



Retail For Lease

Cavalaris Village

911 East Morehead Street | Charlotte, NC 28204

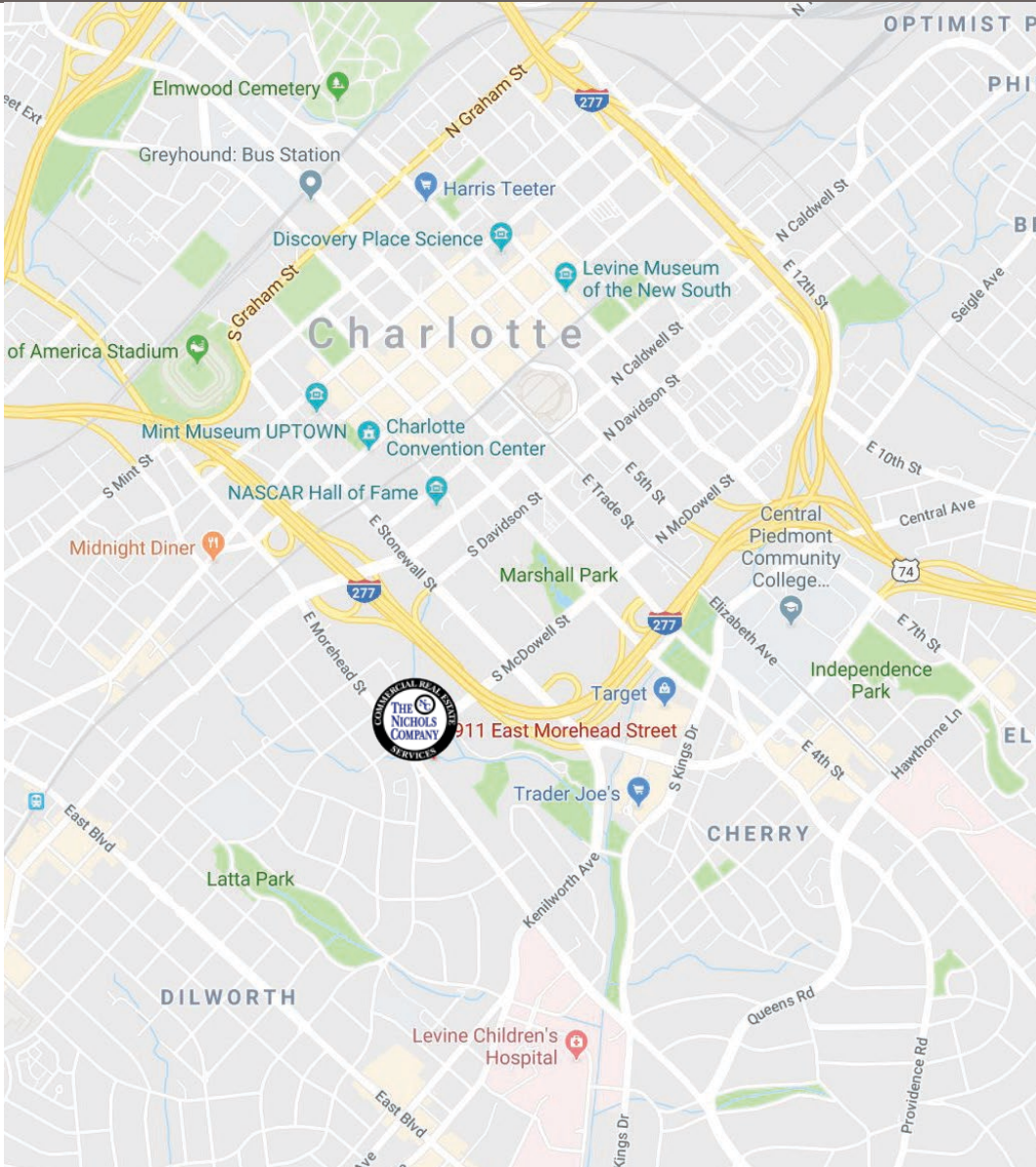
ABOUT

Cavalaris Village is an upscale retail strip center in the heart of midtown’s Dilworth neighborhood along East Morehead Street, one of Charlotte’s premier thoroughfares to and from uptown Charlotte. Cavalaris Village is located at the lighted intersection of East Morehead Street and South McDowell Street on the fringe of uptown Charlotte.

