

MIDTOWN

3,776 SF OF RETAIL OR OFFICE
IN A PRIME LOCATION IN THE CENTER OF
THE INNOVATION DISTRICT

DILWORTH
5-MIN DRIVE

3,700+ SF
RETAIL OR OFFICE

SOUTHEND
7-MIN DRIVE

UPTOWN
5-MIN DRIVE

THE PEARL
INNOVATION DISTRICT
1-MIN DRIVE



277 EXIT RAMP
23,500 AADT

PLANNED
DEVELOPMENT

PEARL PARK WAY 9,600 AADT

KENILWORTH AVE 26,500 AADT

FRONT DOOR

BERKELEY AVE

GREENWOOD
CLIFF

RECENTLY ANNOUNCED & UNDER CONSTRUCTION

3,900+

new residential units
in a 15-min walk

7.5M+

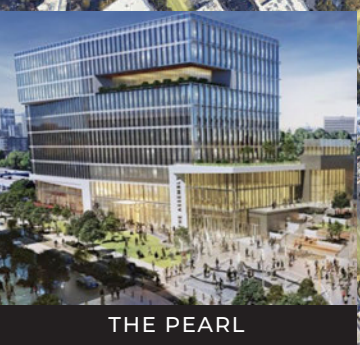
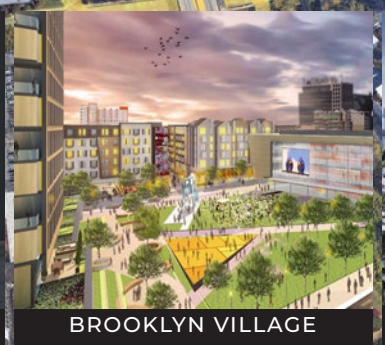
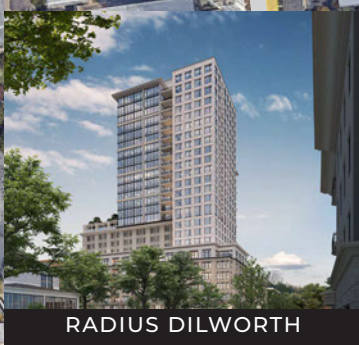
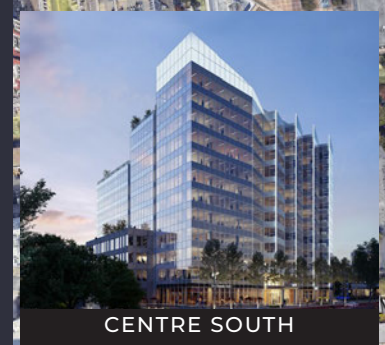
new office sqft
in a 15-min walk

750+

new hotel rooms
in a 15-min walk

128K+

new retail sqt
in a 15-min walk



**BROOKLYN VILLAGE
PLANNED**
 712K SF OFFICE, 1,200 MULTIFAMILY UNITS
 48K SF RETAIL, 280 HOTEL ROOMS

**NORTHWOOD RAVIN
PLANNED**
 283 MULTIFAMILY UNITS

**THE PEARL INNOVATION DISTRICT
UNDER CONSTRUCTION**
 1.4M SF OFFICE, 550 MULTIFAMILY UNITS
 17.8K SF RETAIL, 290 HOTEL ROOMS

