



228 East Boulevard



220 & 224 East Boulevard

Dilly Place

220, 224, 228 East Boulevard • 1812 Cleveland Avenue | Charlotte, NC 28203

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INTRODUCTION

“Dilly Place” is a group of three parcels in historic Dilworth that are designed for office or retail space. It is a dynamic commercial infill property prime for future redevelopment.

OFFERING OVERVIEW

- Established retail center
- 100% Leased
- Easily accessed from several major roadways, the interstates and the Lynx light rail
- Strong area demographics
- Call for offers



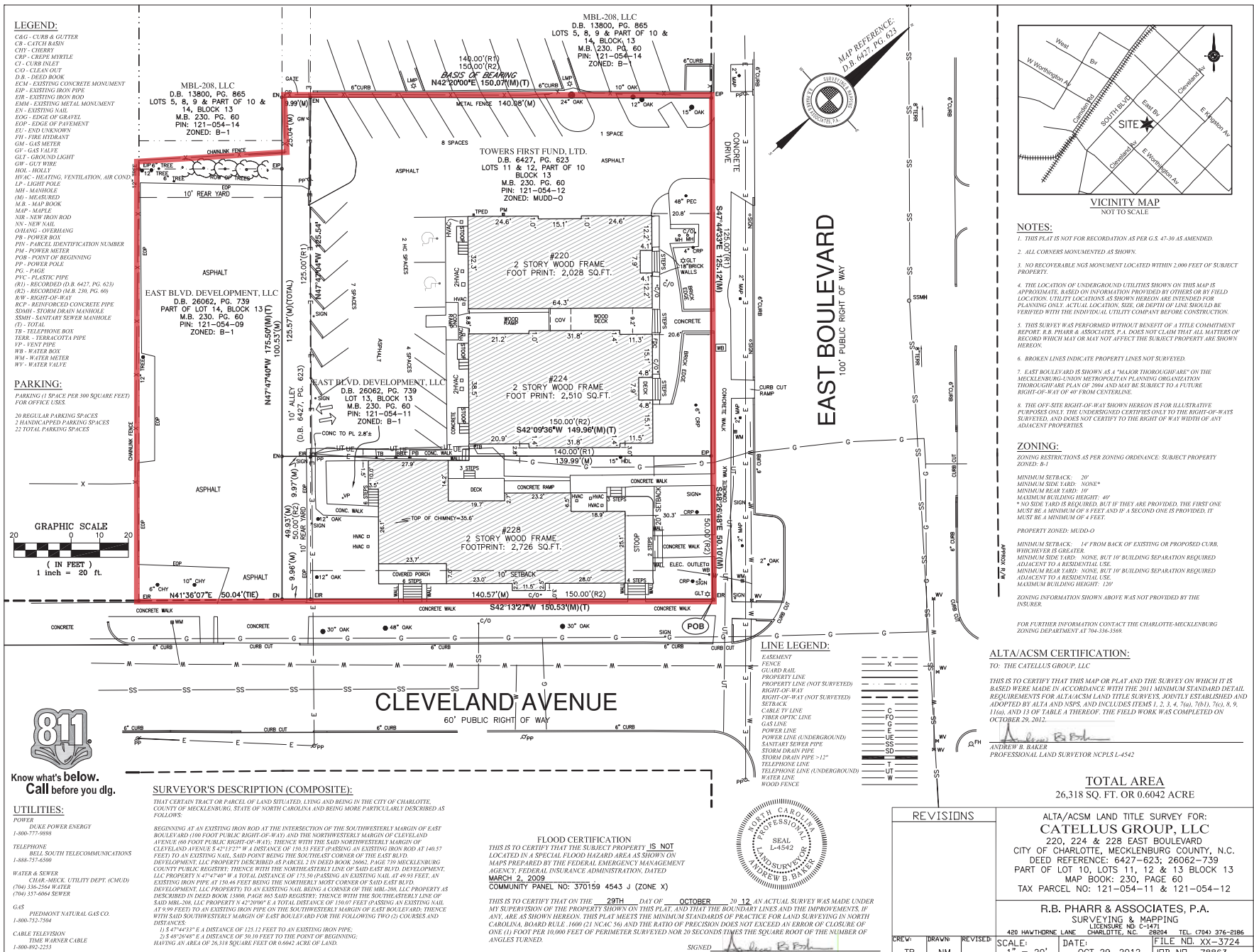
ABOUT DILLY PLACE

Dilly Place is a group of buildings and parking located along East Boulevard at the intersection of Cleveland Avenue, near South Boulevard in historic Dilworth. Dilly Place sits on approximately 0.75 acres, has abundant parking and excellent street exposure. Each building offers ideal retail or office space and can accommodate single or multiple tenants. Current tenants include Sunflour Baking Co., Bellaworks, Pink Toast, California Closets, 32 Flavors Boutique, Five 13 Studio, Sports Massage Therapy, Polished Onyx, KK Bloom Boutique, Folicle and Hydrate Medical.

