

Park 51 Center Shops

10703, 10707, & 10761 PARK RD, CHARLOTTE, NC 28210



Retail

FOR

Lease

SIZE

1,598 SF - 4,843 SF

PRICE

Call for Pricing



Overview

Facade renovations coming Q4 2024

Adjacent to newly redeveloped Tryon Medical anchored project

Strategically located directly across from Atrium Health's Pineville medical campus, 235 beds on ±46 acre campus offering a range of services 24/7

Located directly off I-485 (154,000 ADT) with multiple access points along Park Road (26,000 ADT) and off Hwy 51/Pineville-Matthews Rd (55,000 ADT)

Four Spaces Available for Lease



Robbie Adams
Director of Retail

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Davis Kirby
Broker

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Demographics

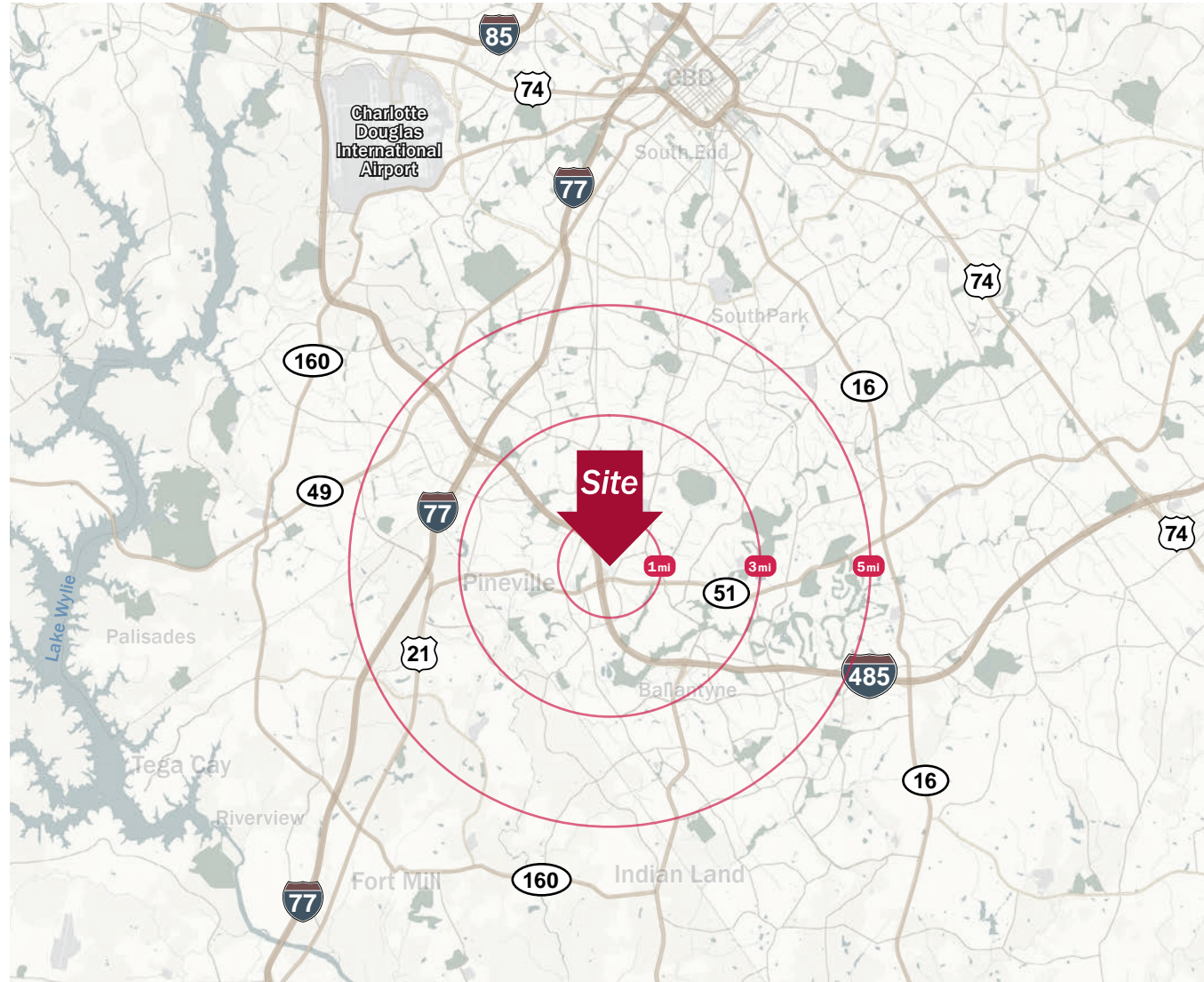
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	10,007	72,362	197,786
Avg. HH Income	\$108,005	\$124,688	\$138,554
Growth Rate	2.80%	2.77%	2.67%

