

PERIMETER CENTER SOUTH

601 & 605 NORTH POLK STREET | PINEVILLE, NC 28134

AVAILABLE RETAIL FOR LEASE



PROPERTY OVERVIEW

PERIMETER CENTER SOUTH

Perimeter Center South is conveniently located near Interstate 485 and Highway 51 in the growing area of Pineville, NC. The 98,692 SF community center features a mix of local and national tenants including Anytime Fitness, Harbor Freight and Monkey Joe's. Perimeter Center South is easily accessed from central Charlotte, Pineville and Ballantyne and is within close proximity to numerous retailers, restaurants and hotels.

PROPERTY DETAILS

Address 601 & 605 North Polk Street
Pineville, NC 28134

Available SF +/- 7,101 SF Small Shop Space Available
+/- 51,617 SF Anchor Space Available
*Spaces can be demised

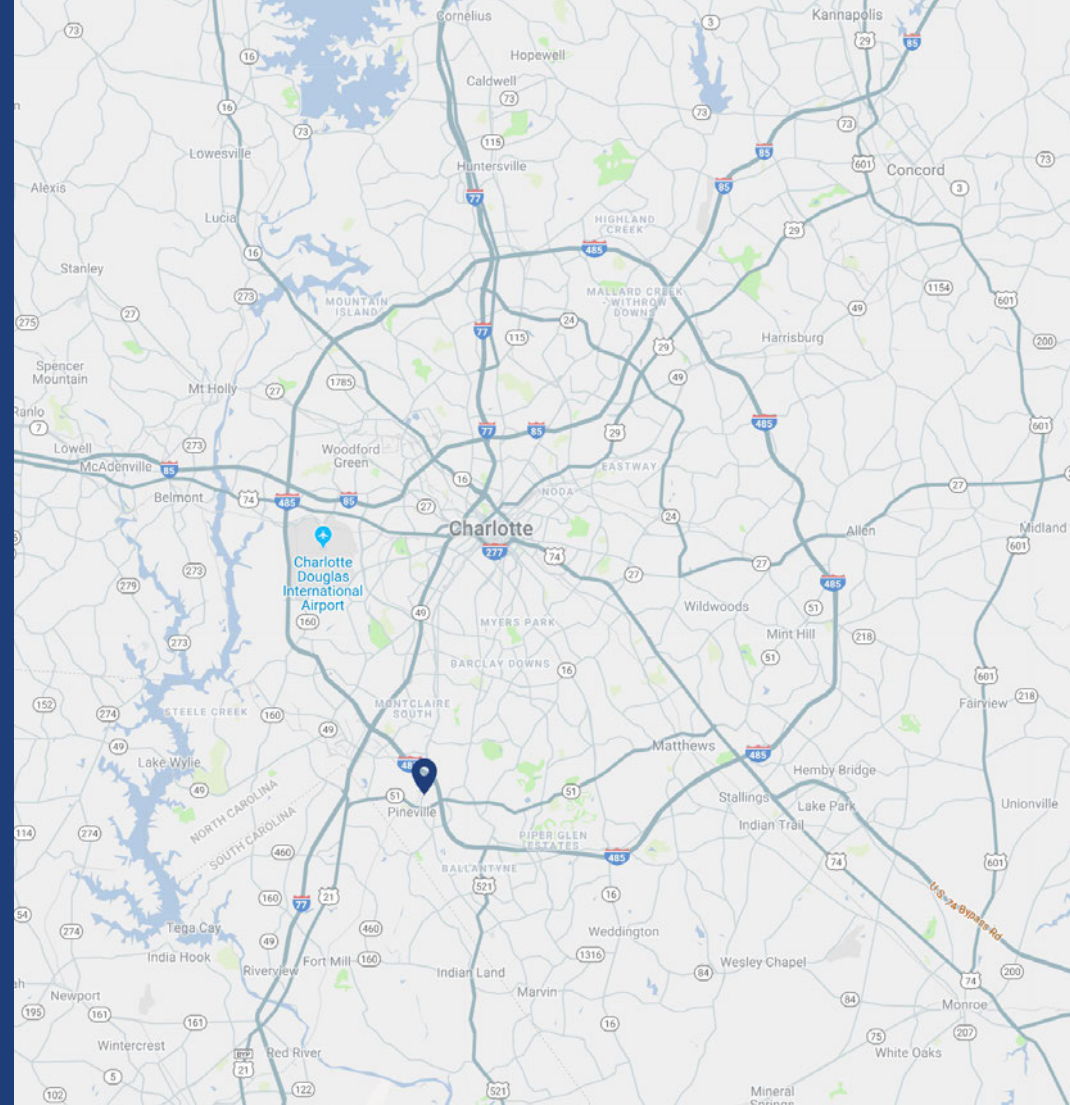
GLA +/- 98,692 SF Shopping Center

Built 1987 | Renovated 2002

Parking Ample parking

Access Three access points, one at signal

Leasing Details Anchor Space | \$12/SF NNN
Small Shop Space | \$18/SF NNN



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	3,013	60,455	178,731
Avg. Household Income	\$61,135	\$88,548	\$109,136
Median Household Income	\$49,706	\$62,299	\$76,577
Households	1,384	26,125	73,953
Daytime Employees	8,665	44,850	132,557



