-485 and I-77, ensuring a convenient commute to other parts of Charlotte and the surrounding areas.

In terms of shopping and dining options, Ballantyne residents enjoy access to a diverse array of restaurants, cafes, and shops. Ballantyne Village, StoneCrest at Piper Glen, and Blakeney Shopping Center are popular retail destinations, offering everything from boutique shops to large chain stores.

Education is a priority in Ballantyne, with highly-rated public and private schools serving the community. Additionally, several colleges and universities are located within a short drive, making it an attractive location for families with children of all ages.

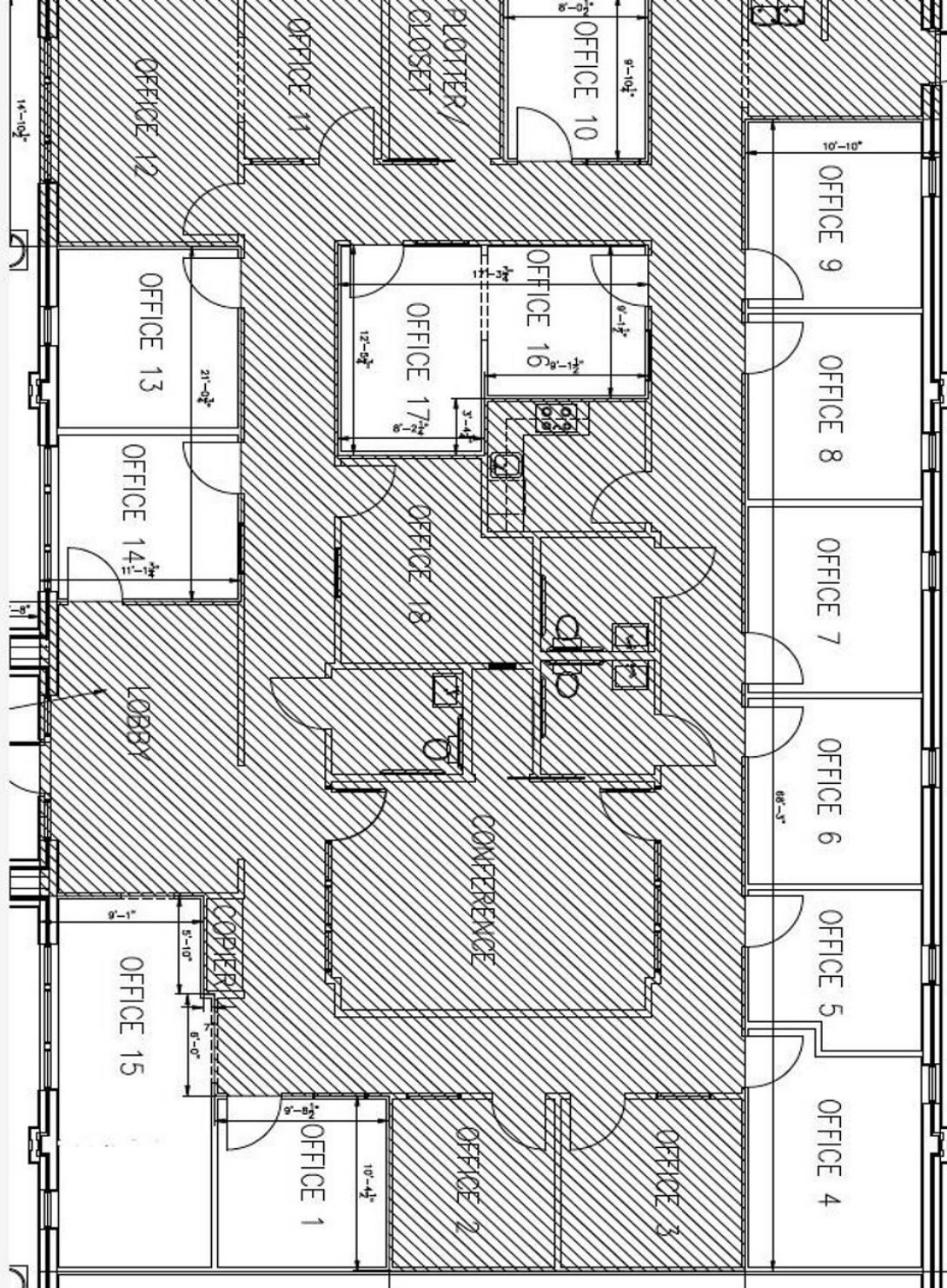
Overall, Ballantyne offers an ideal mix of upscale living, business opportunities, and leisure activities, making it a desirable location for those seeking the perfect balance between work and play in Charlotte, NC.