Traffic Count

Source: NCDOT

	AADT
Hwy 51 & Pineville-Matthews Rd	55,000 (2023)
Park Rd	26,000 (2023)



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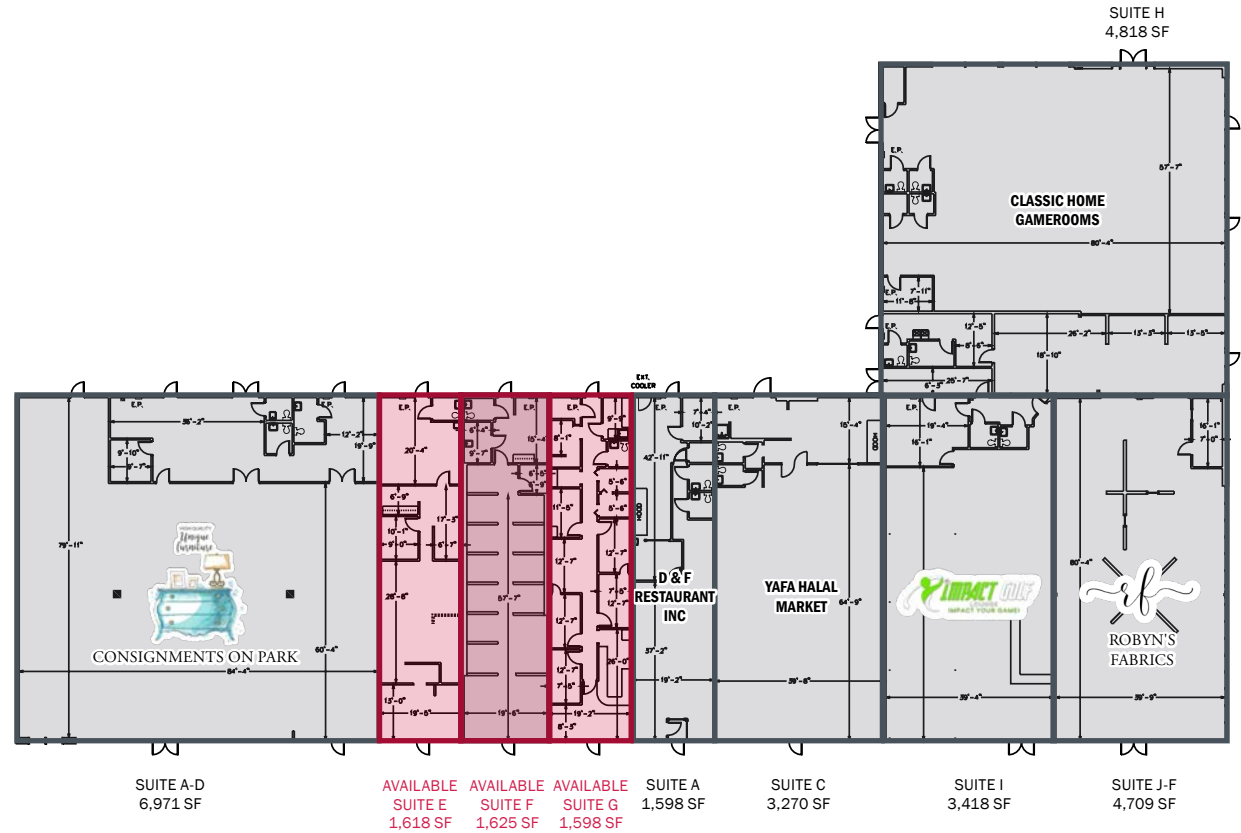
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Site Plan: 10703 Park Rd

Suite	Total RSF	Availability
A-D	6,971 RSF	Consignments on Park
E	1,620 RSF	AVAILABLE
F	1,625 RSF	AVAILABLE
G	1,598 RSF	AVAILABLE
A	1,598 RSF	D & F Restaurant Inc.
C	3,270 RSF	Yafa Market and Cafe
I	3,418 RSF	Impact Golf Lounge, LLC
J-F	4,709 RSF	Robyn's Fabrics
H	4,818 RSF	Classic Home Gamerooms