MARKET OVERVIEW

PINEVILLE CHARLOTTE, NC

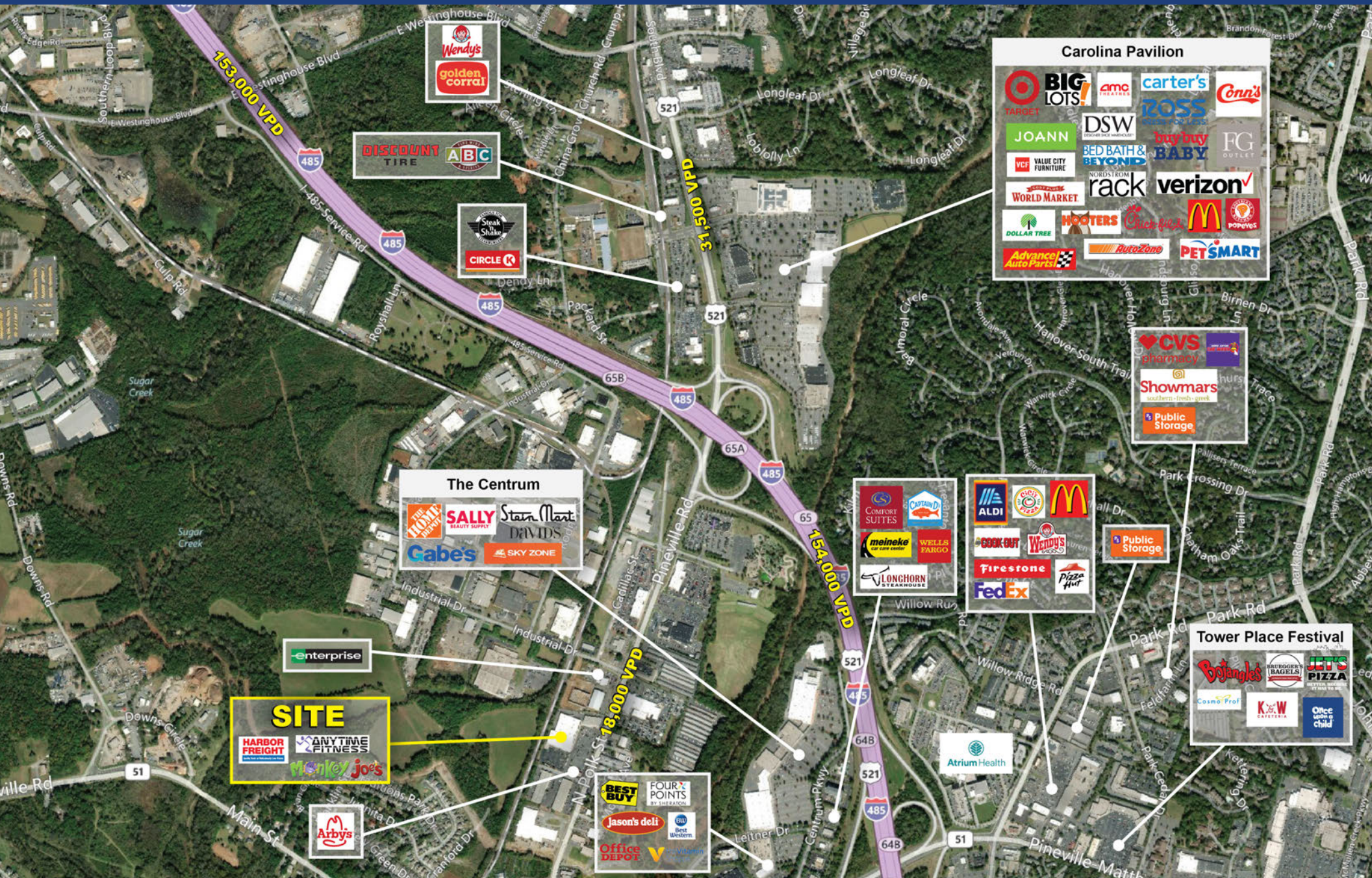
Sitting just outside Charlotte's city limits, Pineville stays active with a craft beer scene and a host of entertaining and educational activities.

