

Ballantyne Corners

NORTH COMMUNITY HOUSE RD & BALLANTYNE COMMONS PKWY



Retail

FOR

| Lease

SIZE

| ±1,884 – 9,997 SF

PRICE

| Call for Pricing



Overview

±1,884 SF – 9,997 SF available for lease

Close to 7,000,000 SF of office in surrounding area (2nd largest in Charlotte)

Prime location at the intersection of N Community House Road and Ballantyne Commons Parkway

Near Torrington Market and Earth Fare

±1,884 to 9,997 SF of
Retail Space for Lease
in Ballantyne



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Property Overview

Demographics

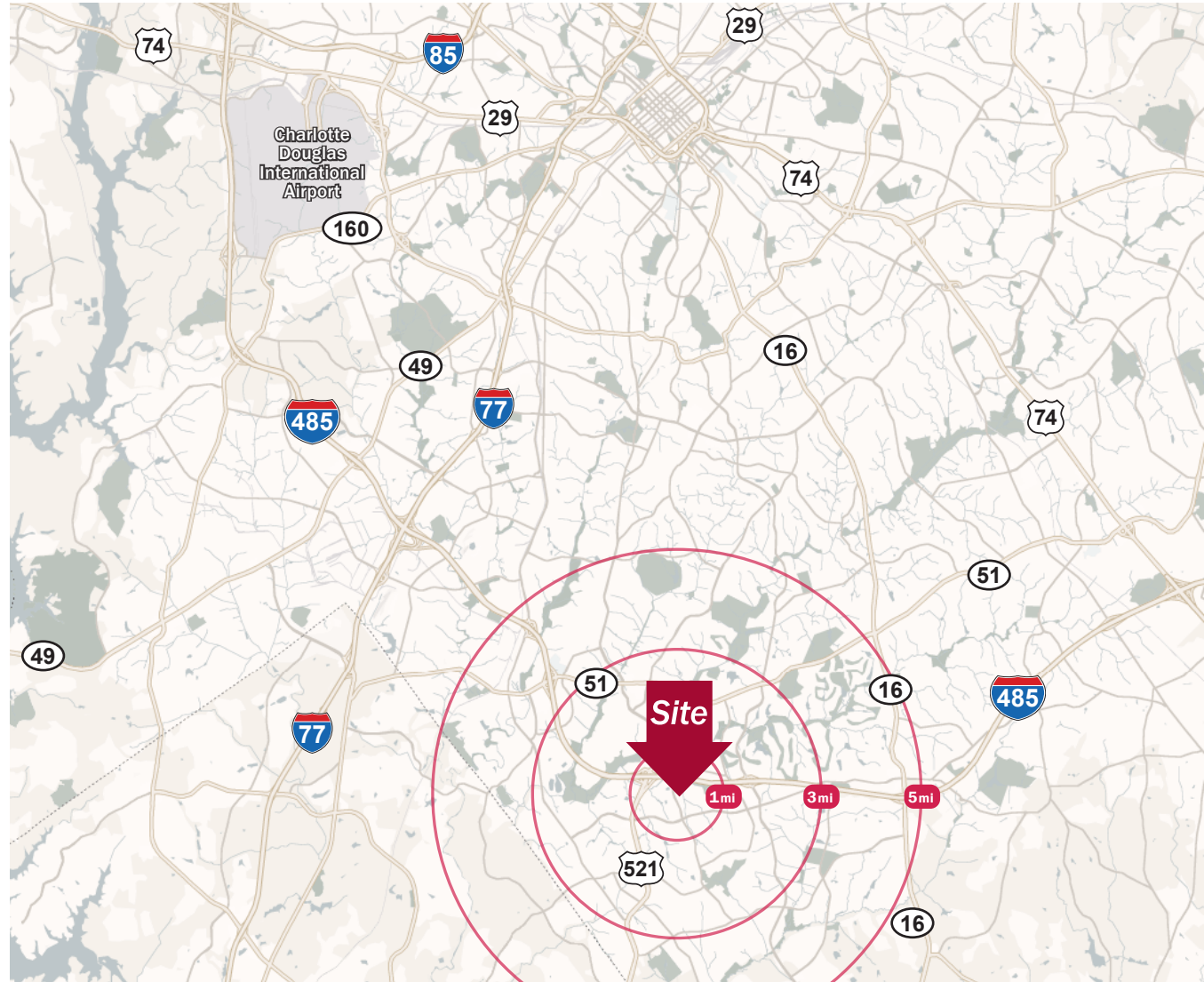
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	11,327	91,083	188,868
Growth Rate	2.15%	0.50%	0.99%
Avg. HH Income	\$192,397	\$165,097	\$172,242

Traffic Count

Source: NCDOT

	AADT
Ballantyne Commons Pkwy	19,500 (2022)
N Community House Rd	8,900 (2022)



