

# Colinayre

BALLANCROFT PKWY, CHARLOTTE, NC 28277



Retail

FOR

Lease

SIZE

2,027 SF

PRICE

Call for Pricing



## Overview

Newly constructed retail development

2,027 SF Available in Building 2, level 2 (as of March 2024)

Space could be subdivided

Located in High Growth, High Traffic Ballantyne/Indian Land corridor

Anchored by Charlotte's first Sprouts Farmers Market

Directly accessible from Hwy 521 and Providence Rd W

## 2,027 SF of Retail Space Available in Ballantyne



Robbie Adams  
Director of Retail

(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

## Property Overview

### Demographics

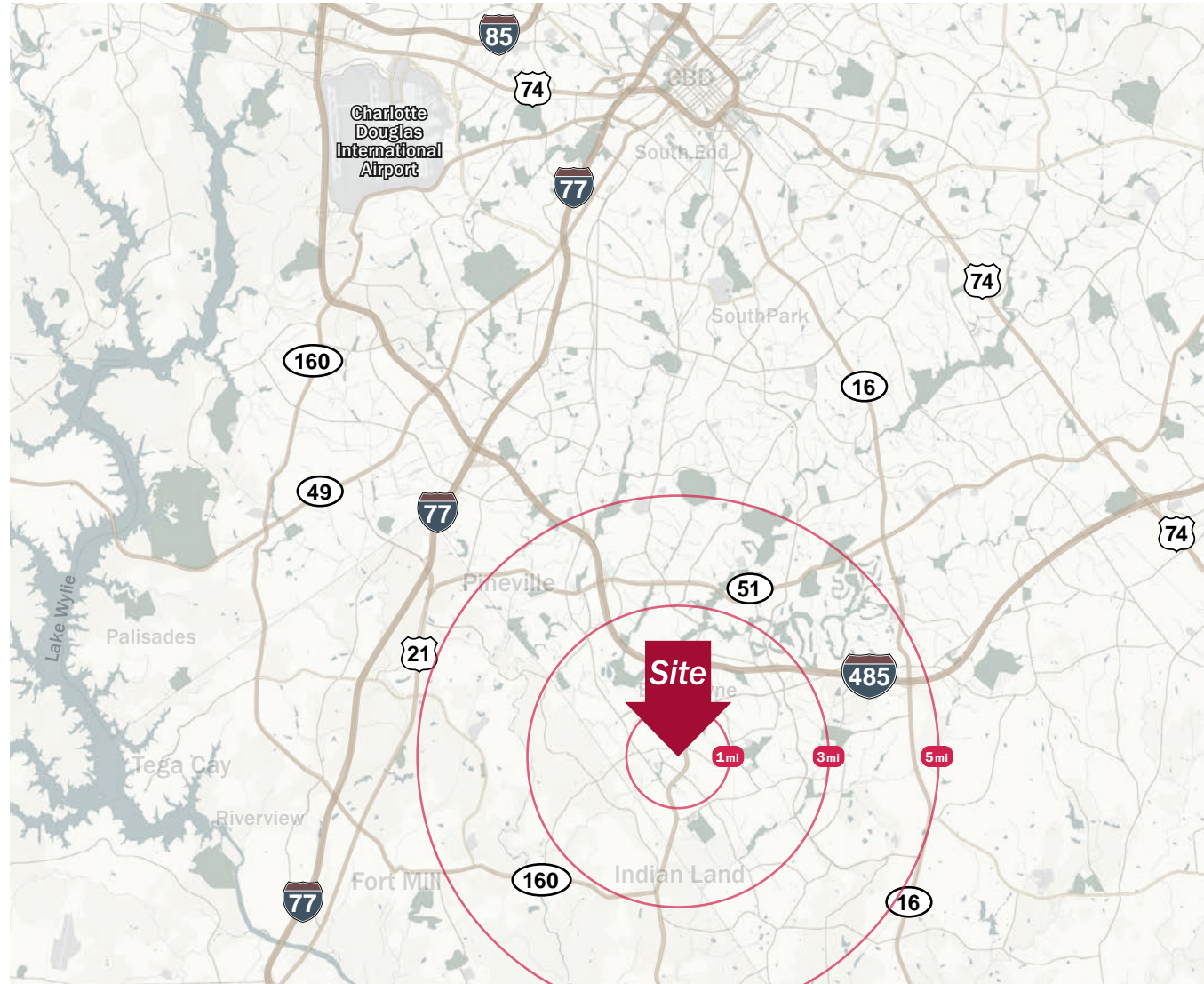
Source: Esri® 2023

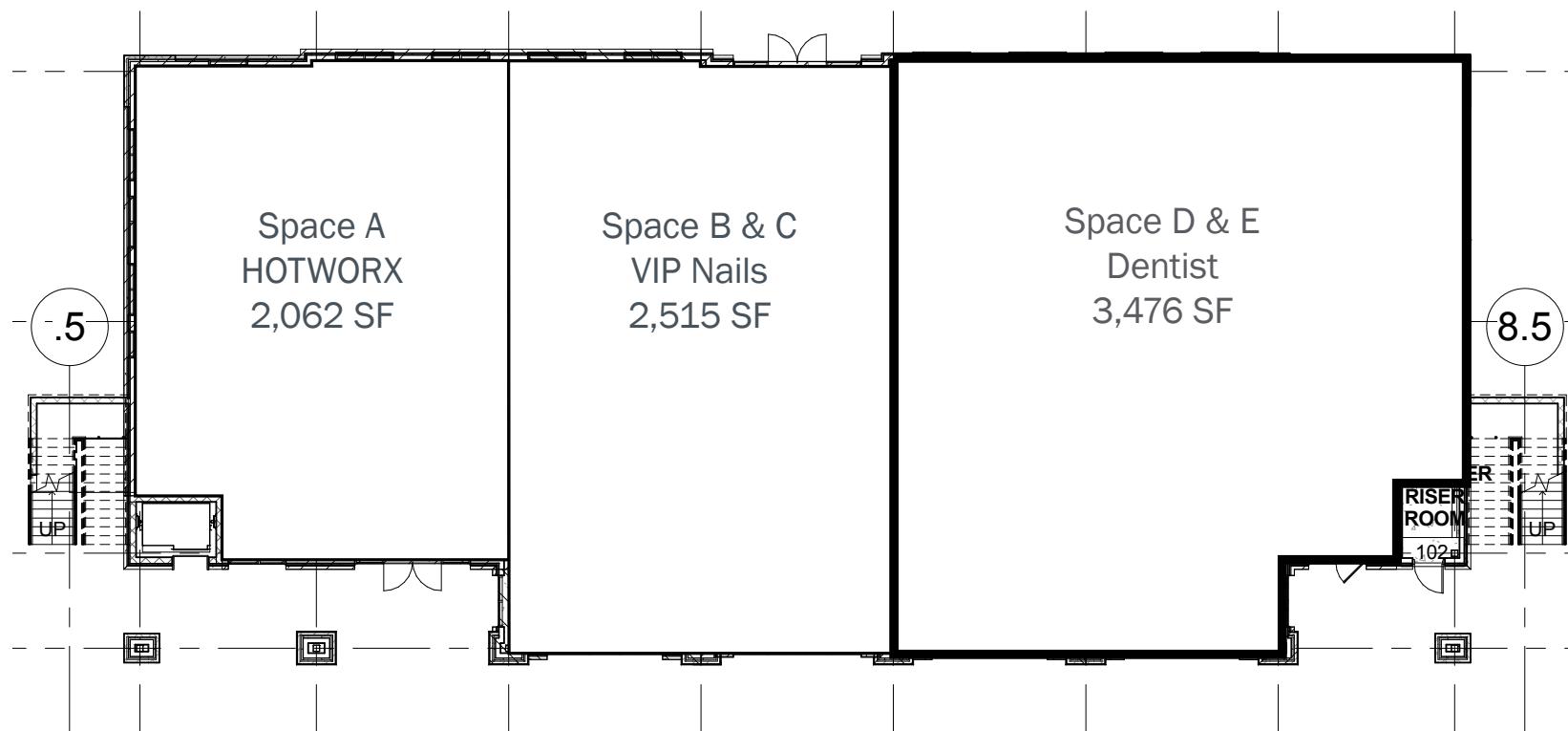
	1 mile	3 mile	5 mile
Population	14,446	80,312	174,809
Growth Rate	1.25%	0.76%	0.62%
Avg. HH Income	\$172,398	\$154,215	\$157,561

