

# 1600 MONTFORD

CHARLOTTE, NORTH CAROLINA 28209

AVAILABLE RETAIL FOR LEASE



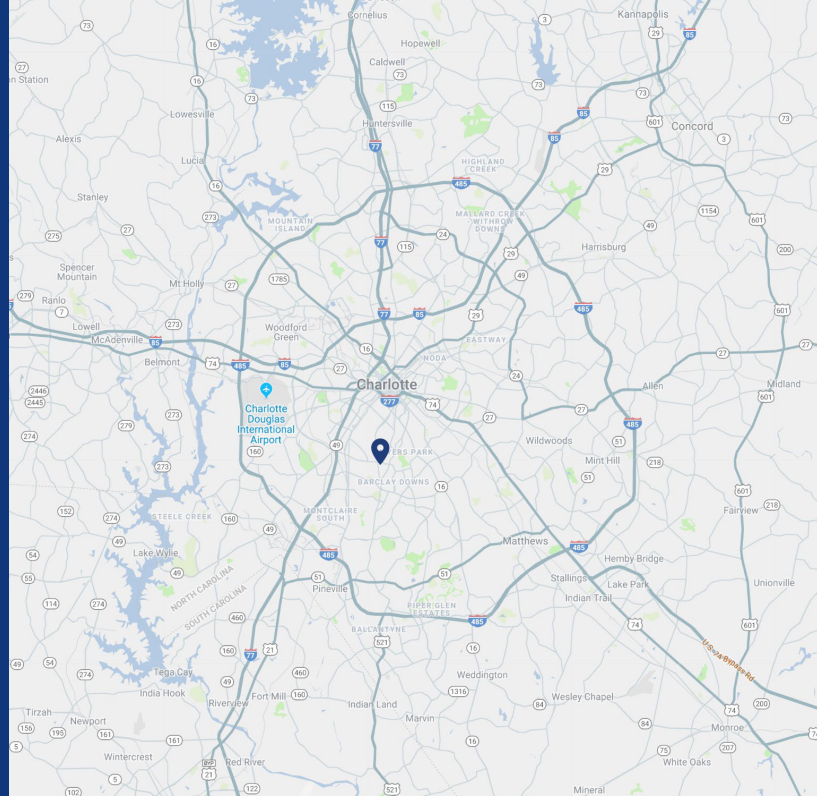
## PROPERTY OVERVIEW

# 1600 MONTFORD

1600 Montford is a mixed-use development in the popular neighborhood of Montford Park. The building will house ground-floor retail, office space and a six-story parking garage. The project has been well received by other tenants on the block, including Brazwell's, 10 Park Lanes and Good Food on Montford. In conjunction with the development, the end of Montford Dr. is getting a stoplight at the Woodlawn intersection, with streetscapes of both sides of Montford being redone, increasing the walkability of the area. In addition, the Stub Street that runs along the western side of the development will be extended to connect Montford Drive to Abbey Place.

## PROPERTY DETAILS

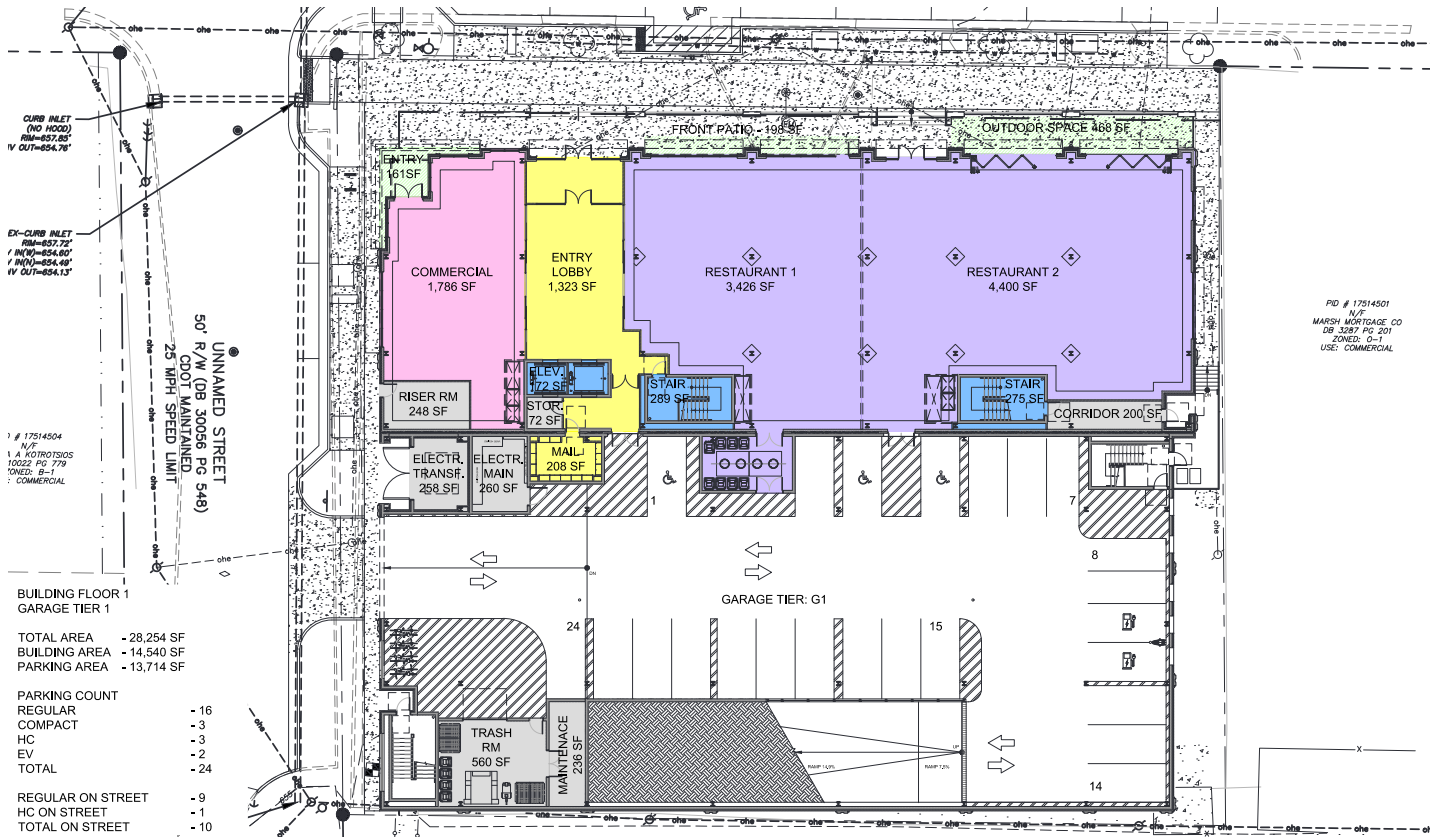
<b>Address</b>	1600 Montford Drive   Charlotte, NC 28209
<b>Use</b>	Mixed-Use Development with Office and Retail
<b>Available SF</b>	+/- 9,612 SF Available for Lease Ground Level Restaurant and Retail Space Available
<b>GLA</b>	+/- 62,588 SF
<b>Zoning</b>	MUDD-O
<b>Parking</b>	213 Total Spaces (Garage and On-Street)
<b>Delivery</b>	Q2 2021 Cold Dark Shell
<b>Traffic Counts</b>	Park Road   29,500 VPD Woodlawn Road   30,000 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Notes</b>	High walkability Six-story parking deck Rooftop access for office tenants