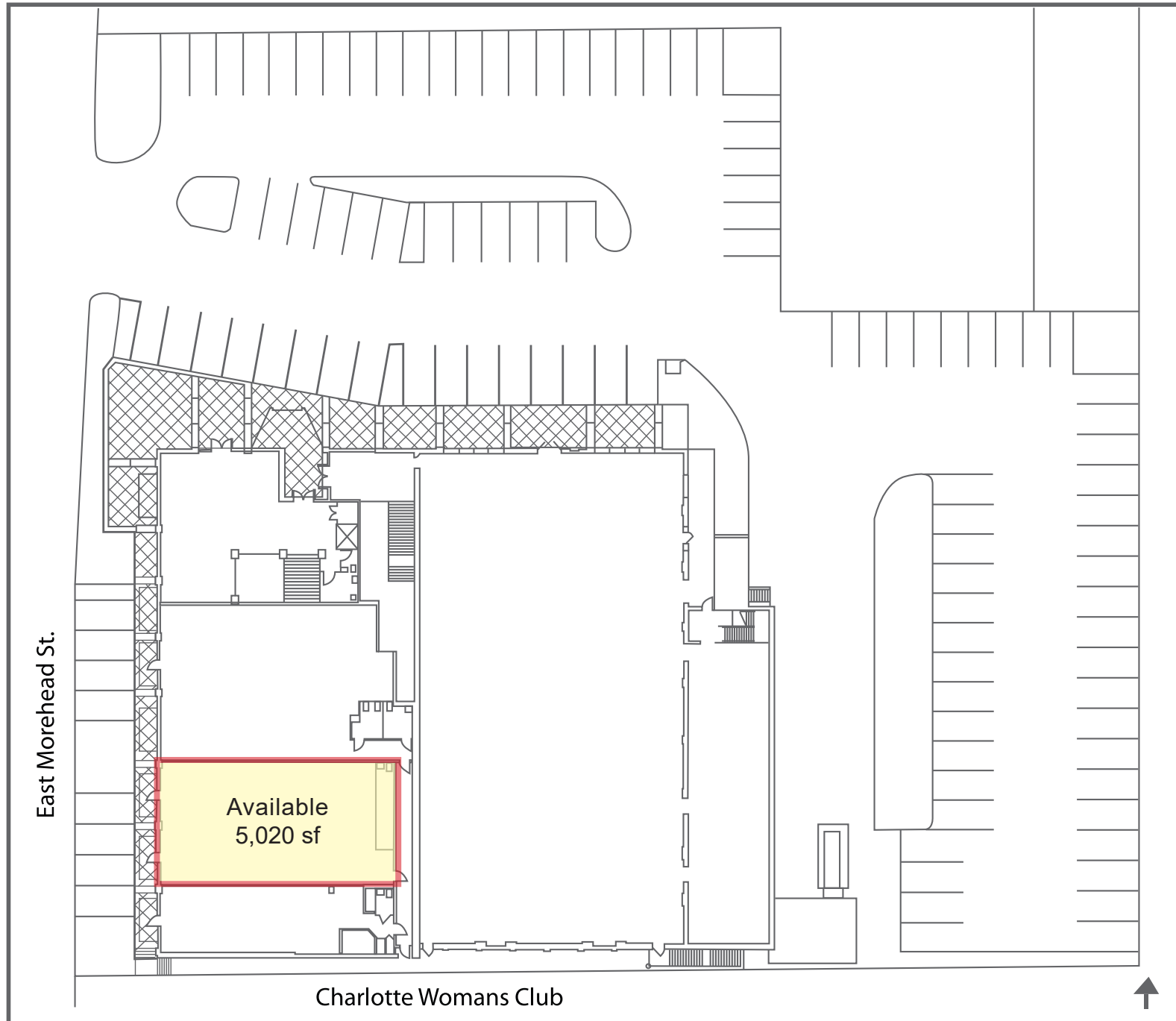
SITE ATTRIBUTES

- 5,020sf Available For Lease
- Available space is two levels with street-level and sublevel
- Building Size: 46,662 SF
- Zoning: B-1
- Over 100 Parking Spaces
- Call for Leasing Details