Use ⌘ + scroll to zoom the map

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,199	24,860	67,214
2010 Population	8,672	56,485	118,743
2022 Population	13,128	75,166	161,451
2027 Population	13,646	78,990	168,968
2022-2027: Population: Growth Rate	3.90 %	5.00 %	4.55 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	81	697	1,795
\$15,000-\$24,999	72	691	1,925
\$25,000-\$34,999	127	785	2,275
\$35,000-\$49,999	269	1,716	4,631
\$50,000-\$74,999	567	3,297	8,081
\$75,000-\$99,999	638	3,839	8,005
\$100,000-\$149,999	1,120	5,872	11,811
\$150,000-\$199,999	908	4,167	8,180
\$200,000 or greater	1,036	7,074	14,484
Median HH Income	\$123,904	\$120,800	\$112,239
Average HH Income	\$162,067	\$164,140	\$156,572

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	452	10,021	27,699
2010 Total Households	3,201	21,435	46,042
2022 Total Households	4,819	28,138	61,187
2027 Total Households	5,038	29,695	64,130
2022 Average Household Size	2.71	2.67	2.63
2000 Owner Occupied Housing	387	7,396	19,392
2000 Renter Occupied Housing	20	1,739	6,463
2022 Owner Occupied Housing	3,275	20,606	43,802
2022 Renter Occupied Housing	1,544	7,532	17,385
2022 Vacant Housing	279	1,517	3,270
2022 Total Housing	5,098	29,655	64,457
2027 Owner Occupied Housing	3,497	21,857	46,396
2027 Renter Occupied Housing	1,541	7,838	17,735
2027 Vacant Housing	385	1,947	4,145
2027 Total Housing	5,423	31,642	68,275
2022-2027: Households: Growth Rate	4.45 %	5.40 %	4.70 %

Source: esri

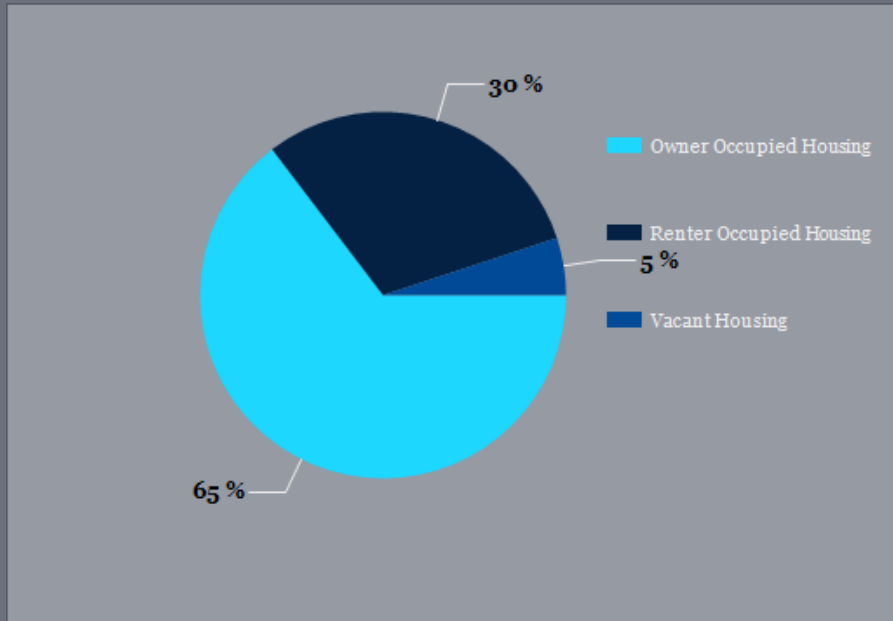
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	692	4,256	9,683
2022 Population Age 35-39	1,081	5,956	12,185
2022 Population Age 40-44	1,269	6,313	12,691
2022 Population Age 45-49	1,170	6,124	12,183
2022 Population Age 50-54	993	5,504	11,386
2022 Population Age 55-59	754	4,844	10,533
2022 Population Age 60-64	573	3,951	9,122
2022 Population Age 65-69	427	3,038	7,287
2022 Population Age 70-74	318	2,356	5,949
2022 Population Age 75-79	176	1,401	3,712
2022 Population Age 80-84	120	712	1,959
2022 Population Age 85+	106	631	1,721
2022 Population Age 18+	9,536	55,148	120,657
2022 Median Age	37	38	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,927	\$105,227	\$98,828
Average Household Income 25-34	\$139,357	\$139,875	\$132,767
Median Household Income 35-44	\$134,304	\$138,169	\$130,163
Average Household Income 35-44	\$167,450	\$177,194	\$170,757
Median Household Income 45-54	\$143,090	\$153,120	\$149,479
Average Household Income 45-54	\$179,503	\$193,442	\$189,741
Median Household Income 55-64	\$144,593	\$138,287	\$131,203
Average Household Income 55-64	\$187,309	\$184,063	\$178,721
Median Household Income 65-74	\$87,027	\$89,000	\$86,585
Average Household Income 65-74	\$135,398	\$129,616	\$128,097
Average Household Income 75+	\$96,630	\$88,713	\$86,981