**RADIUS DILWORTH
UNDER CONSTRUCTION**
 626 MULTIFAMILY UNITS, 5K SF OFFICE

**ATRIUM HEALTH EXPANSION
UNDER CONSTRUCTION**
 4.8M SF OFFICE, 448 BED HOSPITAL

**CAVALARIS VILLAGE
PLANNED**
 275K SF OFFICE, 15K SF RETAIL

**HANOVER DILWORTH
UNDER CONSTRUCTION**
 283 MULTIFAMILY UNITS

**618 E MOREHEAD ST
UNDER CONSTRUCTION**
 44K SF OFFICE

**CENTRE SOUTH
PLANNED**
 330K SF OFFICE, 975 MULTIFAMILY UNITS
 60K SF RETAIL, 180 HOTEL ROOMS

ALL ABOUT LOCATION

8,100+

existing residential units
in a 15-min walk

4.4M+

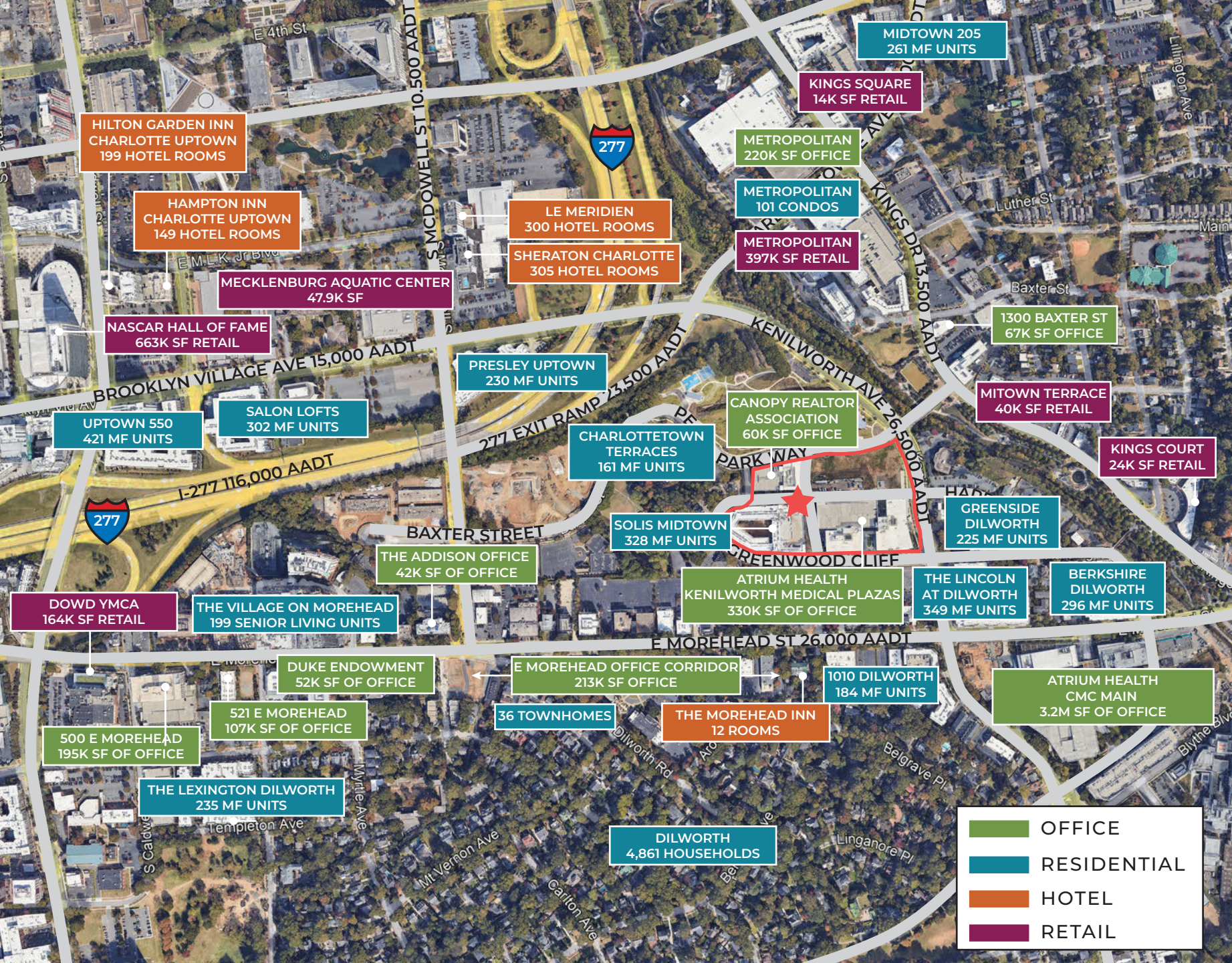
existing office sqft
in a 15-min walk

950+

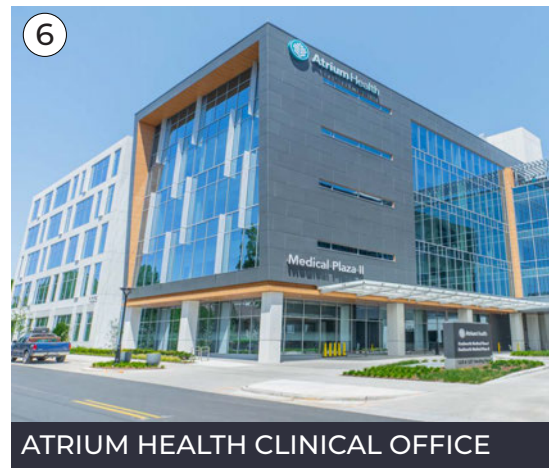
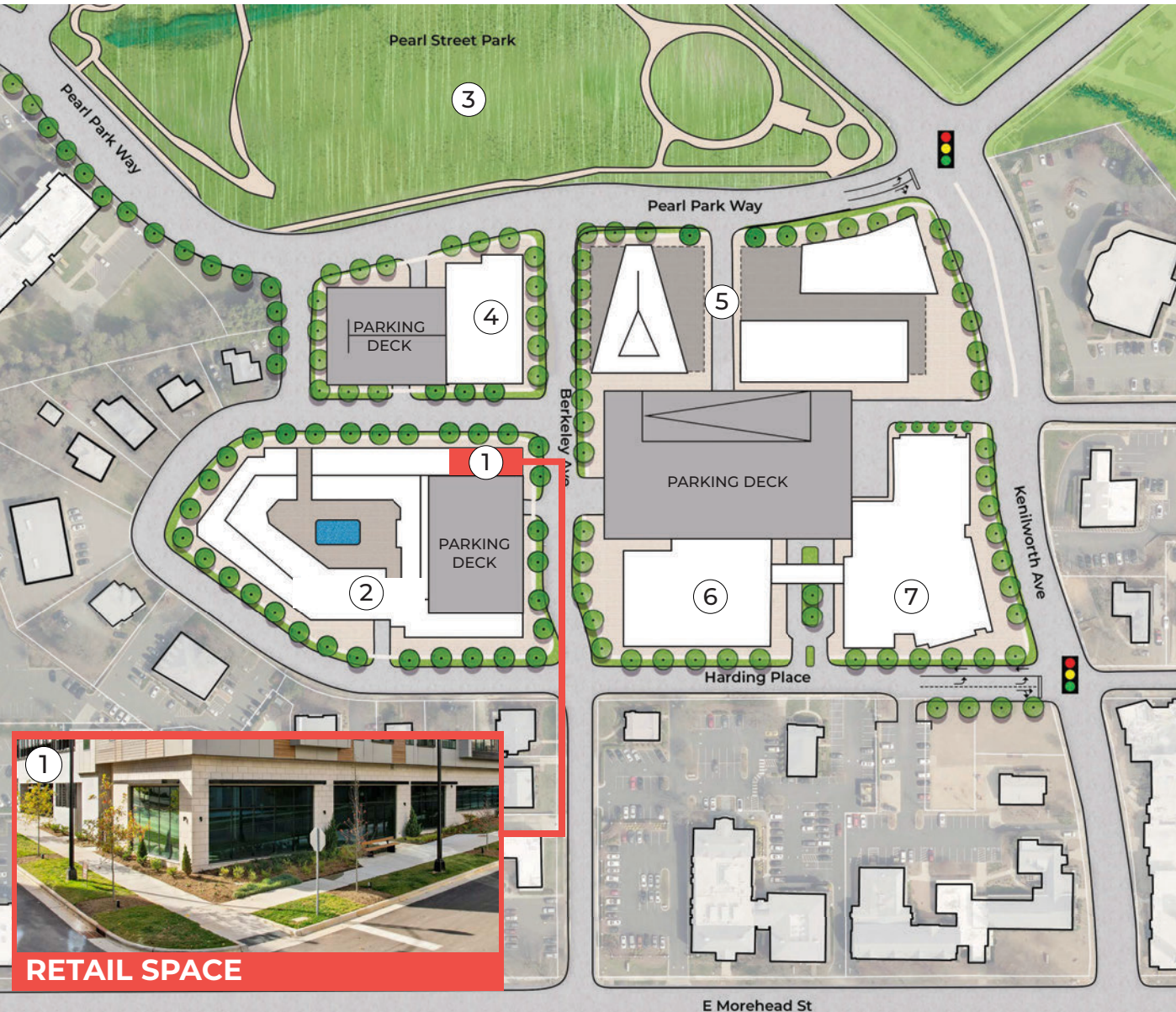
existing hotels
in a 15-min walk