SITE PLAN

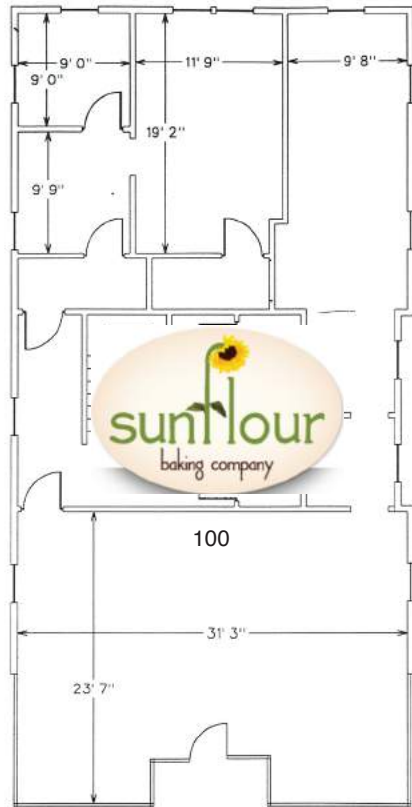


SURVEY

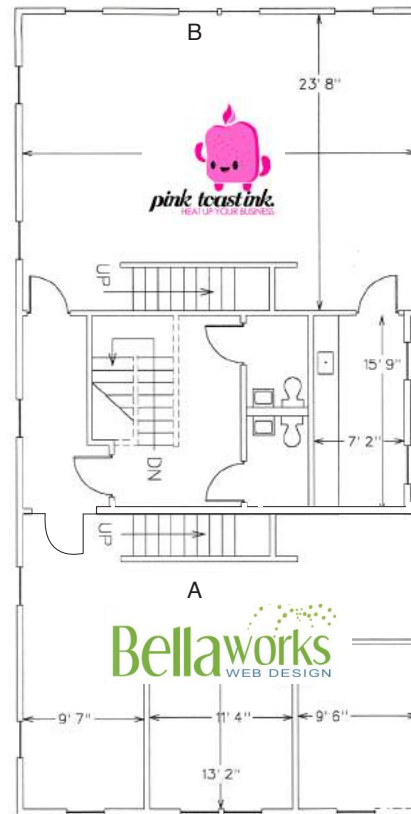


FLOOR PLAN

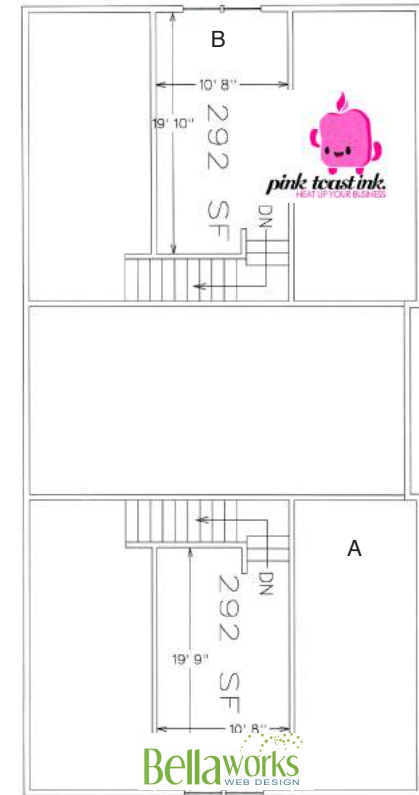
220 EAST BOULEVARD



220 EAST BLVD.
FIRST FLOOR
2070 SF



220 EAST BLVD.
SECOND FLOOR
2077 SF



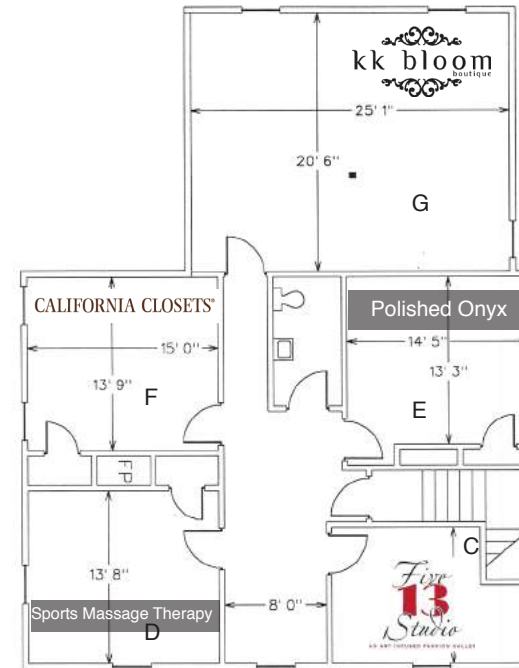
220 EAST BLVD.
LOFT

FLOOR PLAN

224 EAST BOULEVARD



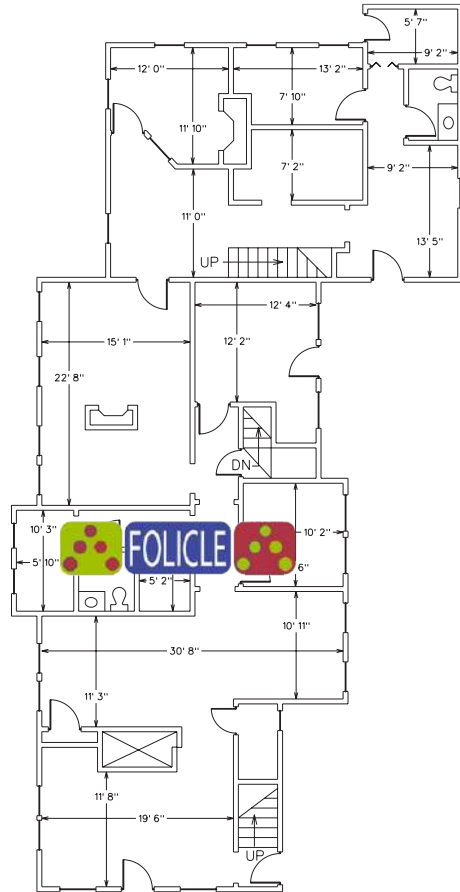
224 EAST BLVD.
FIRST FLOOR
2,508 SF



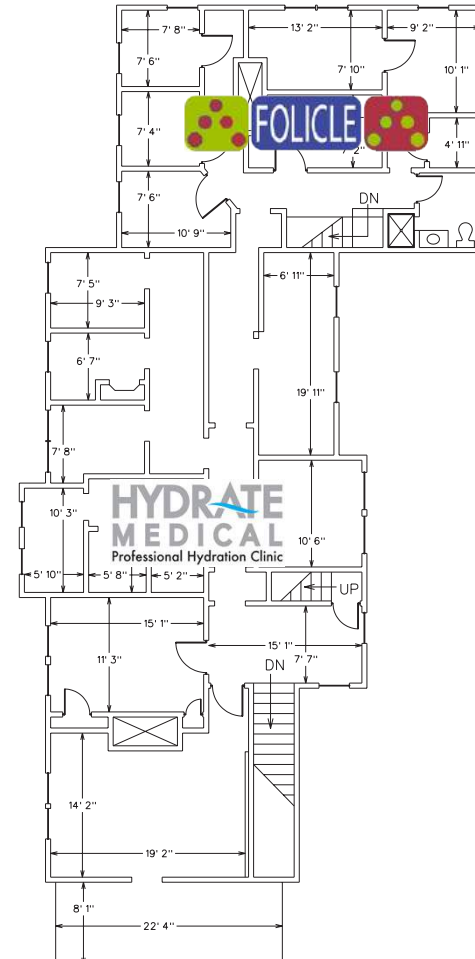
224 EAST BLVD.
SECOND FLOOR
1,825 SF

FLOOR PLAN

228 EAST BOULEVARD



228 EAST BLVD.
FIRST FLOOR
2,736 SF



228 EAST BLVD.
SECOND FLOOR
2,694 SF

PROPERTY DETAIL

PROPERTY DETAIL

Property Address: 220, 224, 228 East Boulevard & 1812 Cleveland Avenue, Charlotte, NC 28203

Parcel ID: 220 & 224 East Boulevard (12105412), 228 East Boulevard (12105411), 1812 Cleveland Avenue (12105409)

Acreage: Approximately .75 ac

Leasable Square Footage: 220 East Boulevard - 4,731 Total SF • 224 East Boulevard - 4,333 Total SF
 228 East Boulevard - 5,430 Total SF
 Total GLA: 14,494