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,059	5,750	12,129
2027 Population Age 35-39	831	5,610	12,039
2027 Population Age 40-44	1,056	6,381	12,924
2027 Population Age 45-49	1,122	6,013	12,225
2027 Population Age 50-54	983	5,393	11,010
2027 Population Age 55-59	847	4,773	10,263
2027 Population Age 60-64	633	4,181	9,376
2027 Population Age 65-69	483	3,501	8,276
2027 Population Age 70-74	357	2,646	6,540
2027 Population Age 75-79	250	1,945	5,067
2027 Population Age 80-84	136	1,033	2,875
2027 Population Age 85+	128	748	2,056
2027 Population Age 18+	10,064	58,502	127,381
2027 Median Age	35	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,782	\$123,610	\$116,535
Average Household Income 25-34	\$165,649	\$164,275	\$157,332
Median Household Income 35-44	\$153,169	\$156,120	\$150,170
Average Household Income 35-44	\$190,957	\$201,004	\$192,271
Median Household Income 45-54	\$155,544	\$163,506	\$158,646
Average Household Income 45-54	\$199,423	\$214,220	\$207,608
Median Household Income 55-64	\$160,851	\$157,605	\$152,364
Average Household Income 55-64	\$215,060	\$209,074	\$202,150
Median Household Income 65-74	\$126,642	\$112,645	\$107,725
Average Household Income 65-74	\$174,515	\$159,519	\$154,874
Average Household Income 75+	\$129,619	\$114,682	\$111,822

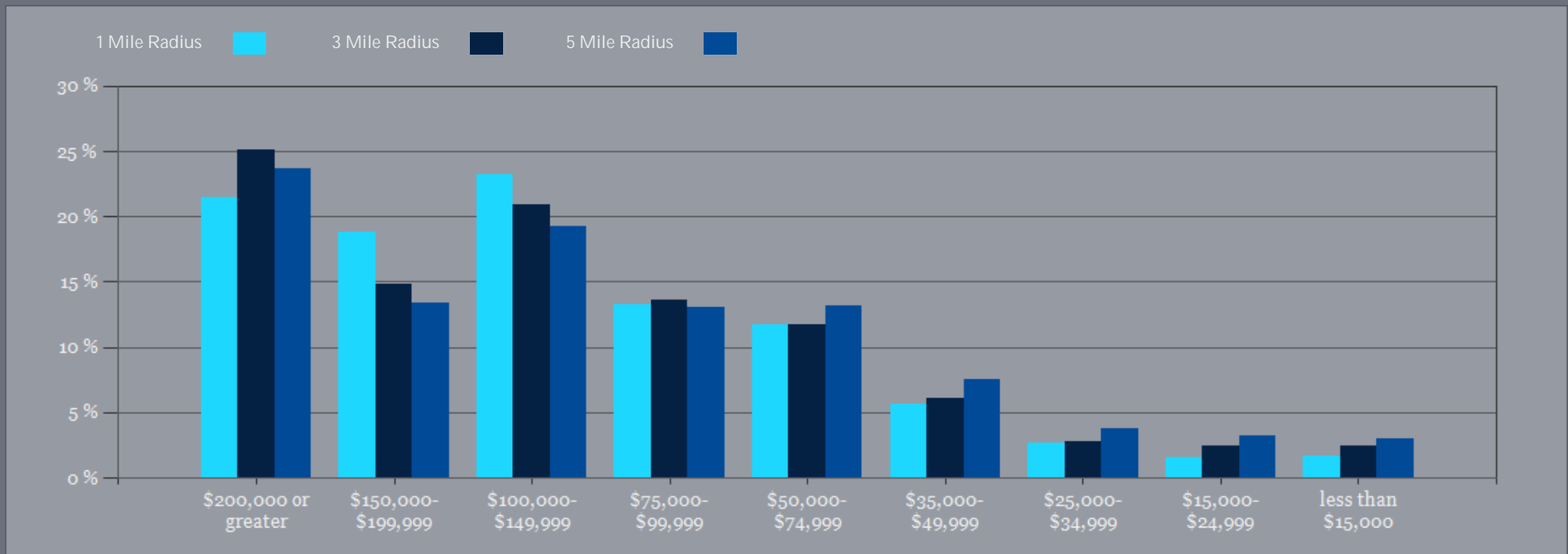
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





Jim Pryor
Managing Partner

Jim Pryor is a Managing Partner and the Broker in Charge at Ardor Commercial Advisors, LLC, a premier commercial real estate brokerage he founded with a commitment to building lifelong client relationships. A native of Charlotte, Jim attended Belmont Abbey College before proudly serving his country in the 82nd Airborne as a combat veteran. He later continued his dedication to service as a police officer in the local community.

Grounded in integrity and teamwork, Jim's approach to commercial real estate is informed by his rich background in service. His unwavering commitment to his clients and deep understanding of the Carolinas' dynamic real estate landscape make him an invaluable asset to businesses seeking growth and opportunity in the region.

As a seasoned commercial real estate advisor and business owner, Jim works tirelessly to support his clients in achieving their goals. His passion for helping businesses thrive drives him to constantly seek the best opportunities and provide personalized guidance throughout acquisition, leasing, and development. With Jim Pryor and Ardor Commercial Advisors by your side, you can trust that a team dedicated to your success will support your real estate venture.

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