



11324 N COMMUNITY HOUSE RD | CHARLOTTE, NC

BALLANTYNE CORNERS

1,400 SF AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

Suite 7: 14,000 SF - First Floor

TRAFFIC COUNTS

N Community House Rd - 22,000 ADT

PROPERTY HIGHLIGHTS

- Situated on the hard corner N Community House Road and Ballantyne Commons Parkway
- Directly adjacent to Ballantyne Corporate Park East which provides well over 1 million square feet of office space
- Planned Wegmans grocery store opening on N Community House Road immediately north of Ballantyne Corners Shopping Center
- Excellent proximity to phase I and phase II of Ballantyne Bowl

LEASE RATE

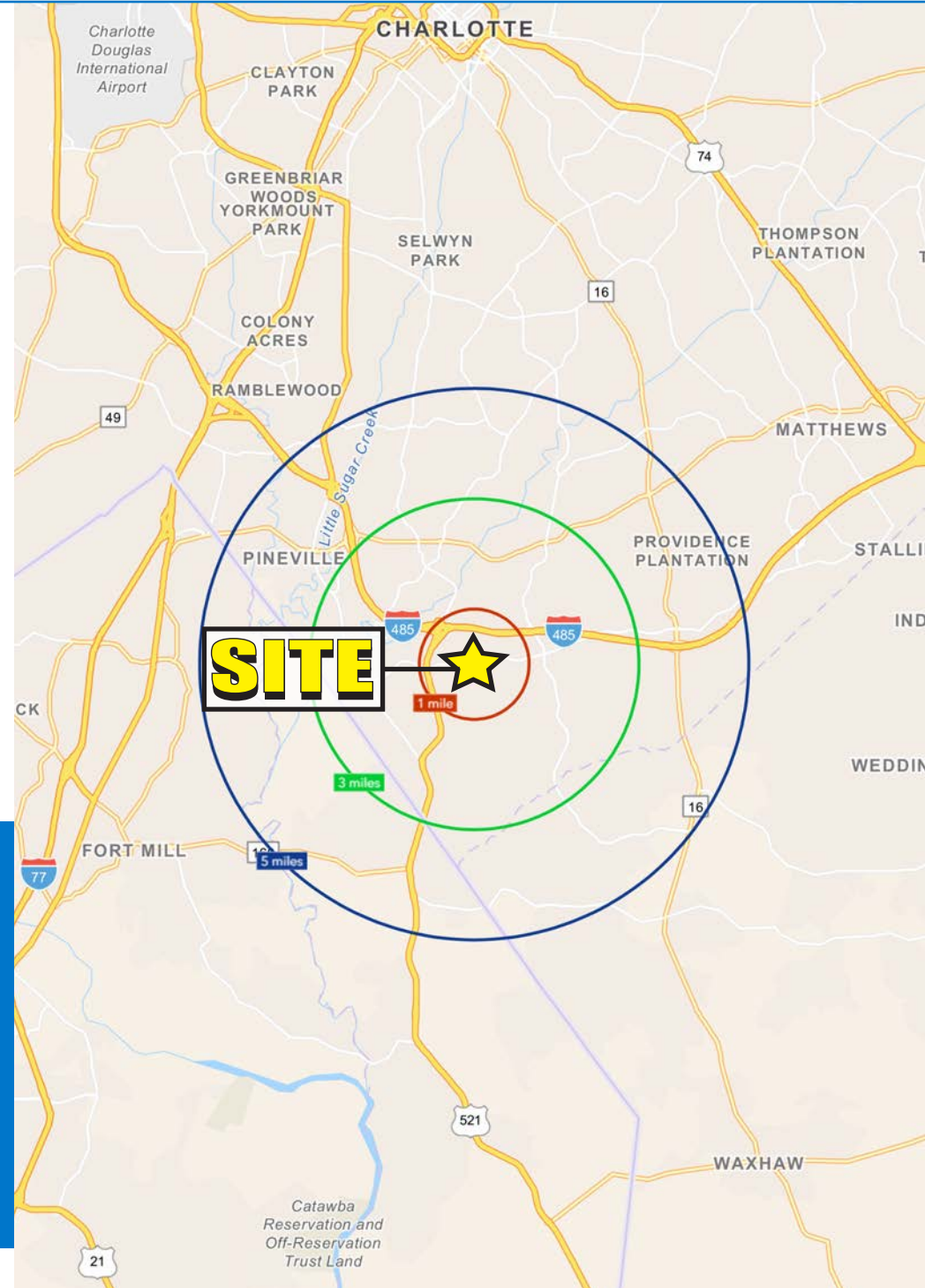
Call to discuss




COUNTY

Mecklenburg

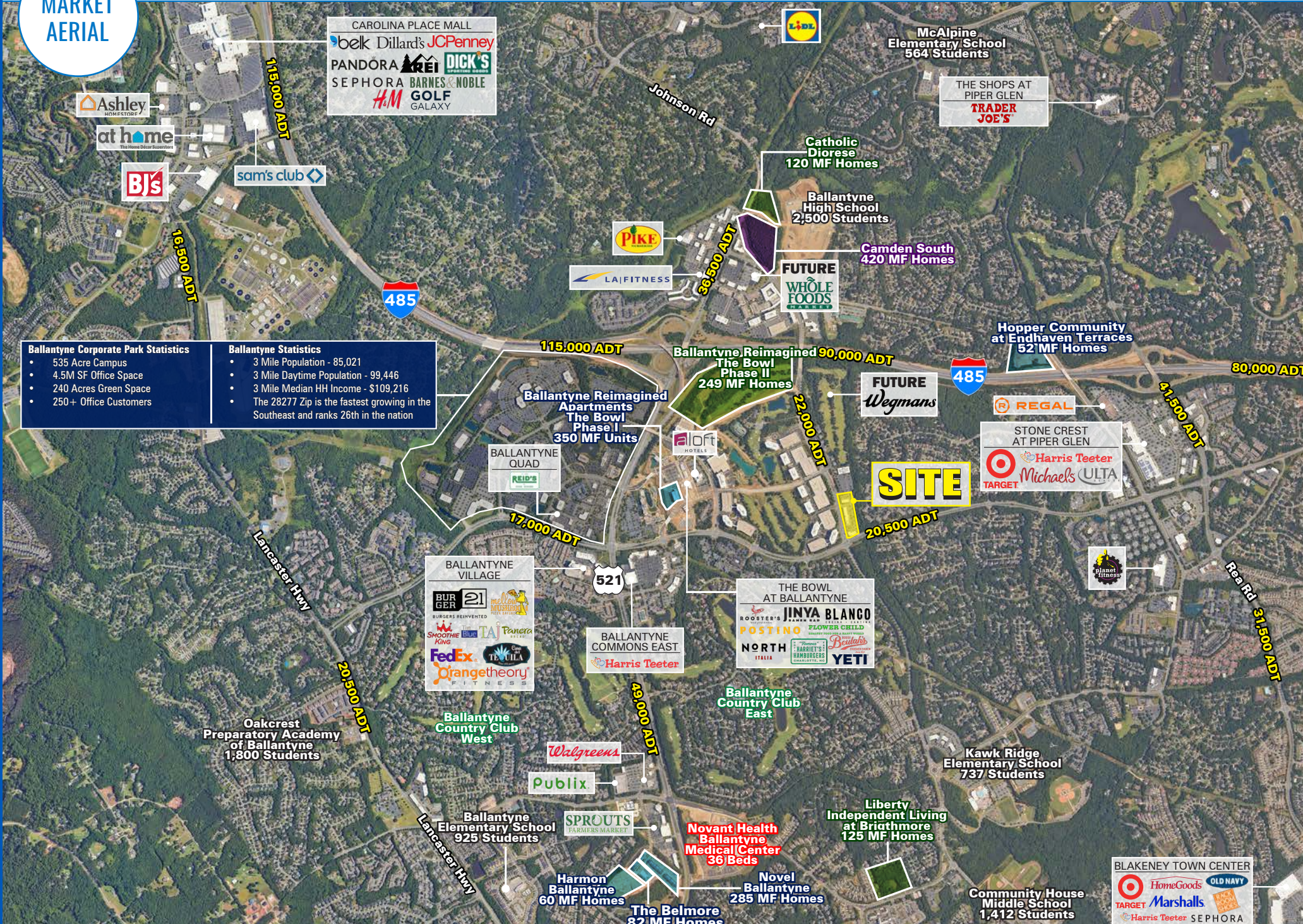
MARKET

Charlotte



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	4,592	36,405	74,527
 TOTAL POPULATION	11,125	90,720	188,647
 MEDIAN HH INCOME	\$150,267	\$127,559	\$135,245