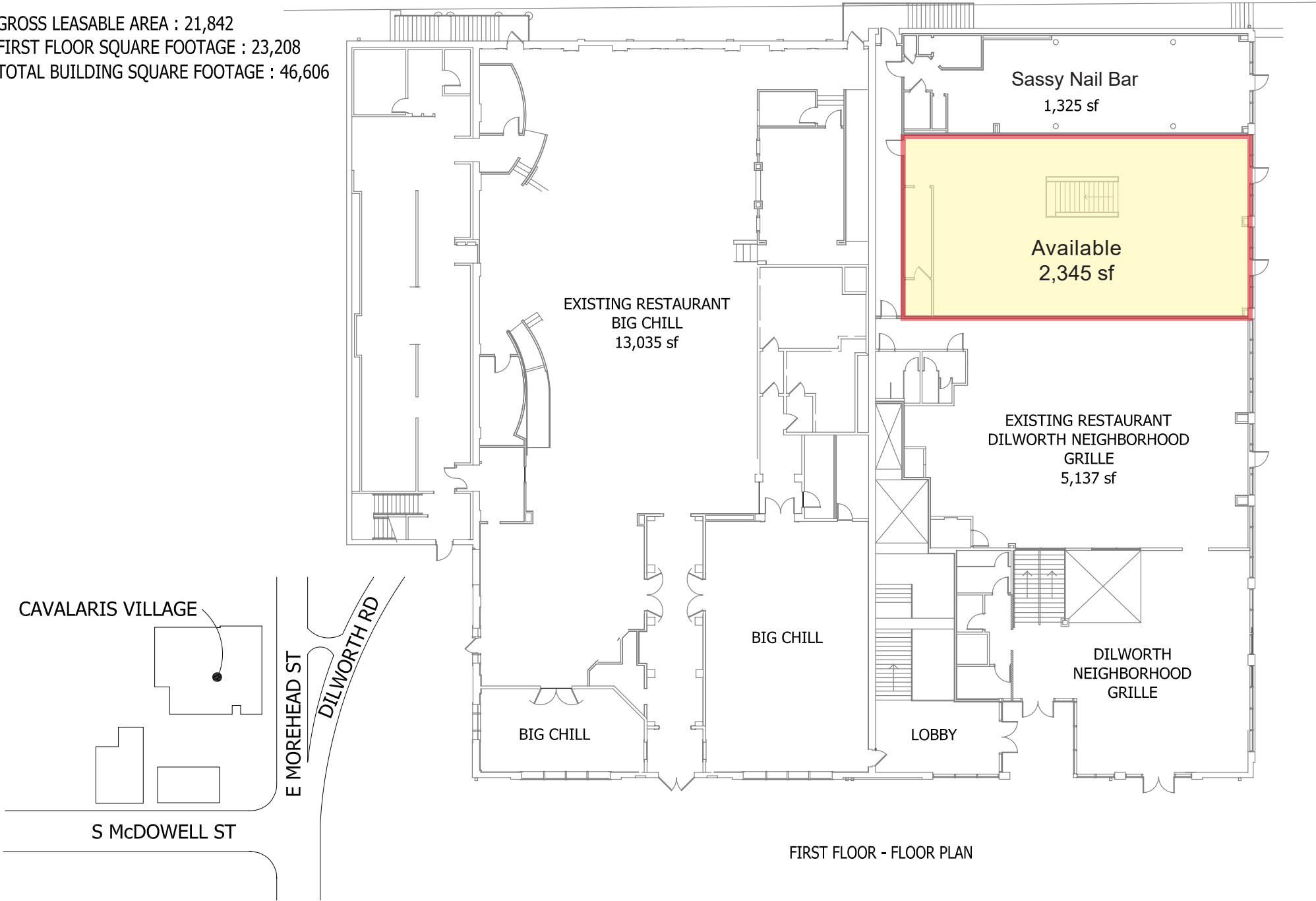
Demographics	1 Mile	2 Mile	3 Mile
Total Population	17,086	120,055	255,101
Daytime Employees	71,396	156,498	247,887
Average HH Income	\$109,079	\$96,678	\$84,501
Traffic Counts: E Morehead St. 20,000 VPD; S. McDowell St. 11,000 VPD			



South McDowell St.