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Site Aerial



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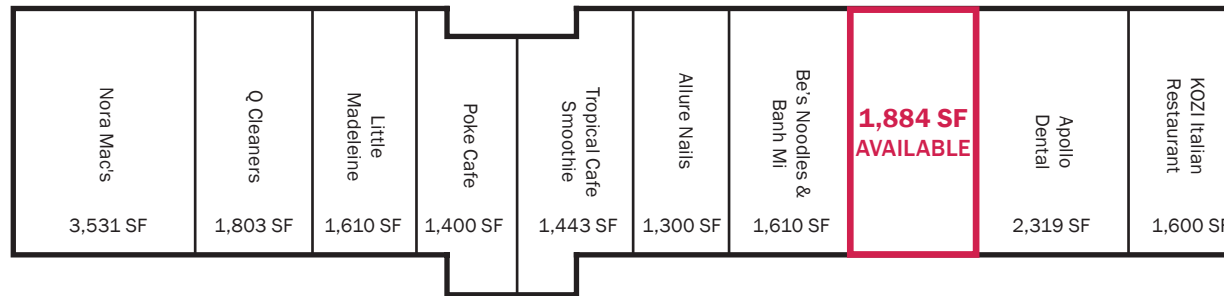
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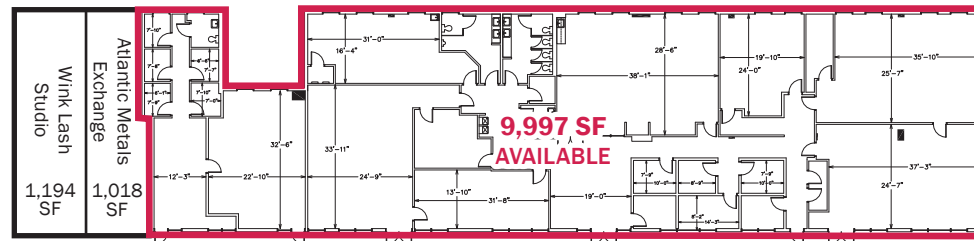
Leasing Plan



FIRST FLOOR



SECOND FLOOR



55% of households within a 1 mile radius earn more than \$100,000 annual income.



82% of homes within a 1-mile radius are worth more than \$200,000, with the median home value being \$482,177.



Within a 1 mile radius more than 83% of households earn more than \$50,000 annual income.



67% of the population has a bachelor's degree or higher, and 26% have a graduate or professional degree.



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Market Aerial

BALLANTYNE REIMAGINED PHASE I

- Residential – 1,000 multifamily units
- Retail/Restaurant/Grocery – 300,000 square feet within entire mixed-use community (possible grocery use along North Community House Road)
- Hospitality – 200 hotel rooms
- Amphitheater and surrounding area for a variety of activities, including concerts, festivals, performances and farmers markets
- Significant parks/open space and connection to greenway
- *Wegmans* coming 3Q 2026



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.



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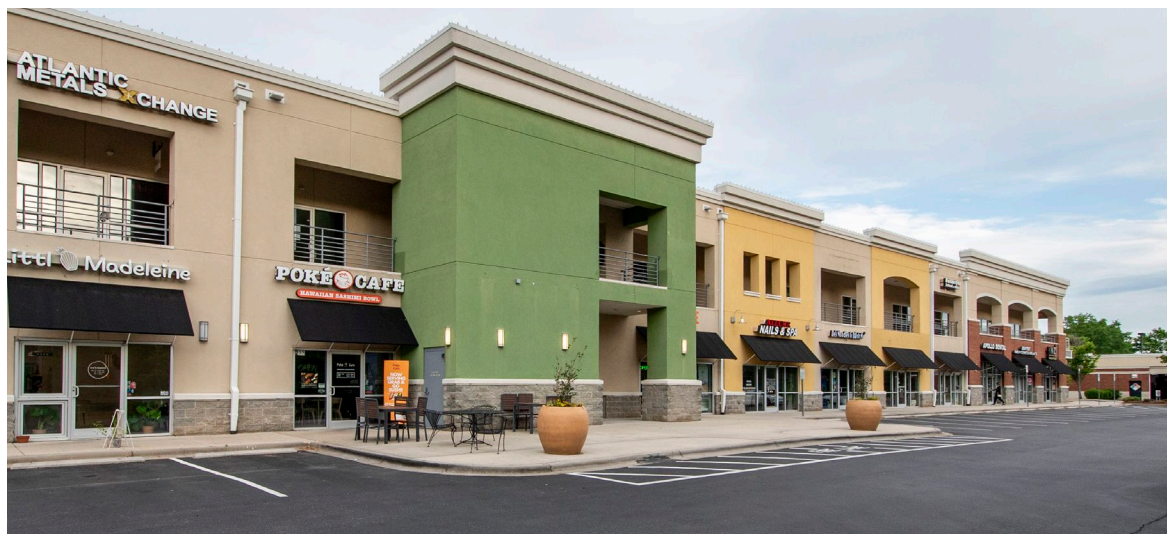
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Property Photos



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The Bowl at Ballantyne™

Dining, shopping, entertainment & more

Located east of The Ballantyne®, The Bowl at Ballantyne™ will be the Ballantyne area's new living room, kitchen and concert hall, filling the gap between work and home with opportunities for culinary exploration, world-class shopping, family-friendly entertainment and healthy living.

An epicurean row will offer diners light and airy garden rooms, covered sidewalk seating or rooftop decks — all with views of a casual and relaxed central green. A garden lane offers a pleasant place to stroll while visiting sidewalk shops and signature eateries.

SOURCE: <https://www.goballantyne.com/>



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