### Traffic Count

Source: NCDOT

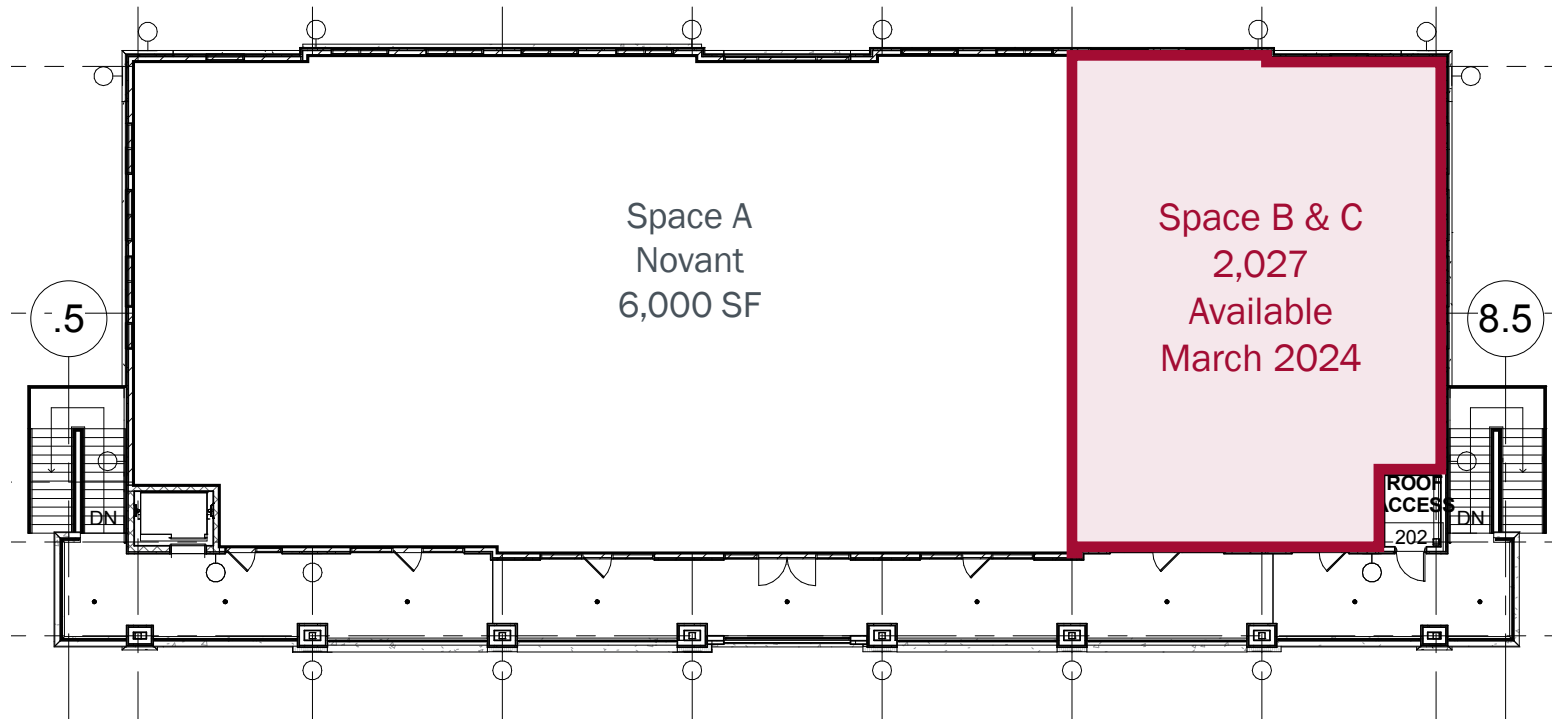
	AADT
Johnsto Rd (Hwy 521)	41,000 (2021)
Providence Rd W	9,000 (2021)





### Availability

Space A	2,062 SF	HOTWORX
Space B & C	2,515 SF	VIP Nails
Space D & E	3,476 SF	Dentist



