

# Ballantyne Corners

N COMMUNITY HOUSE RD & BALLANTYNE COMMONS PKWY



Retail

FOR

Lease

SIZE

±1,884 – 4,000 SF

PRICE

Call for Pricing



## Overview

±1,884 SF – 4,000 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 4,000 SF of Retail Space For Lease in Ballantyne



Robbie Adams  
Director of Retail

(704) 248 2108  
radams@mpvre.com

Davis Kirby  
Broker

(704) 367 5018  
dkirby@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

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## Property Overview

### Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	11,286	91,356	187,403
Growth Rate	2.89%	0.52%	1.08%
Avg. HH Income	\$176,801	\$153,278	\$161,112

### Traffic Count

Source: NCDOT

	AADT
Ballantyne Commons Pkwy	24,000 (2021)



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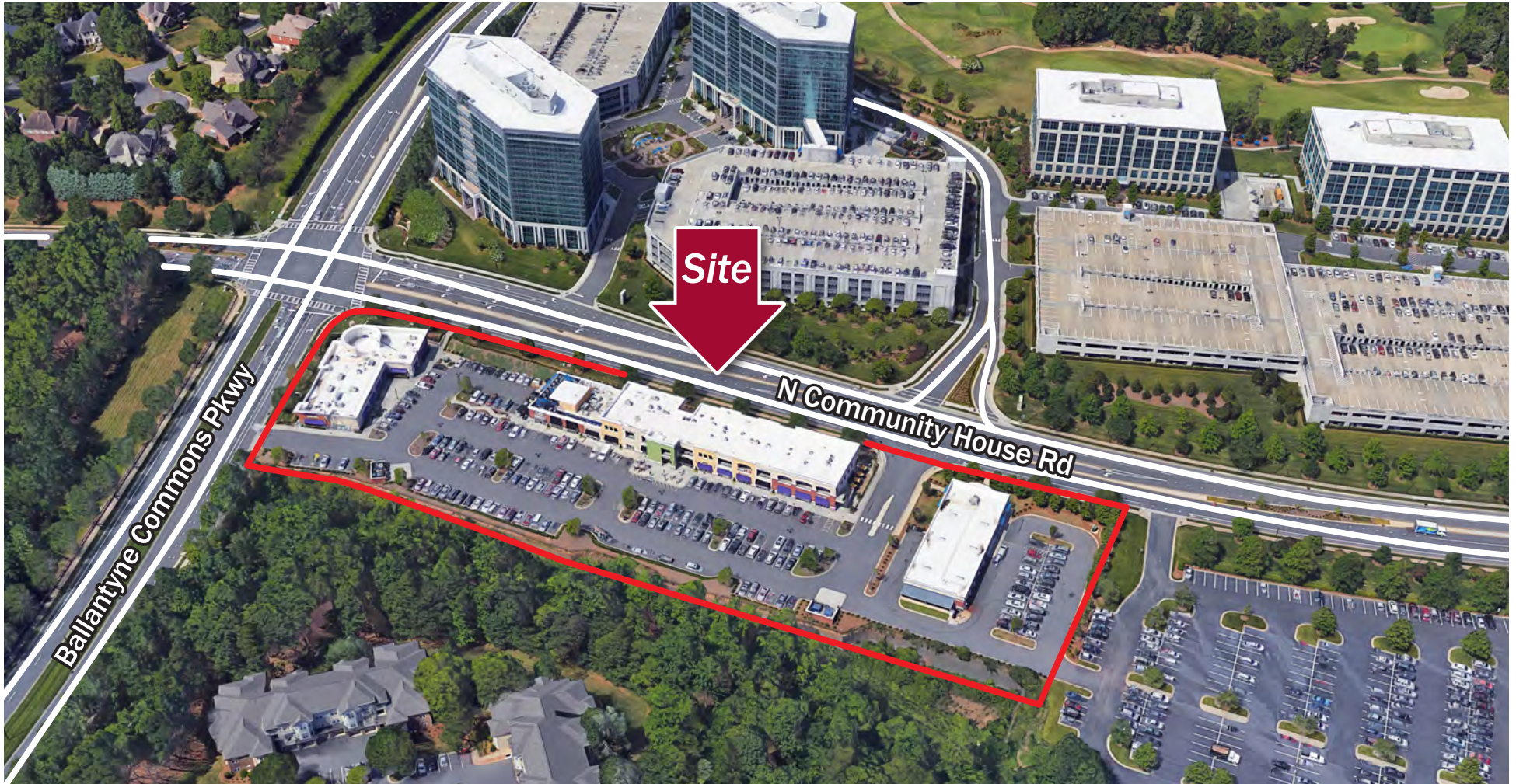
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[mpvre.com](http://mpvre.com)

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Site Aerial



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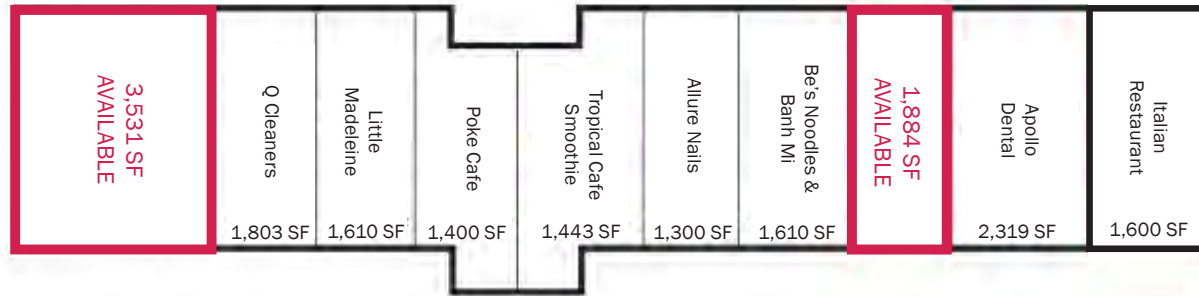
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## Leasing Plan



### FIRST FLOOR



### 2ND GEN RESTAURANT

### 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. Median home value is \$482,177



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



67% of the population has a bachelor's degree or higher, 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



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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## 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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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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