MARKET AERIAL



Ballantyne Corporate Park Statistics

- 535 Acre Campus
- 4.5M SF Office Space
- 240 Acres Green Space
- 250+ Office Customers

Ballantyne Statistics

- 3 Mile Population - 85,021
- 3 Mile Daytime Population - 99,446
- 3 Mile Median HH Income - \$109,216
- The 28277 Zip is the fastest growing in the Southeast and ranks 26th in the nation

CAROLINA PLACE MALL

belk Dillard's JCPenney

PANDORA REI DICK'S

SEPHORA BARNES & NOBLE

H&M GOLF GALAXY

THE SHOPS AT PIPER GLEN

TRADER JOE'S

Ballantyne Corporate Park Statistics

- 535 Acre Campus
- 4.5M SF Office Space
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- 3 Mile Population - 85,021
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Ballantyne Reimagined Apartments The Bowl Phase I

350 MF Units

REID'S

Ballantyne Reimagined The Bowl Phase II

249 MF Homes

LA FITNESS

PIKE

FUTURE Wegmans

STONE CREST AT PIPER GLEN

REGAL

Target Harris Teeter Michaels ULTA

BALLANTYNE VILLAGE

BURGER 21

SMOOTHIE KING

FedEx

ORANGETHEORY FITNESS

BALLANTYNE COMMONS EAST

Harris Teeter

THE BOWL AT BALLANTYNE

JINYA BLANCO

POSTINO

NORTH ITALIA

YETI

Oakcrest Preparatory Academy of Ballantyne

1,800 Students

Ballantyne Country Club West

Walgreens

Publix

Ballantyne Elementary School

925 Students

SPROUTS FARMERS MARKET

Novant Health Ballantyne Medical Center

36 Beds

Harmon Ballantyne

60 MF Homes

Novel Ballantyne

285 MF Homes

The Belmore

82 MF Homes

Liberty Independent Living at Briathmore

125 MF Homes

Kawk Ridge Elementary School

737 Students