1.3M+

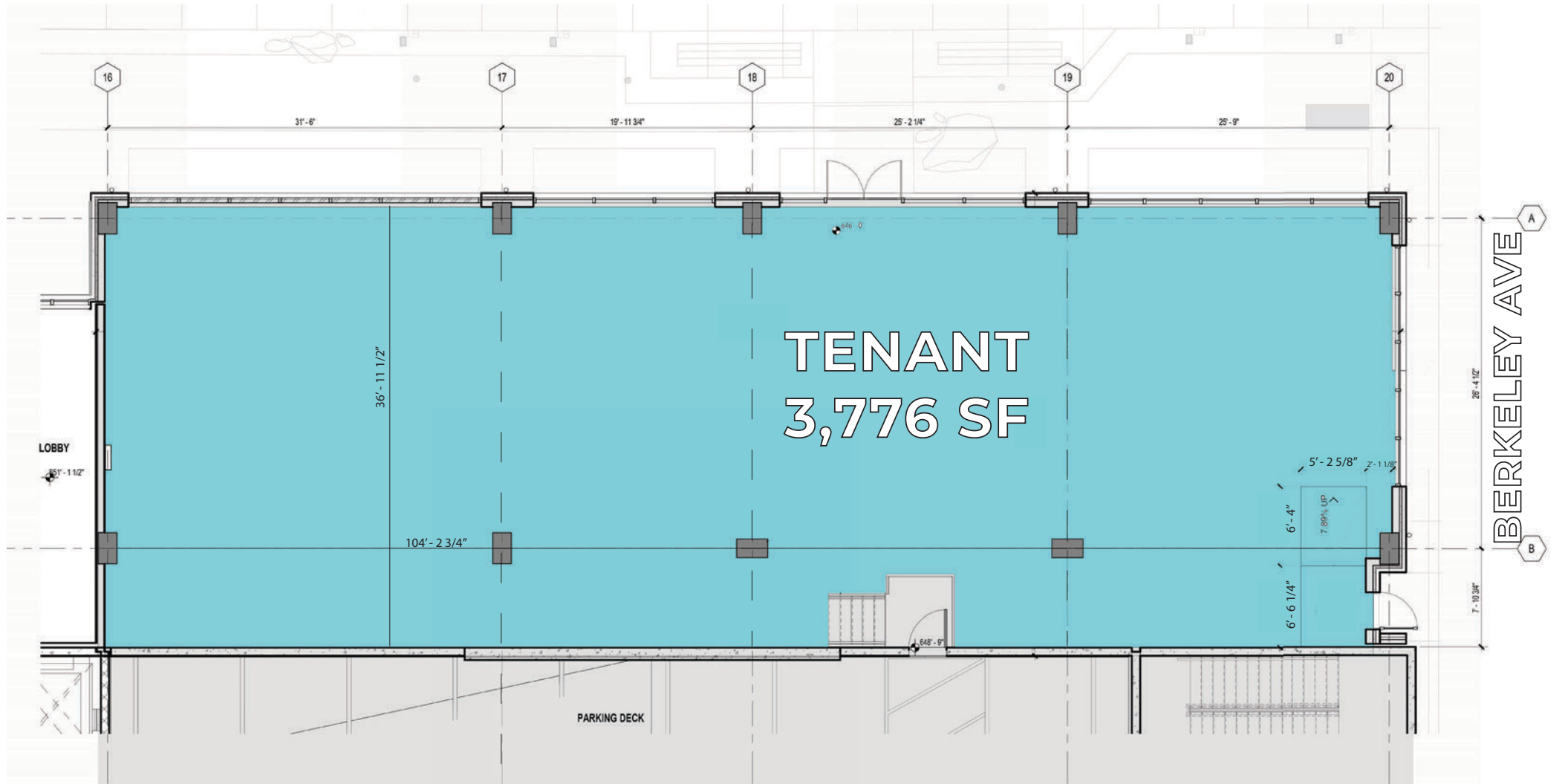
existing retail sqft
in a 15-min walk



MIDTOWN MASTER SITE PLAN



GREENWOOD CLIFF



TENANT
3,776 SF

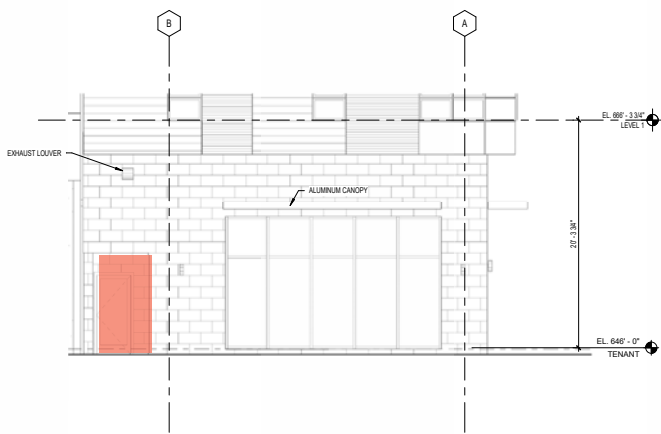
LOBBY

PARKING DECK

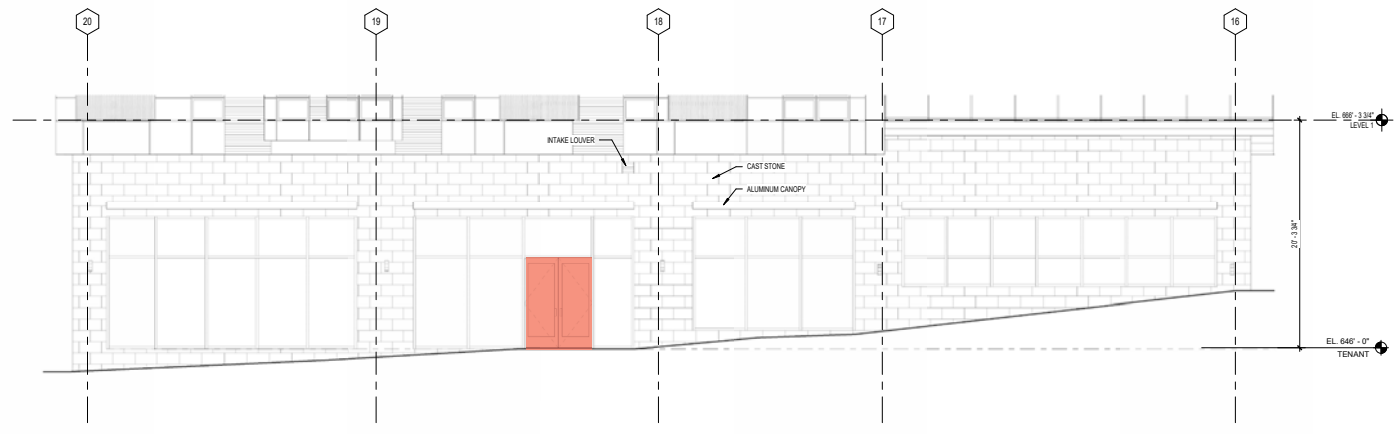
BERKELEY AVE

PARKING DECK
24 DEDICATED SPACES
FOR TENANT

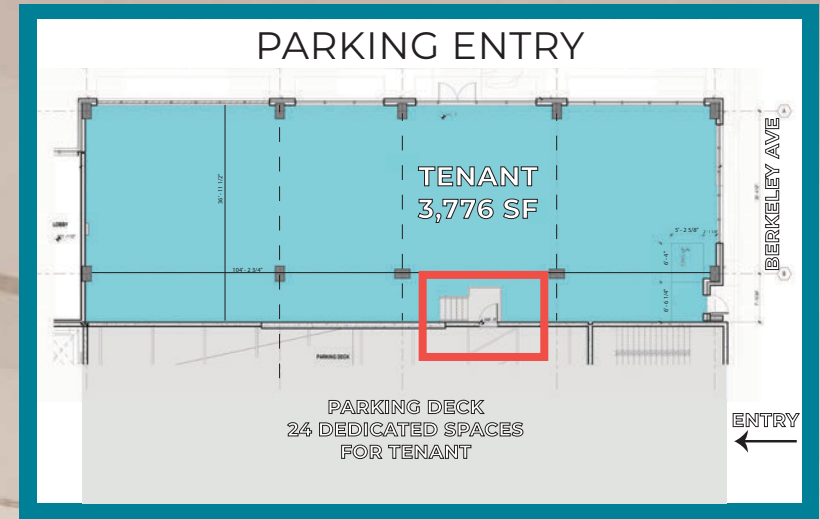
ENTRY
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BERKELEY AVE PLACE