First a mule-bartering post and then a stop along the Charlotte and Columbia Railroad, the sprawling town of Pineville sits just outside city limits. Aptly named for its stately pine trees, the town was incorporated in 1873. Visitors of the President James K. Polk State Historic Site can pay tribute to one of the town's most famous former residents, the nation's 11th president. The enclave has also caught Charlotte's craft beer fever with hot spots like Pintville and Kit's Trackside Crafts.

Pineville is home to Carolina Place Mall, a 1.2M SF shopping mall anchored by Belk, JCPenney and Dillard's. It is a popular destination for residents and tourists alike, featuring over 100 stores, shops and services.



MARKET OVERVIEW



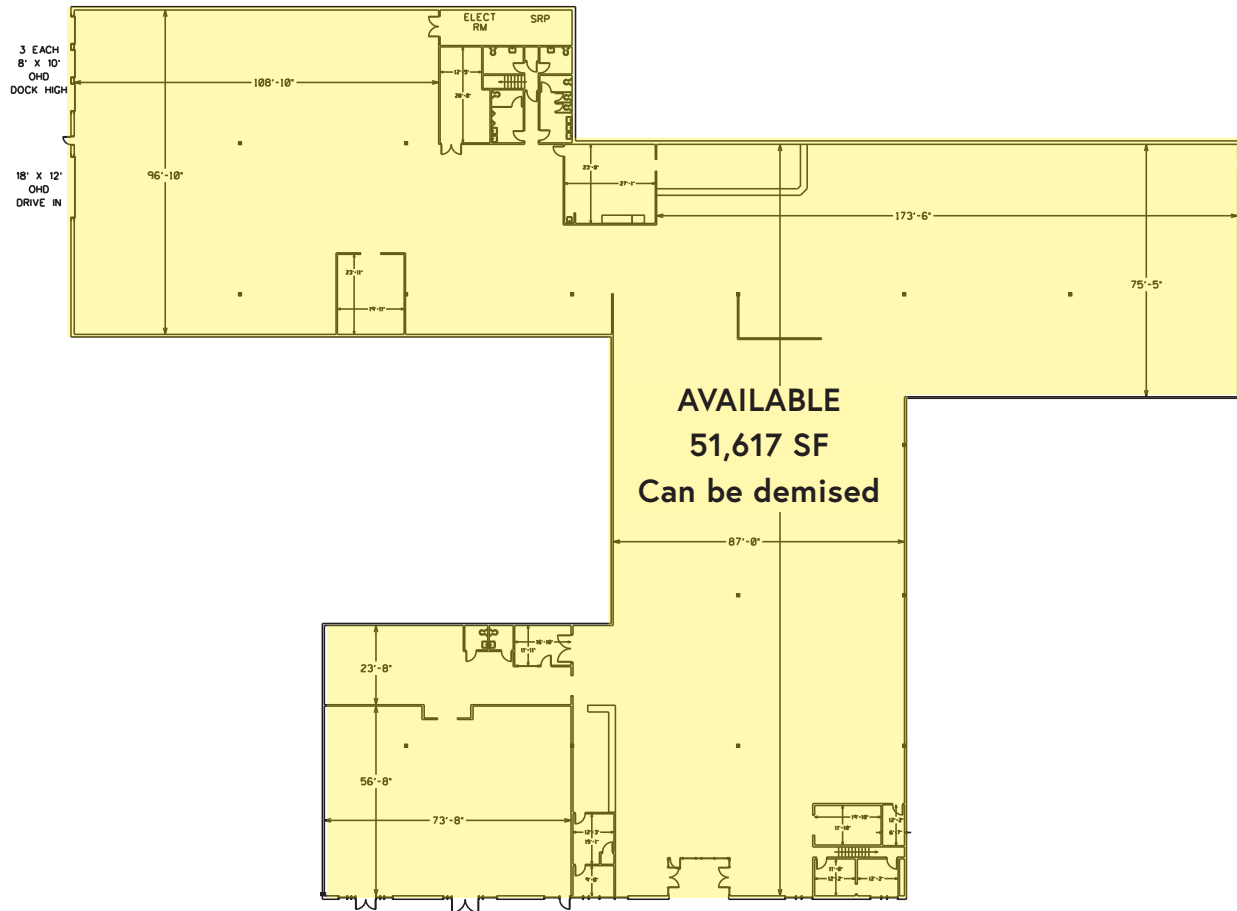
SITE PLAN



BUILDING 601		
A-C	Anytime Fitness	6,250 SF
D-L	AVAILABLE	51,617 SF
J	Harbor Freight	14,982 SF
K	Monkey Joe's	12,595 SF