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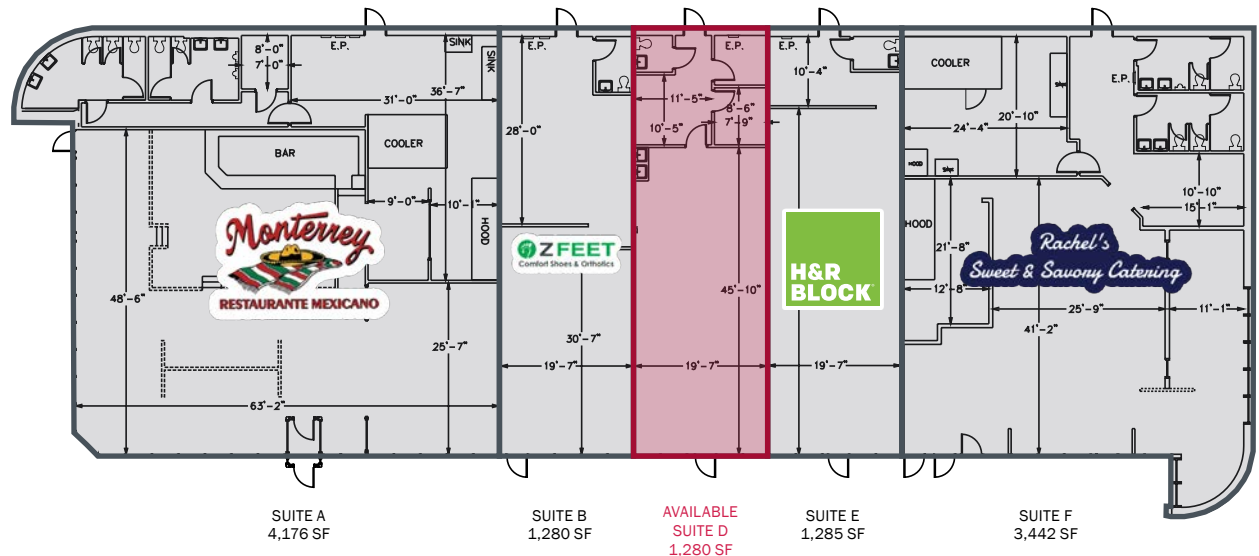
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Site Plan: 10707 Park Rd

Suite	Total RSF	Availability
A	4,176 RSF	Monterrey Mexican Restaurant
B	1,280 RSF	ZFEET
D	1,280 RSF	AVAILABLE
E	1,285 RSF	H & R BLOCK
F	2,500 RSF	Rachel's Sweet and Savory Catering



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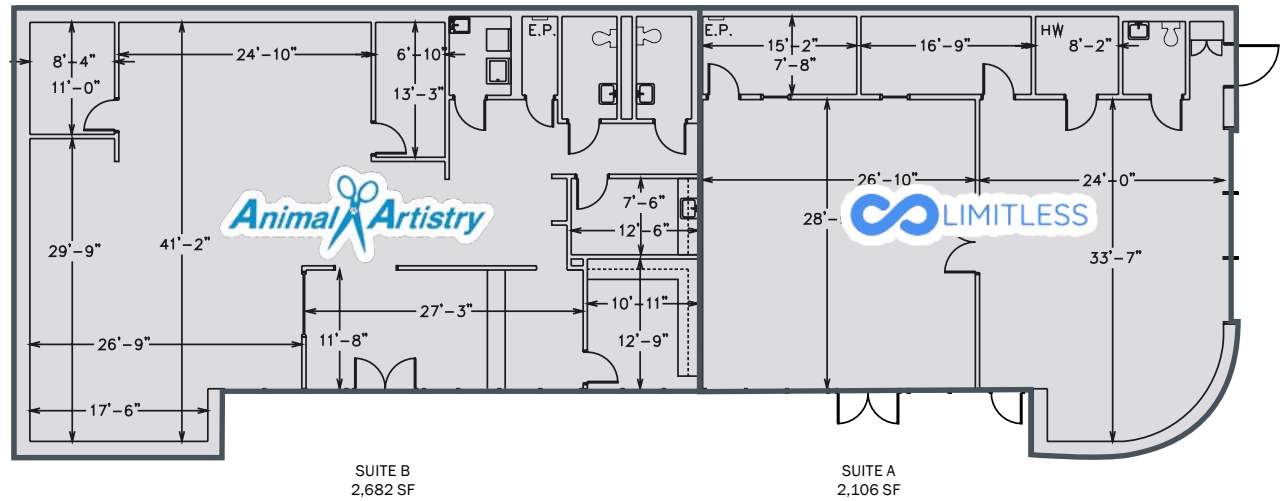
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Site Plan: 10761 Park Rd