GREENWOOD CLIFF





The Pearl Innovation District, a proposed multi-purpose development, and will be across from the Atrium Wake Forest Baptist Health Medical School, that will eventually have up to **400 medical students**. The Pearl will include a medical school, research & education facilities, retail, professional offices and housing. IRCAD, a French Surgical Institute will call The Pearl its US Headquarters and is expected to draw thousands of medical professionals to Charlotte each year. The Pearl is expected to house up to **5,500 new jobs** on site upon completion.

ATRIUM HEALTH'S
THE PEARL INNOVATION DISTRICT
AND MEDICAL SCHOOL STRIC

EXPECTED COMPLETION 2025

550 ± Residential Units

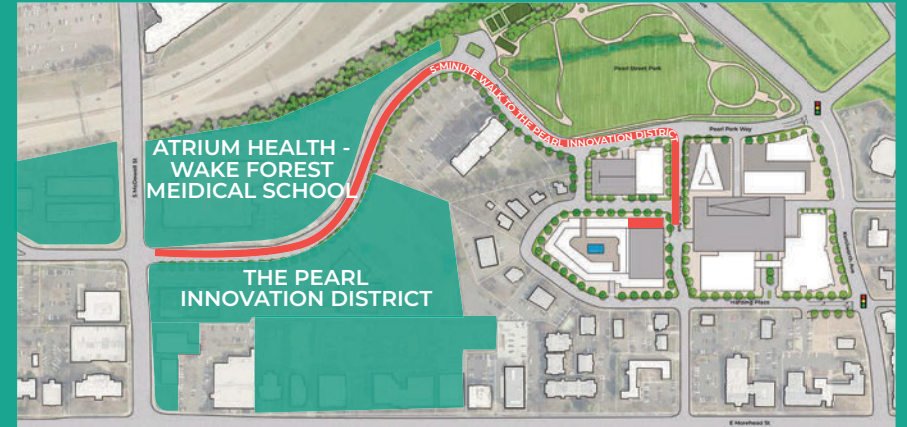
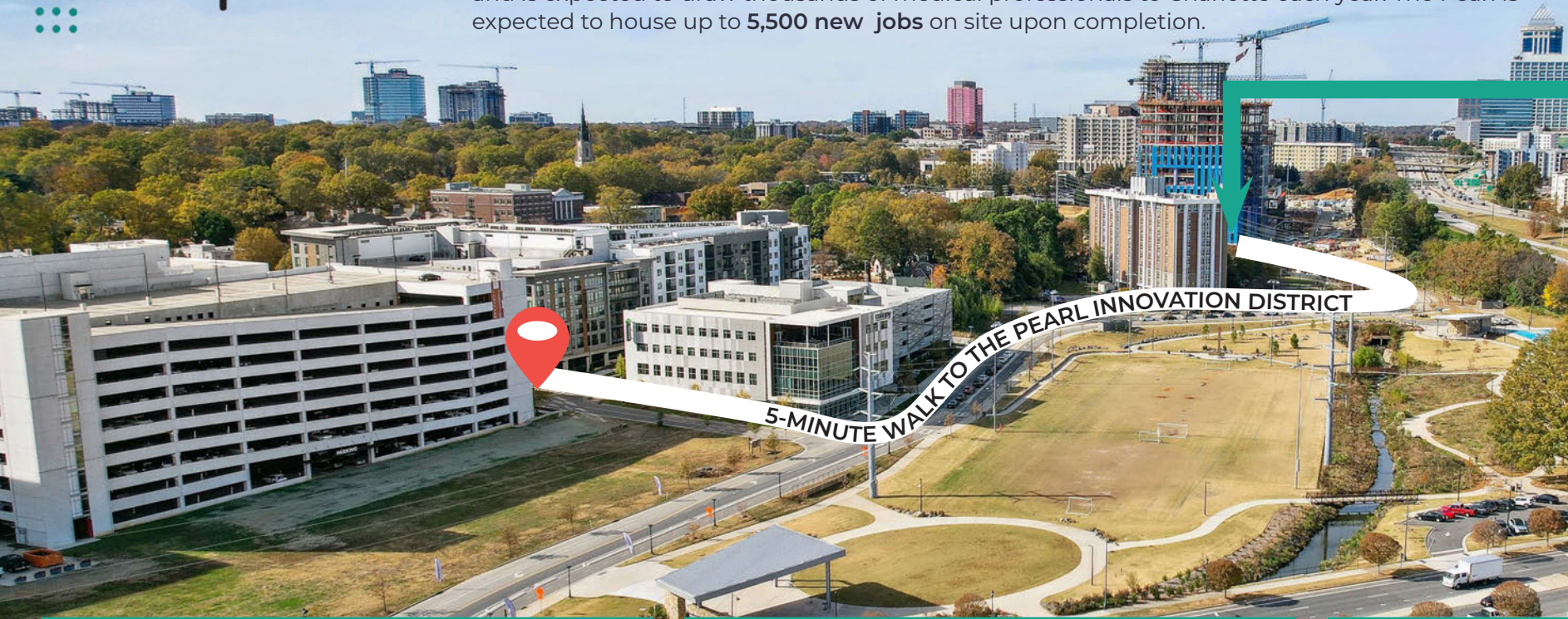
290 ± Room Hotel