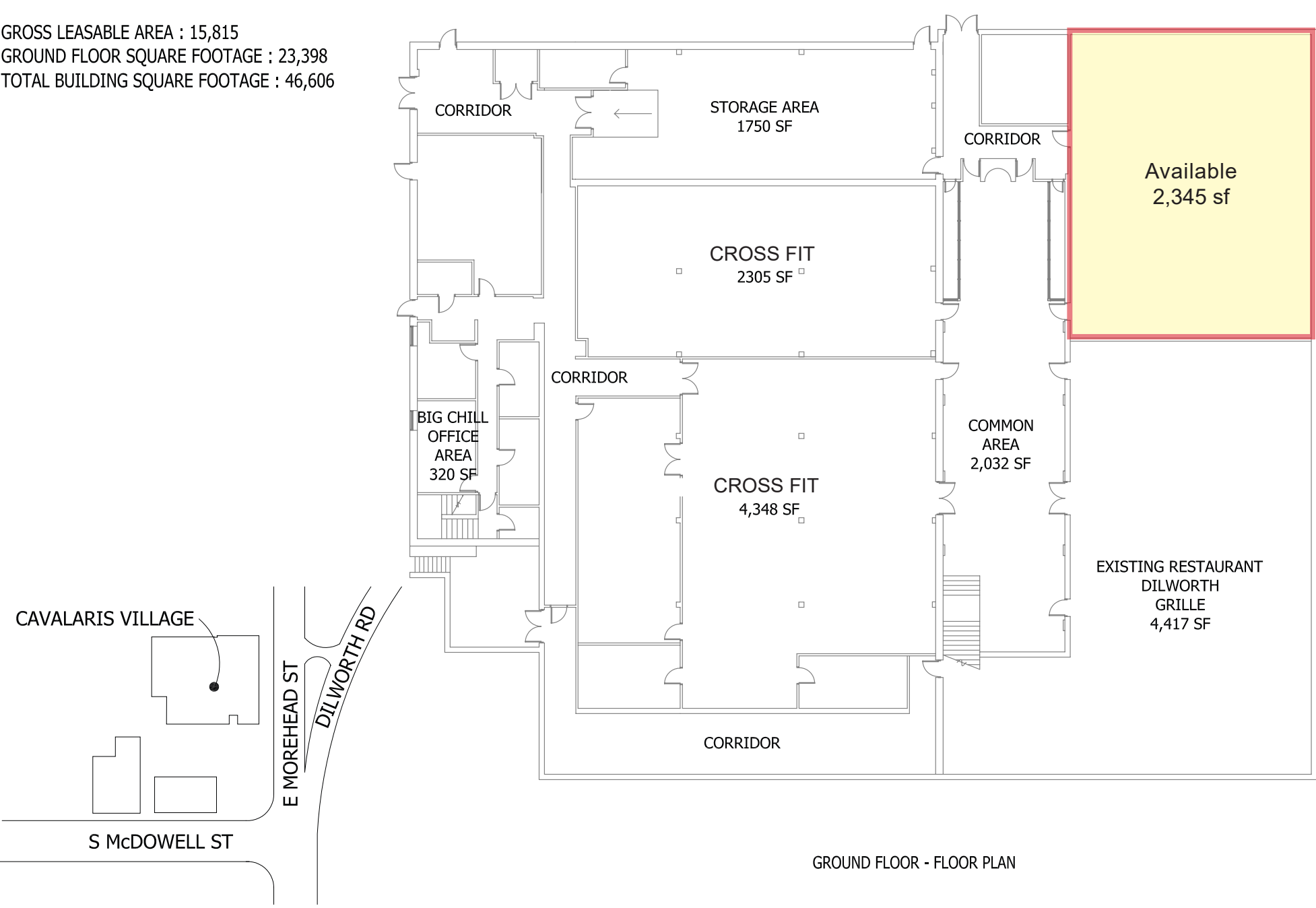


GROSS LEASABLE AREA : 21,842
FIRST FLOOR SQUARE FOOTAGE : 23,208
TOTAL BUILDING SQUARE FOOTAGE : 46,606



FIRST FLOOR - FLOOR PLAN

GROSS LEASABLE AREA : 15,815
GROUND FLOOR SQUARE FOOTAGE : 23,398
TOTAL BUILDING SQUARE FOOTAGE : 46,606



GROUND FLOOR - FLOOR PLAN



Available Space (Street-Level)