BUILDING 605		
A	Hatoya	2,608 SF
B	Hatoya	976 SF
D	Embroidery 2	3,610 SF
E	Hi-Line Detailing	1,800 SF
F-H	AVAILABLE	7,101 SF

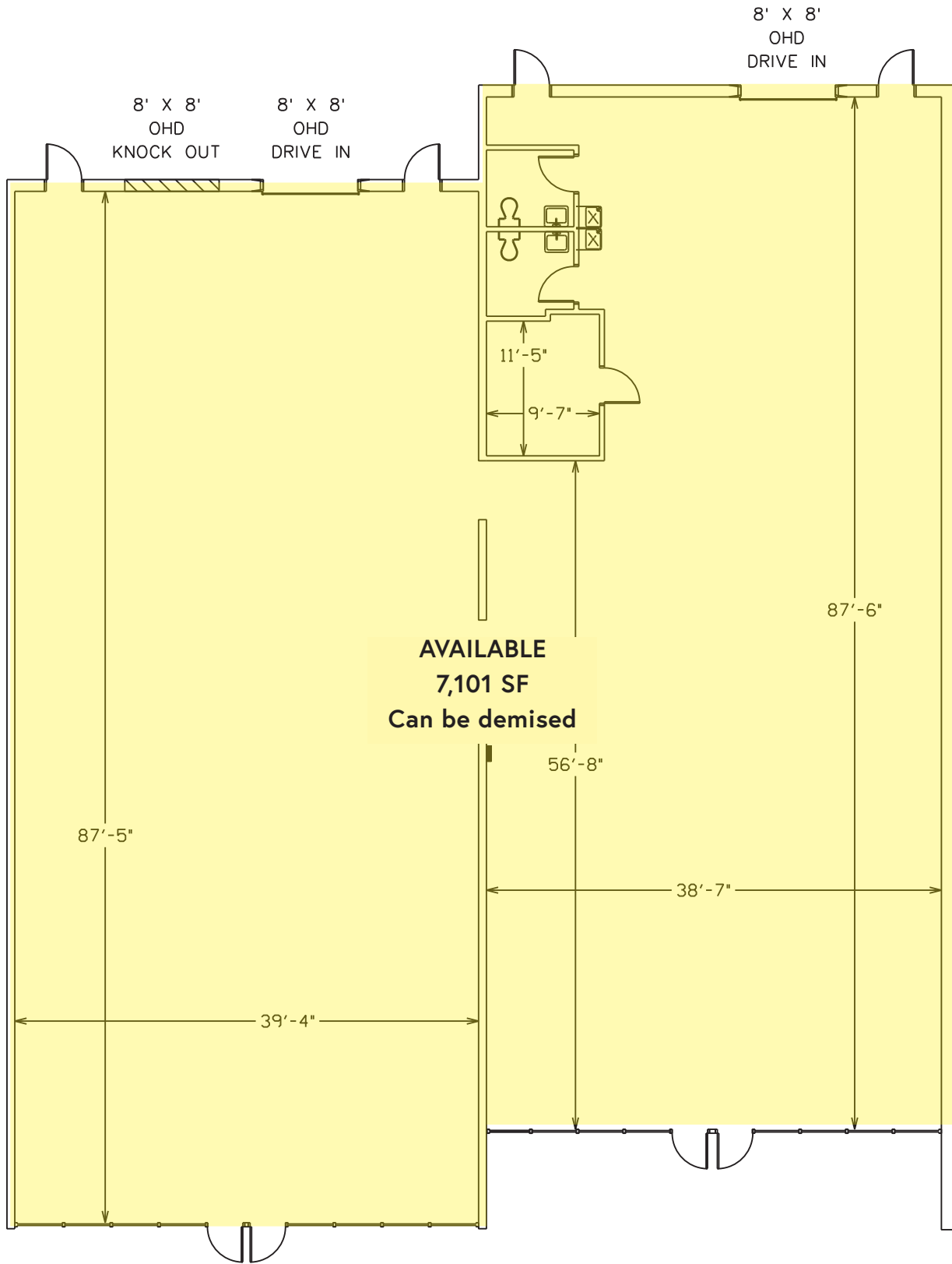
SECOND FLOOR
1,196 SF



SECOND FLOOR
402 SF



FLOOR PLAN | BUILDING 605 | UNIT F-H



605 N. POLK ST
PINEVILLE NC
7,101 SF

CONTACT

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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.