Community House Middle School

1,412 Students

BLAKENEY TOWN CENTER

Target HomeGoods Marshalls

Harris Teeter SEPHORA

SITE AERIAL



FUTURE Wegmans

POTBELLY
Cabo fish taco
SANTA BARBARA

Brigham Building
275K SF Office

THE BOWL AT BALLANTYNE
ROOSTER'S
JINYA BLANCO
POSTINO FLOWER CHILD
NORTH ITALIA
HARBONY'S HAMBURGERS
Bellati's
YETI

aloft HOTELS

Ballantyne Reimagined
Apartments
The Bowl
Phase I
350 MF Units

THE LODGE AT BALLANTYNE

Everett Building
154K SF Office

Hayes Building
154K SF Office

Graag Building
294K SF Office

Woodward Building
287K SF Office

WINGATE

BALLANTYNE CORNERS
tropical CAFE Broken Egg Cafe
FIRST BANK AAA

SITE

N Community House Rd

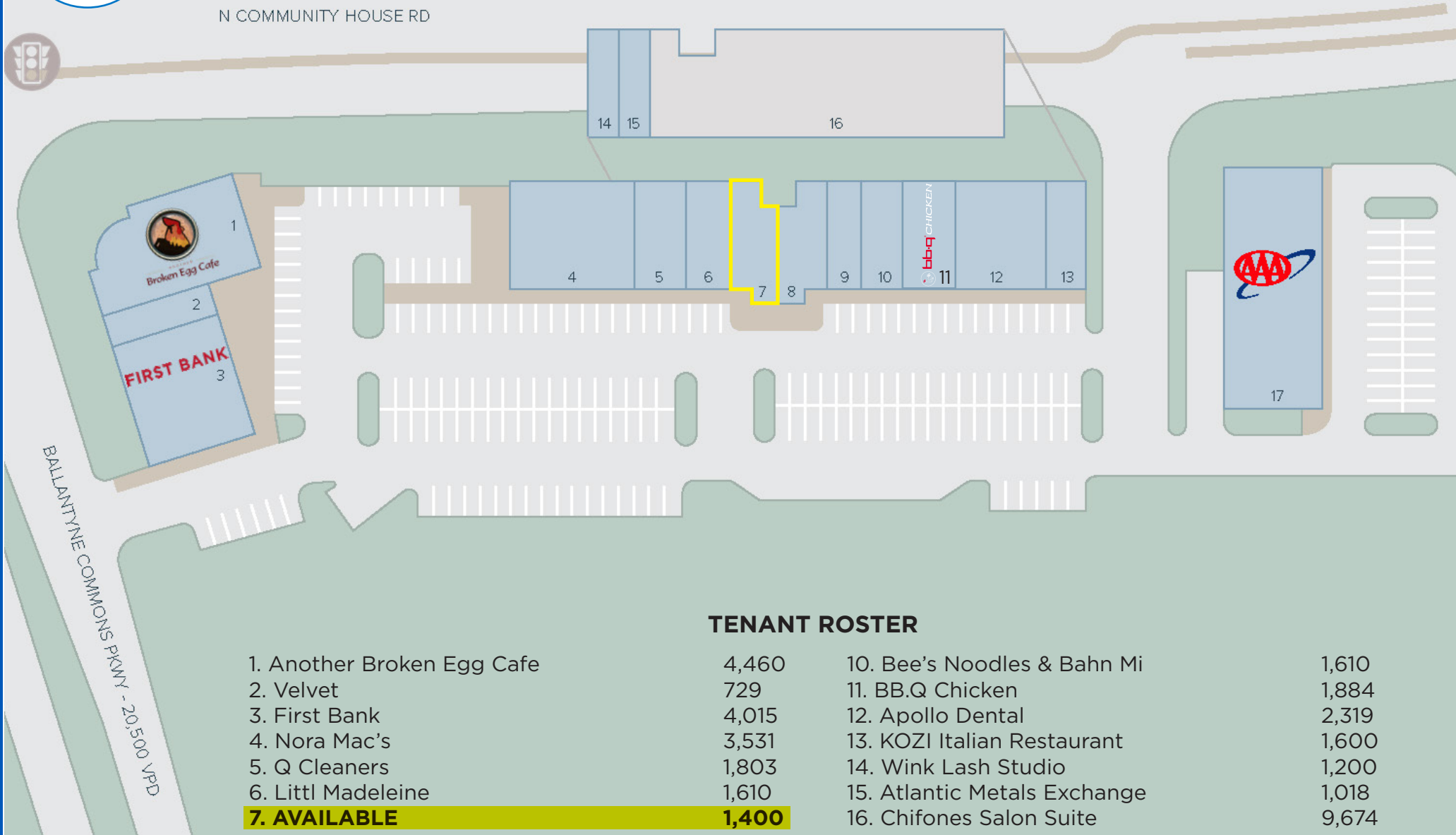
22,000 ADT

Ballantyne Commons Pkwy
20,500 ADT

**SITE
AERIAL**

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N COMMUNITY HOUSE RD



BALLANTYNE COMMONS PKWY - 20,050.00 VPD

TENANT ROSTER

1. Another Broken Egg Cafe	4,460	10. Bee's Noodles & Bahn Mi	1,610
2. Velvet	729	11. BB.Q Chicken	1,884
3. First Bank	4,015	12. Apollo Dental	2,319
4. Nora Mac's	3,531	13. KOZI Italian Restaurant	1,600
5. Q Cleaners	1,803	14. Wink Lash Studio	1,200
6. Littl Madeleine	1,610	15. Atlantic Metals Exchange	1,018
7. AVAILABLE	1,400	16. Chifones Salon Suite	9,674
8. Tropical Smoothie Cafe	1,443	17. AAA (Separately Parceled)	OP
9. Allure Nails	1,300		

SITE
PHOTOS

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 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

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