FULLY LEASED

Suite	Total RSF	Availability
A	2,106 RSF	Limitless Health Inc.
B	2,682 RSF	Animal Artistry



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Market Aerial



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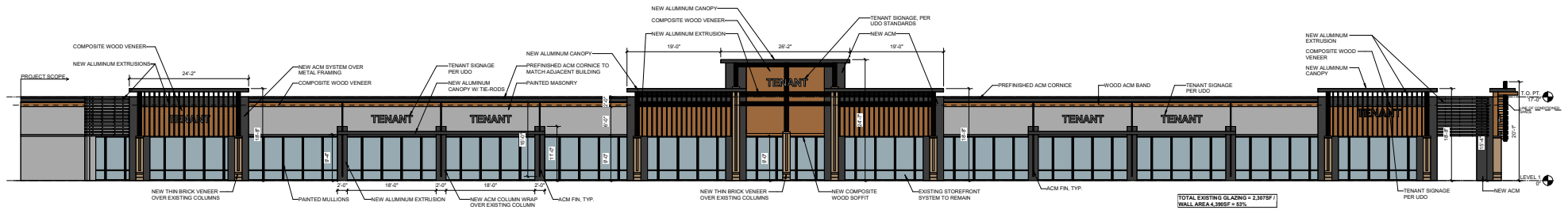
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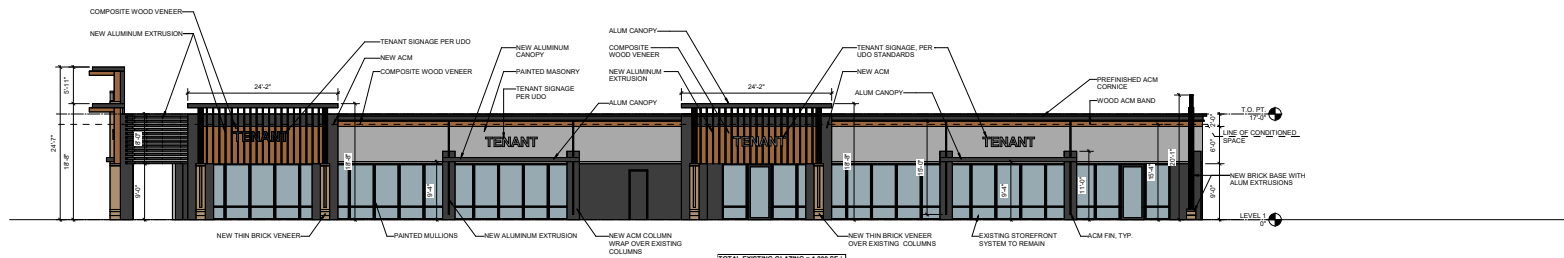
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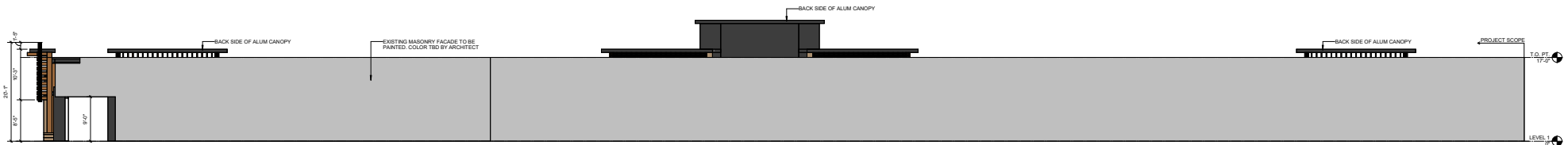
Facade Renovation Renderings



C1 ELEVATION - EXTERIOR - SOUTH
1/8" = 1'-0"



B1 ELEVATION - EXTERIOR - EAST
1/8" = 1'-0"