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	14,230	102,199	259,206
<b>Avg. Household Income</b>	\$114,755	\$128,432	\$110,345
<b>Median Household Income</b>	\$77,126	\$81,315	\$69,144
<b>Households</b>	6,889	46,325	115,371
<b>Daytime Employees</b>	6,606	107,201	257,411

# FLOOR PLAN



PID # 17514501  
 N/F  
 MARSH MORTGAGE CO  
 DB 3287 PG 201  
 ZONED: C-11  
 USE: COMMERCIAL

1 # 17514504  
 N/F  
 1 A 40101010105  
 10022 PG 178  
 ZONED: B-1  
 USE: COMMERCIAL

**BUILDING FLOOR 1**  
**GARAGE TIER 1**  
 TOTAL AREA - 28,254 SF  
 BUILDING AREA - 14,540 SF  
 PARKING AREA - 13,714 SF

**PARKING COUNT**  
 REGULAR - 16  
 COMPACT - 3  
 HC - 3  
 EV - 2  
 TOTAL - 24

REGULAR ON STREET - 9  
 HC ON STREET - 1  
 TOTAL ON STREET - 10



## BUILDING FLOOR 1 - GARAGE TIER 1

NTS (SQUARE FOOTAGE CALCULATED FROM OUTSIDE FACE OF WALL - TYPICAL)

17-069 1600 MONTFORD  
 11-22-2019

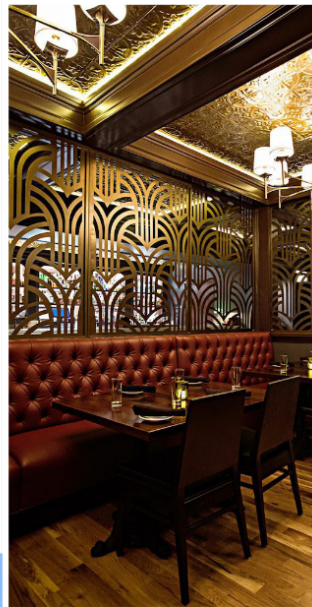
# MONTFORD PARK CHARLOTTE, NC

Montford Drive emerged in the late 1950s as one of Charlotte's first modern post-WW II neighborhoods. With amazing proximity to hip hangouts on Montford Dr. and fun eateries at Park Road Shopping Center, the first open-air shopping center in the city, the area boasts unique vibes for eating, drinking and entertainment.

The Greenway is highly accessible from Montford and Charlotte's flagship park, Freedom Park, is a short walk along the Greenway.

In addition to the walkable amenities in the area, it is also immediately accessible by car to Uptown, the Light Rail, South End, I-77 and Charlotte Douglas International Airport.

Multi-family units are abounding in the neighborhood, with many families and young professionals seeking housing a few minutes outside of Uptown.



# MARKET OVERVIEW



# FUTURE STUB STREET PLAN

Stub Street work anticipated to commence Q2 2020

Anticipated completion date in Q4 2020



# FUTURE MONTFORD DRIVE STREETScape





## CONTACT

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