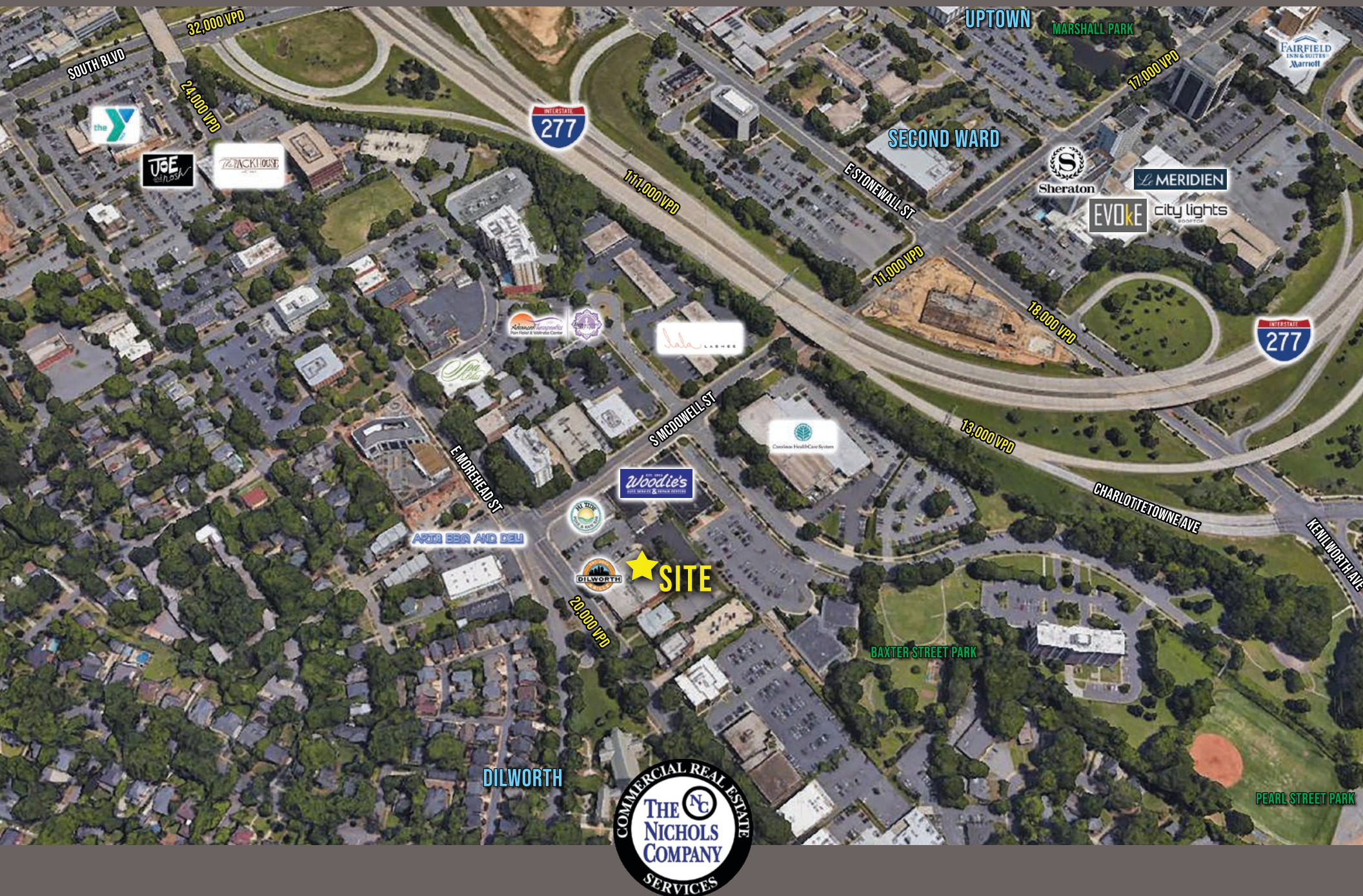


Available Space (Street-Level)



Available Space (Street-Level)

MARKET OVERVIEW



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.