### Availability

Space A	6,000 SF	Novant
Space B & C	2,027 SF	Available March 2024







# Colinayre

BALLANCROFT PKWY, CHARLOTTE, NC 28277

## Site Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

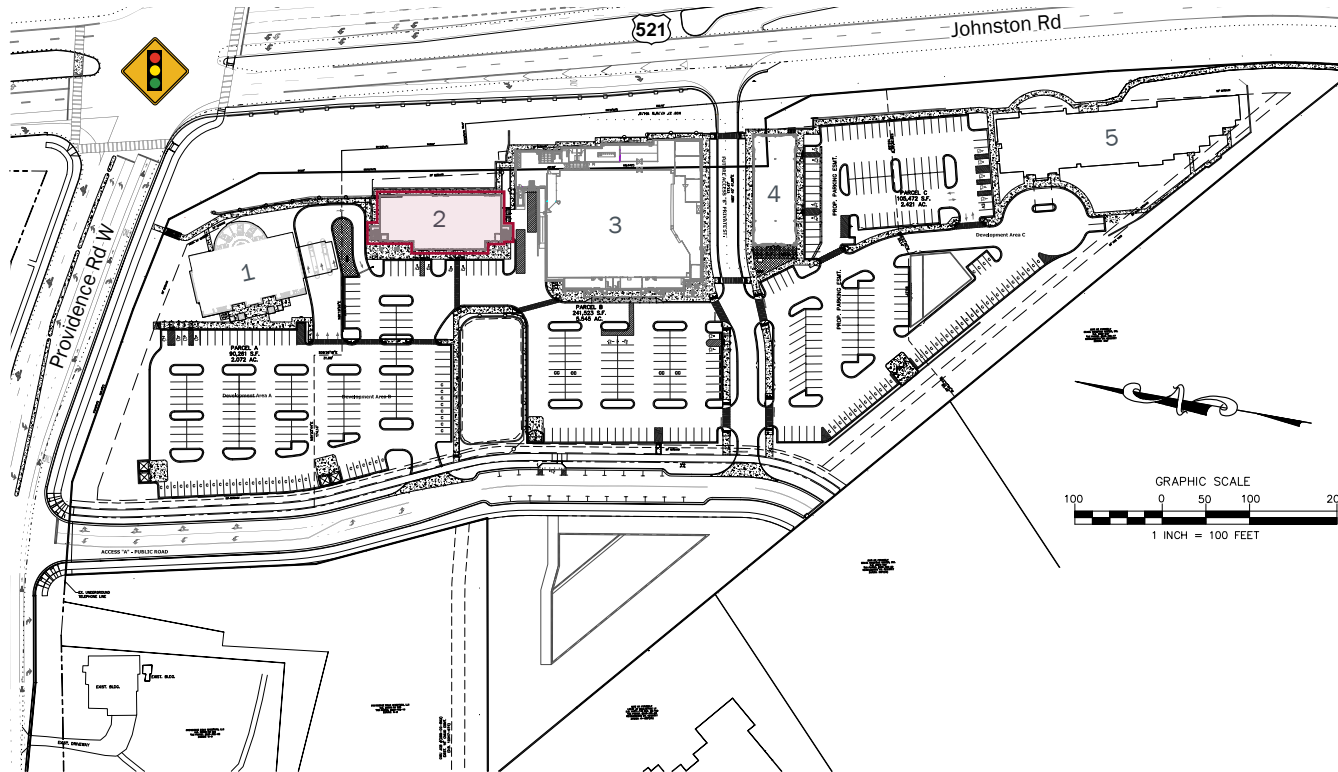


Robbie Adams  
Director of Retail  
(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)





Building #	Total SF	Availability	Tenants
Building 1	23,559 SF	Fully Leased	Pinnacle
<b>Building 2</b>	<b>14,791 SF</b>	<b>New</b>	<b>Hot Worx, VIP Nails, Novant</b>
Building 3	30,077 SF	Fully Leased	Sprouts Farmers Market
Building 4	6,000 SF	Fully Leased	MOD Pizza, McAlister's Deli
Building 5	85,000 SF	Fully Leased	Holiday Inn Express

# Colinayre

BALLANCROFT PKWY, CHARLOTTE, NC 28277

## Property Photos



Robbie Adams  
Director of Retail  
(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)



# Colinayre

BALLANCROFT PKWY, CHARLOTTE, NC 28277

## Property Photos



Robbie Adams  
Director of Retail  
(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)



# Colinayre

BALLANCROFT PKWY, CHARLOTTE, NC 28277

## Property Photos



Robbie Adams  
Director of Retail  
(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)





Medical | Industrial | Retail | Land | Investment | Office

contact

**Robbie Adams**  
*Director of Retail*  
(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)