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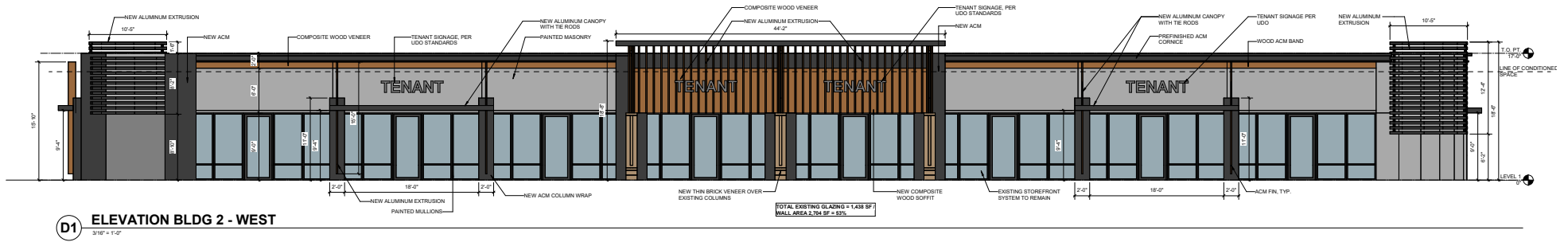
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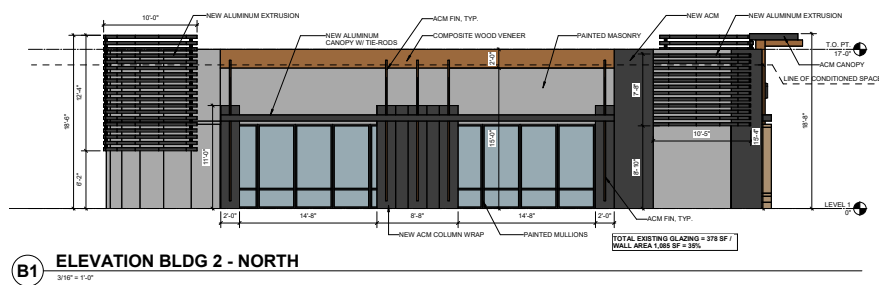
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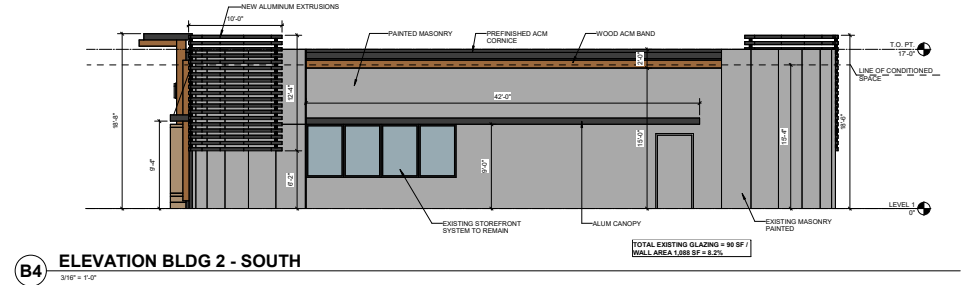
Facade Renovation Renderings



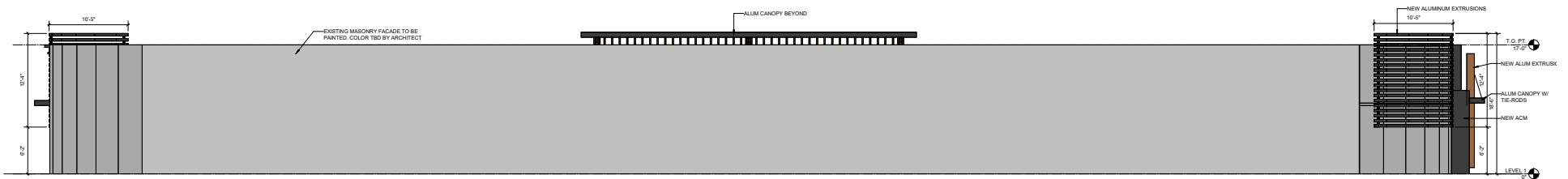
D1 ELEVATION BLDG 2 - WEST
3/16" = 1'-0"



B1 ELEVATION BLDG 2 - NORTH
3/16" = 1'-0"



B4 ELEVATION BLDG 2 - SOUTH
3/16" = 1'-0"



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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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