1,143,200 ± SF
Research & Education, Office Space

373,000 ± SF Mixed-Use Space
(Research, Education, Office, Retail)

17,800+ SF Retail

2,000 ± Space Parking Garage



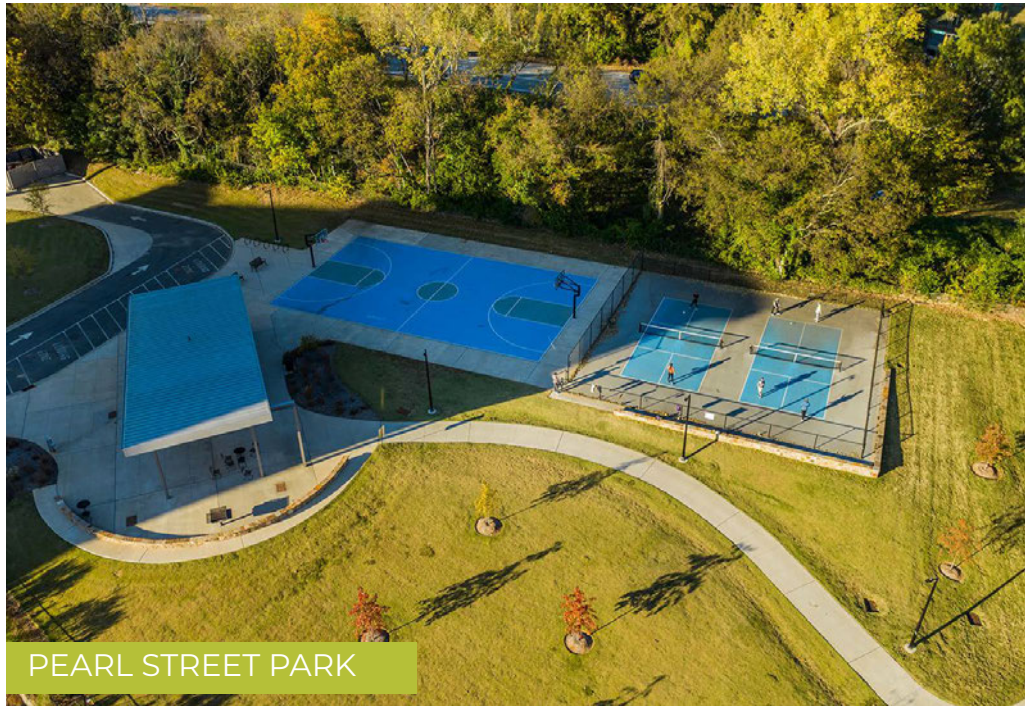
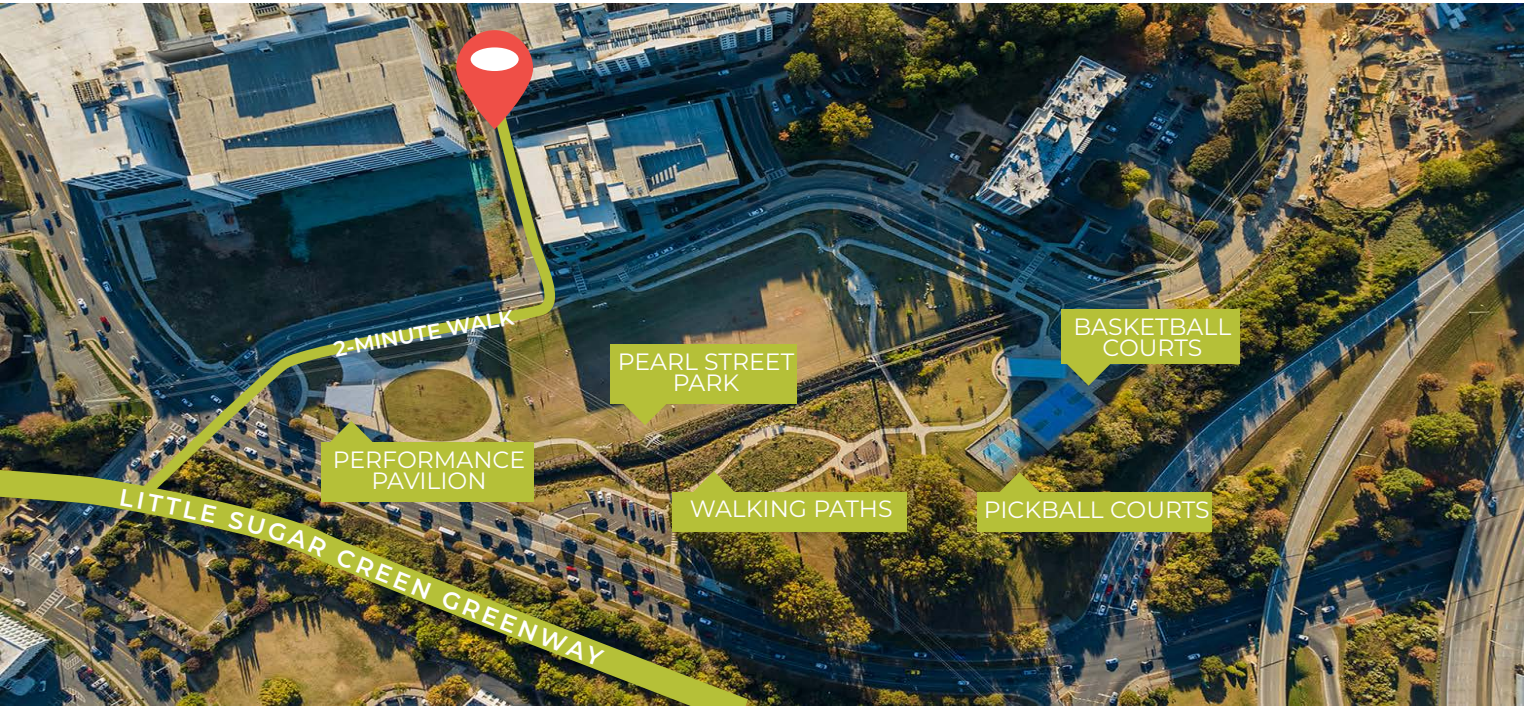
IN A HUB OF ACTIVE GREEN SPACE