Available Square Footage: Fully Leased

Number of Buildings: 3

Number of Tenants: 12

Parking: Ample Onsite and Street Parking

Zoning: 220 & 224 East Boulevard: MUDD-O; 228 East Boulevard & 1812 Cleveland Avenue: B-1

Access: Full Access from East Boulevard and Cleveland Avenue

Projected 2016 Net Operating Income: \$219,012

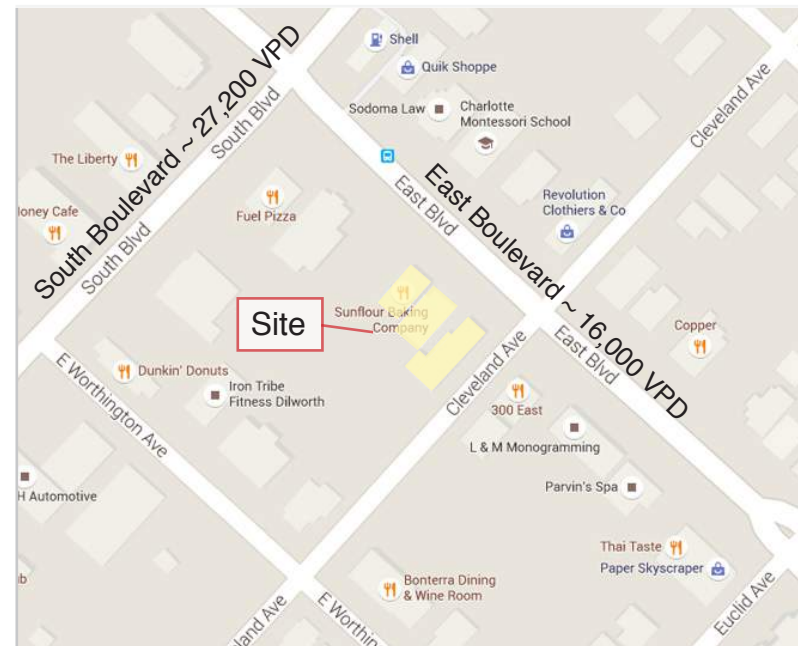
DEMOGRAPHICS

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	11,710	89,176	203,594
Households	43,708	212,603	381,590
Average HH Income	\$89,095	\$83,272	\$74,396

