

Available  
Retail for Lease



# The Refinery

1213 W. Morehead Street | Charlotte, NC 28270



## ABOUT:

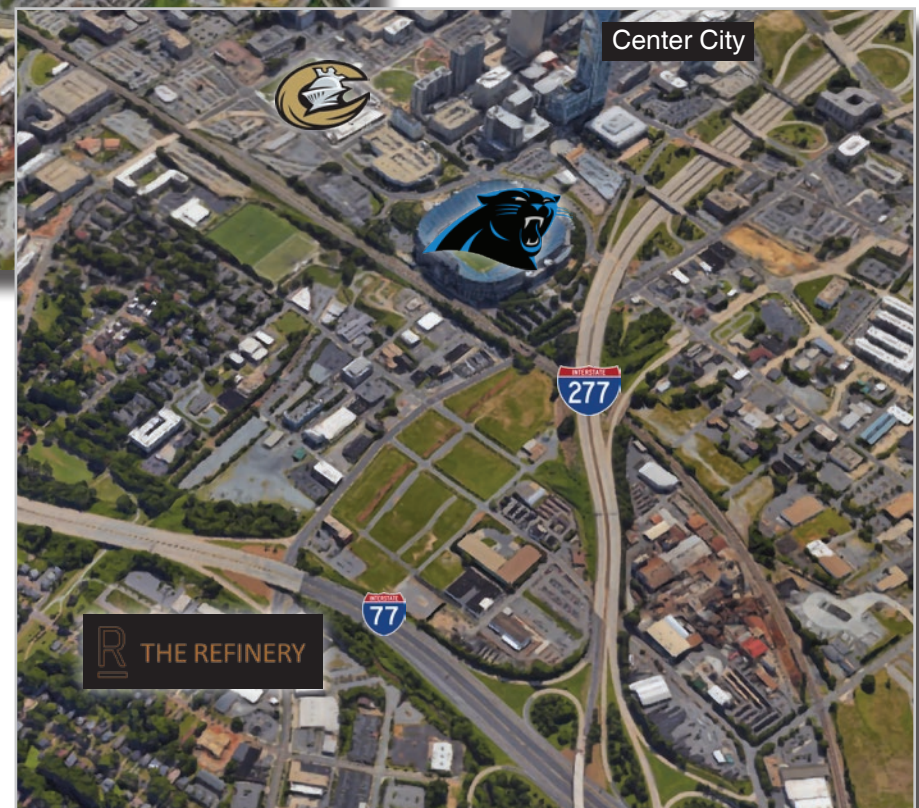
+/- 15,000 SF of ground level retail available at The Refinery for all retail uses including restaurant, brewery, dry cleaner, spa, fitness and salon. The Refinery is a brand new 107,000 SF Class-A office building located at 1213 West Morehead Street, Charlotte, NC. It is comprised of four floors of office space with each upper floor offering 22,500 SF connected to a parking deck with 350 parking spaces. The site is visible from the I-77 and is within close proximity to numerous retail and restaurant establishments.

## SITE ATTRIBUTES:

- +/- 15,000 SF of ground level retail
- +/- 8,000 SF facing W. Morehead
- Units can be delivered from 1,000-6,000 SF depending on use
- Visible from I-77 with 145,000 VPD
- Patio Facing W. Morehead
- Space delivered in fall of 2018
- Cold dark shell delivery
- Call for lease rates

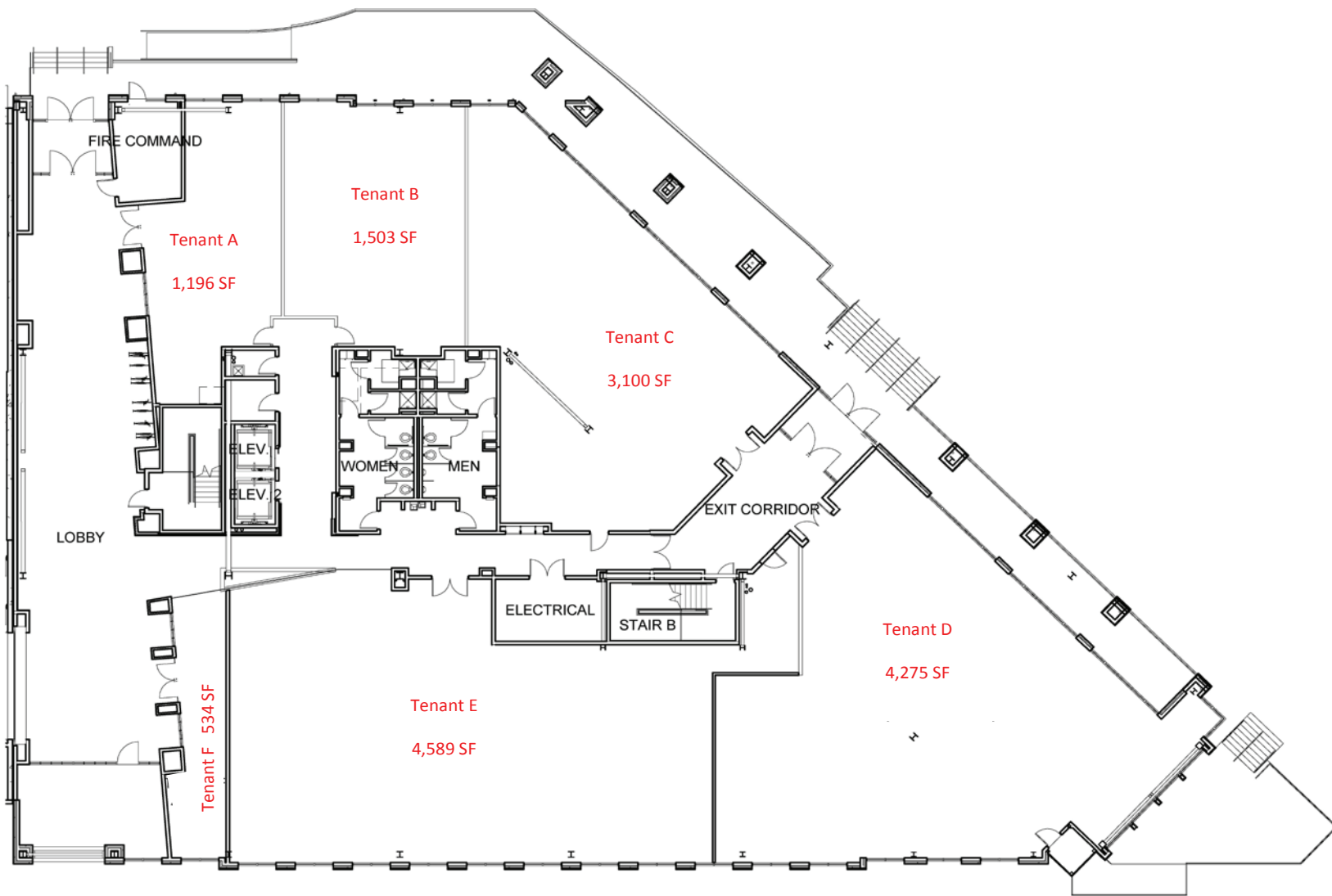






Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,974	101,971	218,384
Total Households	7,080	44,816	92,330
Daytime Employees	22,664	168,000	252,658
Average HH Income	\$91,197	\$76,114	\$75,880
<b>Traffic Counts:</b> W. Morehead Street ~ 16,000 VPD I-77 at W. Morehead Street ~ Est. 145,000 VPD			

FLOOR PLAN





SITE PLAN













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