LITTLE SUGAR CREEK GREENWAY

The Little Sugar Creek Greenway is a 19-mile long greenway systems that runs adjacent to the site. It offers biking and walking paths with stops into parks. On average 100 people a day run, walk, or ride along the the greenway path in front of the Metropolitan. Just a 2-minute walk from the site, will get you on the Greenway.

PEARL STREET PARK

Pearl Street Park is a 10+ acre newly renovated park in the Mecklenburg County Park system that includes walking paths, pickball courts, basketball courts, and a performance stage. Local youth soccer and football groups utilize the park for practice and games and on average sees over 100 people a day.





I-277 116,000 AADT

MCDOWELL ST 10,500 AADT

E MOREHEAD ST 26,000 AADT

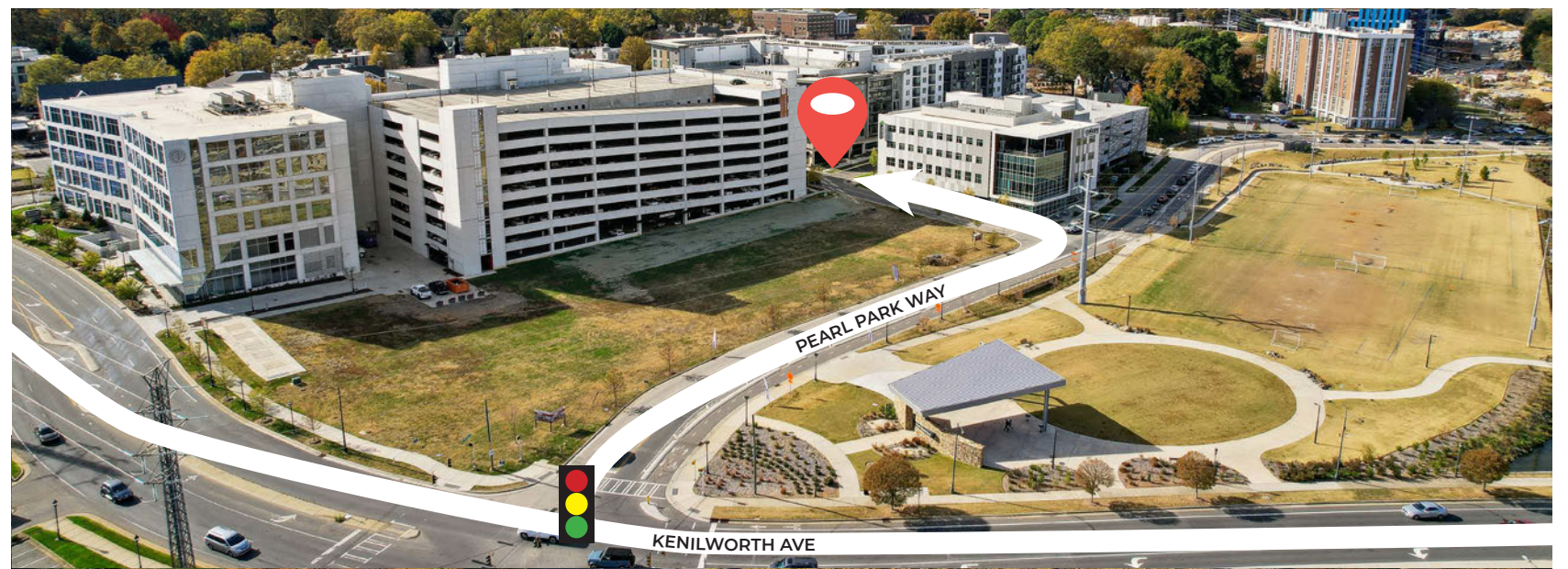
277 EXIT RAMP 23,500 AADT

CHARLOTTE TOWNE AVE 14,500 AADT

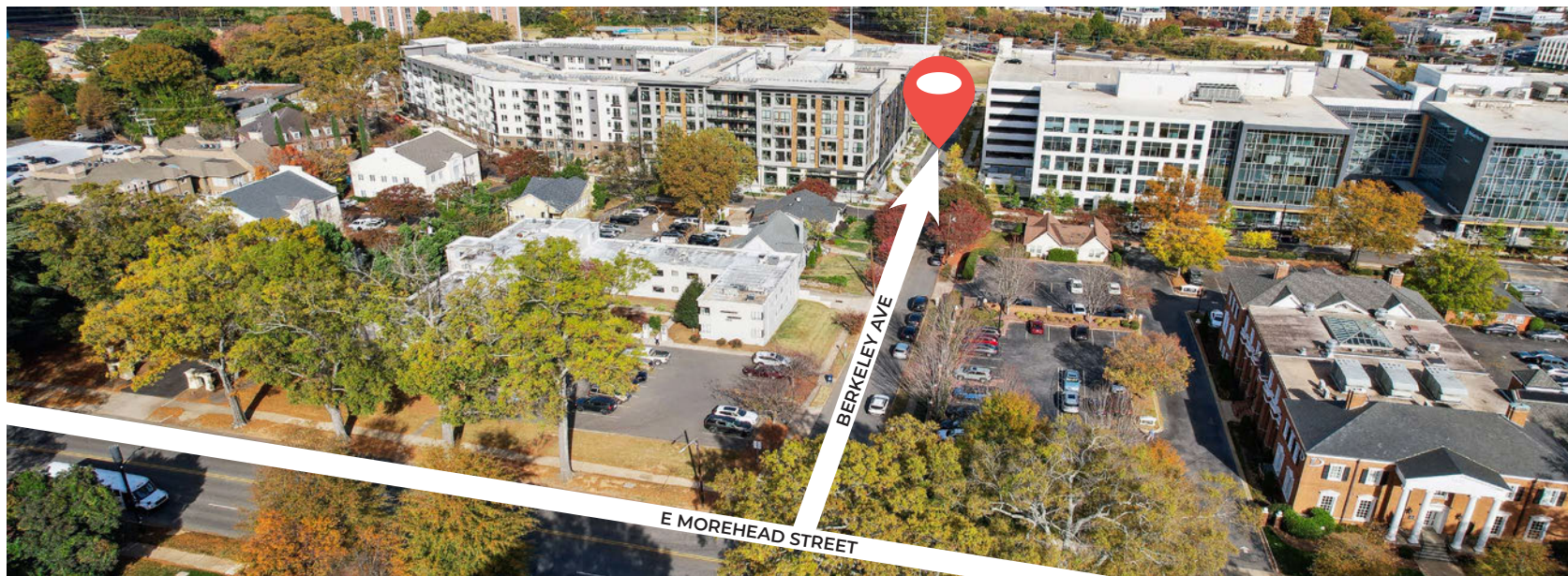
KENILWORTH AVE 26,500 AADT

PEARL PARK WAY 9,600 AADT

KINGS DRIVE 13,500 AADT



ACCESS FROM KENILWORTH AVE



ACCESS FROM E MOREHEAD STREET

LOCATION SNAPSHOT

15K+

population within
a 1-mile radius

5.1%

consistently population
increase since 2010

10K+

households within a
a 1-mile radius

26K+

average daily vehicles
on Kenilworth Ave

49K+

daytime population

10M+

square feet
under construction

INDICATOR	1-mile	2-mile	3-mile
pop. (2023)	15,511	78,213	139,126
pop. (2028)	16,325	82,410	145,612
avg. hh income	\$130K	\$126K	\$116K
daytime pop.	49,138	117,283	150,468
avg. age	33.6	33.8	35.0





PROVEN PARTNERSHIP

At Pappas Properties, exceptional buildings are only the beginning. With deep expertise in the development, management and marketing of mixed-use projects, we create engaging, vibrant experiences for tenants and their customers across the Southeast.

FOR LEASING INFORMATION

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