TRAFFIC COUNTS

East Boulevard - Est. 16,000 VPD
 South Boulevard - Est. 27,200 VPD





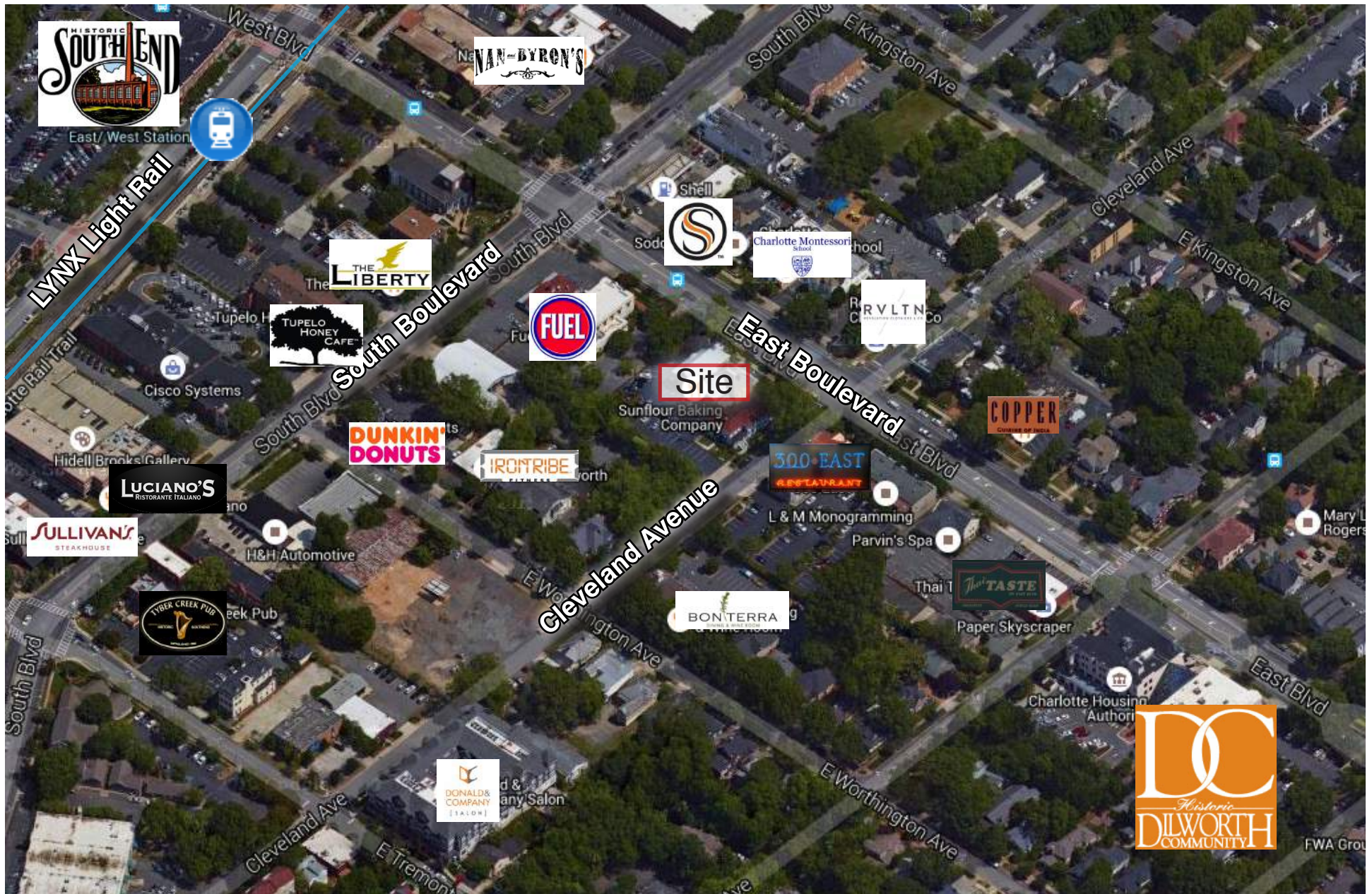
DILWORTH

Dilworth was Charlotte's first streetcar suburb established in the 1890s just outside of the original city limits. Today, much of the Dilworth neighborhood is listed on the National Register of Historic Places as the Dilworth Historic District including one of the Dilly Place buildings, 224 East Boulevard. Latta Park is centrally located within the neighborhood and there are numerous shops and restaurants within walking distance. The area is close to Uptown and the Lynx Light Rail.

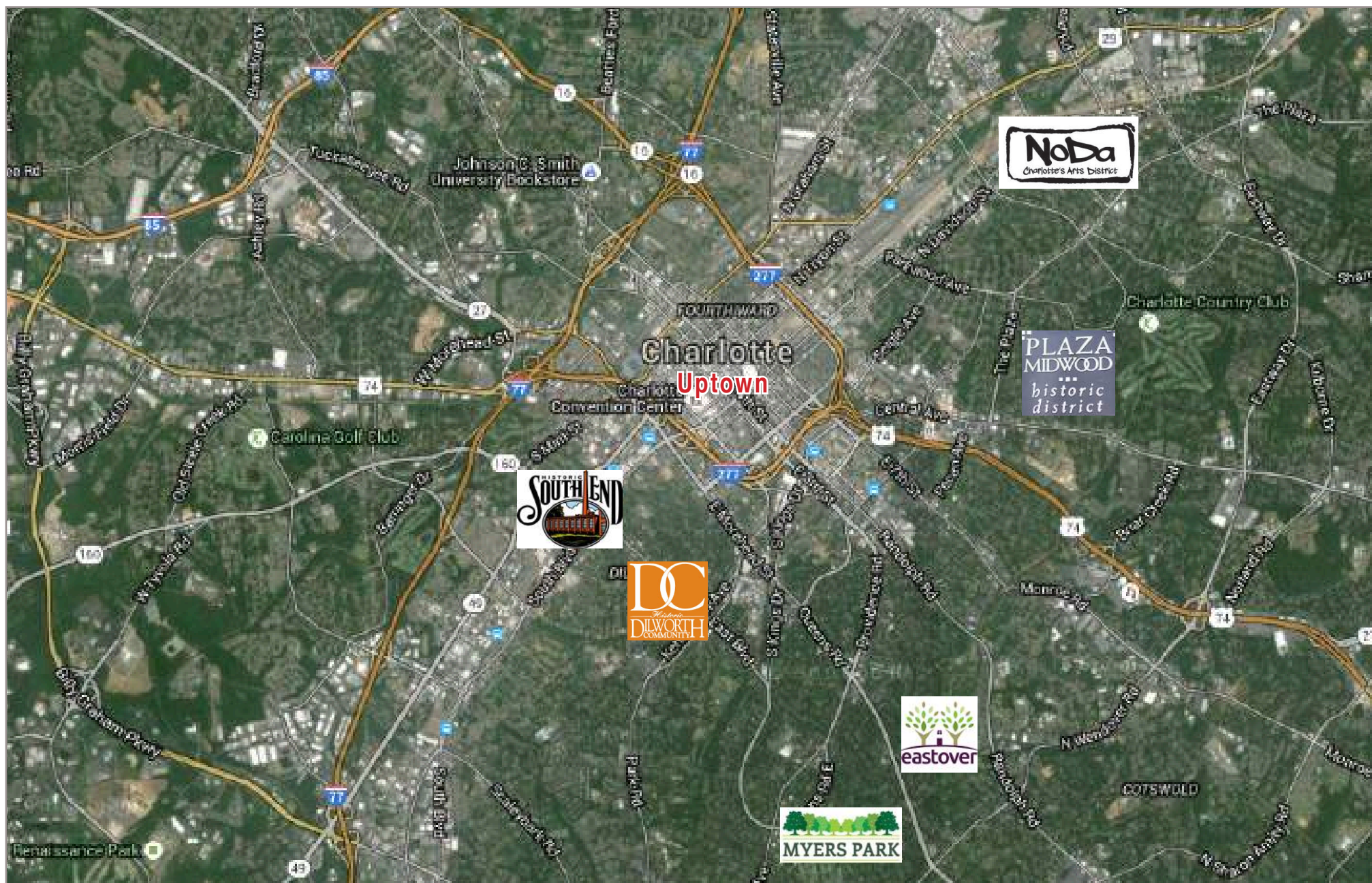
Additional Dilworth Information: www.idilworth.org



AREA MAP



CHARLOTTE AREA MAP



TENANT PROFILES



www.sunflourbakingcompany.com

Sunflour is a family owned bakery and cafe dedicated to scratch baking in small batches everyday. At Sunflour, food is prepared on site without artificial flavorings, preservatives, dough conditioners, bleached or bromated flour.

Suite: 100, 220 East
Square Footage: 2,070
Lease Expiration: 6/30/17



www.bellaworkswb.com

Founded in January of 2007, Bellaworks Web Design is a full-service website development company based in Charlotte, North Carolina.

Suite: A, Loft A, 220 East
Square Footage: 1,331
Lease Expiration: 2/28/18



www.pink-toast.com

Pink Toast Ink was founded in Fall 2011. Pink Toast Ink works with creative clients in the commercial and wedding industry who need branding transformation and vision.

Suite: B, Loft B, 220 East
Square Footage: 1,483
Lease Expiration: 6/30/17



www.32flavorsboutique.com

32 Flavors Boutique offers a great selection of Locally Made, Made in America and Fair Trade goods. From jewelry, art, ceramics, decorative glass, seasonal home decor, candles, body & bath products, handbags, accessories and more.

Suite: B, 224 East
Square Footage: 934
Lease Expiration: 4/30/18

CALIFORNIA CLOSETS®

www.californiaclosets.com

For more than three decades California Closets has built a reputation as a leader in premium- and luxury space-management, delivering truly custom products and unparalleled service.

Suite: A & F 224 East
Square Footage: 1,769
Lease Expiration: 10/24/17





www.shopkkbloom.com

kk bloom boutique offers a wide selection of women's clothing and accessories.

Suite: G, 224 East
Square Footage: 513
Lease Expiration: 1/31/19

TENANT PROFILES

Polished Onyx	Nail Salon	Suite: E, 224 East Square Footage: 190 Lease Expiration: 7/31/17
Sports Massage Therapy	Sports Massage	Suite: D, 224 East Square Footage: 195 Lease Expiration: 12/31/16
	www.five13studio.com Women's clothing boutique.	Suite: C, 224 East Square Footage: 120 Lease Expiration: 3/31/18
	www.foliclesalonandspa.com Folicle Salon & Spa offers the highest quality for services including technically skilled haircuts and coloring services, manicures, pedicures, massages, facials, and waxing.	Suite: 100, 228 East Square Footage: 3,615 Lease Expiration: 6/30/19
	www.hydratemedical.com Charlotte's premier concierge hydration service.	Suite: 200, 228 East Square Footage: 1,815 Lease Expiration: 9/30/17

