

1600 MONTFORD

CHARLOTTE, NORTH CAROLINA 28209

AVAILABLE RETAIL FOR LEASE



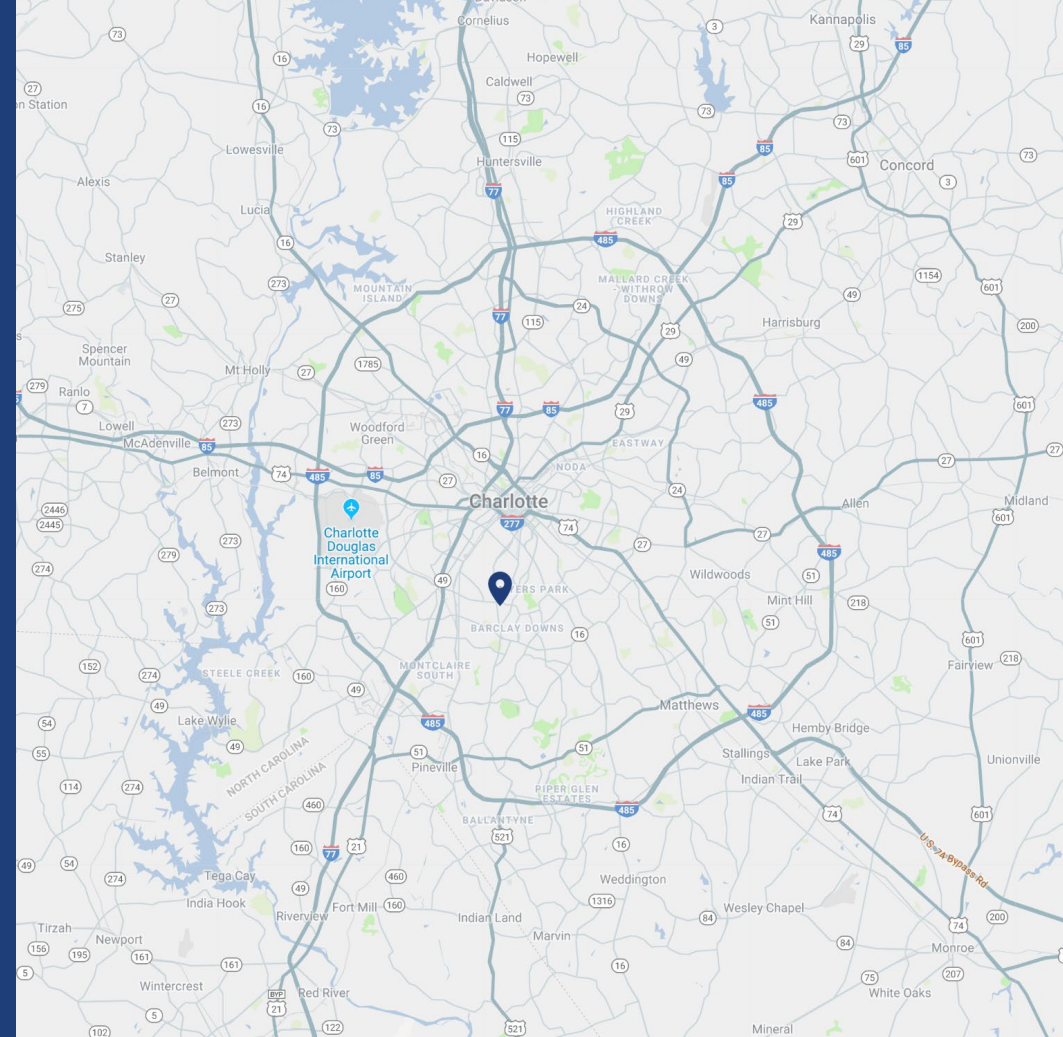
PROPERTY OVERVIEW

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

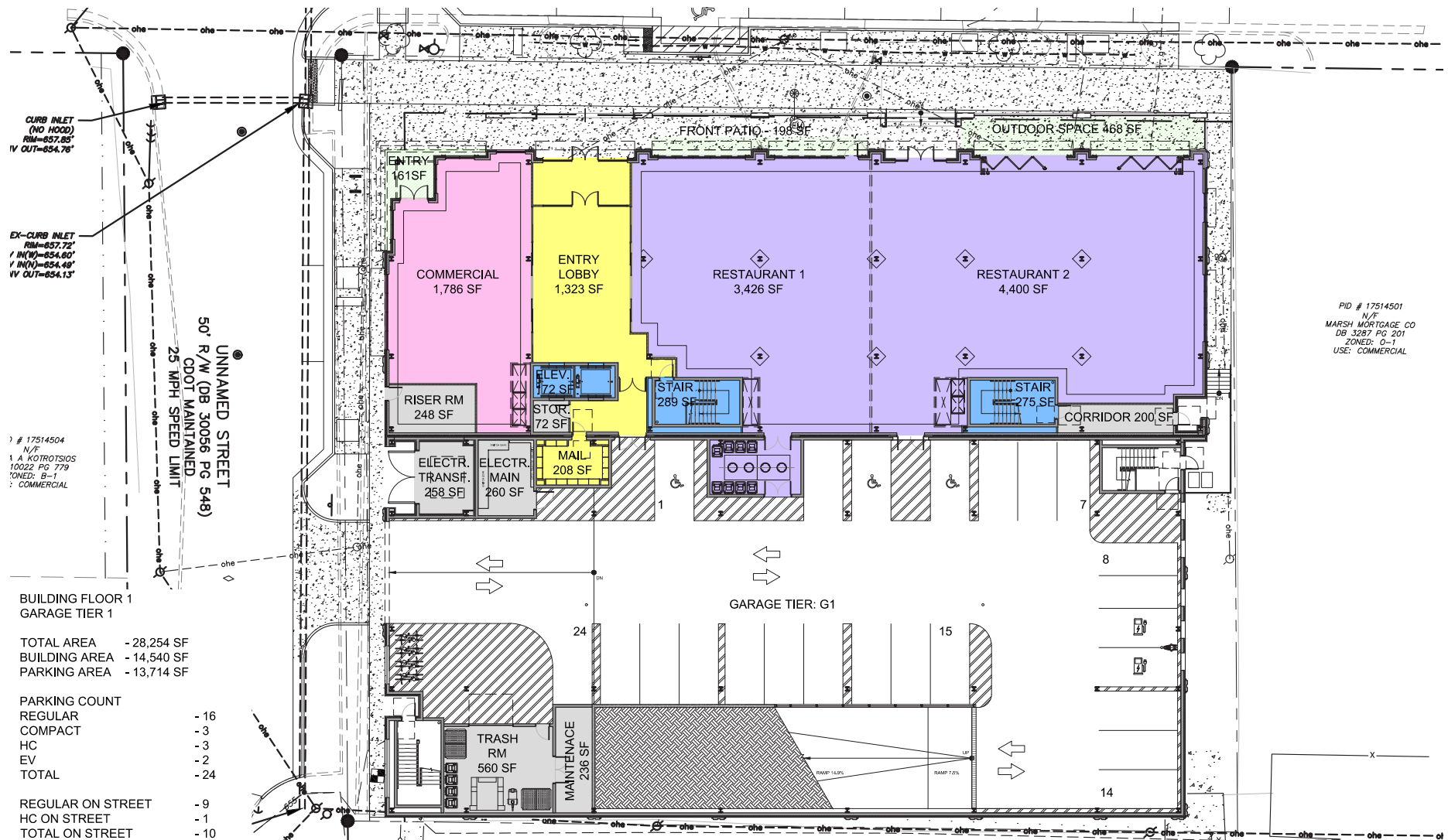
Address	1600 Montford Drive Charlotte, NC 28209
Use	Mixed-Use Development with Office and Retail
Available SF	+/- 9,612 SF Available for Lease Ground Level Restaurant and Retail Space Available
GLA	+/- 62,588 SF
Zoning	MUDD-O
Parking	213 Total Spaces (Garage and On-Street)
Delivery	Q2 2021 Cold Dark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



DEMOGRAPHICS

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

FLOOR PLAN



PID # 17514501
 N/F
 MARSH MORTGAGE CO
 DB 3287 PG 201
 ZONED: G-1
 USE: COMMERCIAL



BUILDING FLOOR 1 - GARAGE TIER 1
 NTS (SQUARE FOOTAGE CALCULATED FROM OUTSIDE FACE OF WALL - TYPICAL)

17-069 1600 MONTFORD

11-22-2019

MARKET OVERVIEW

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



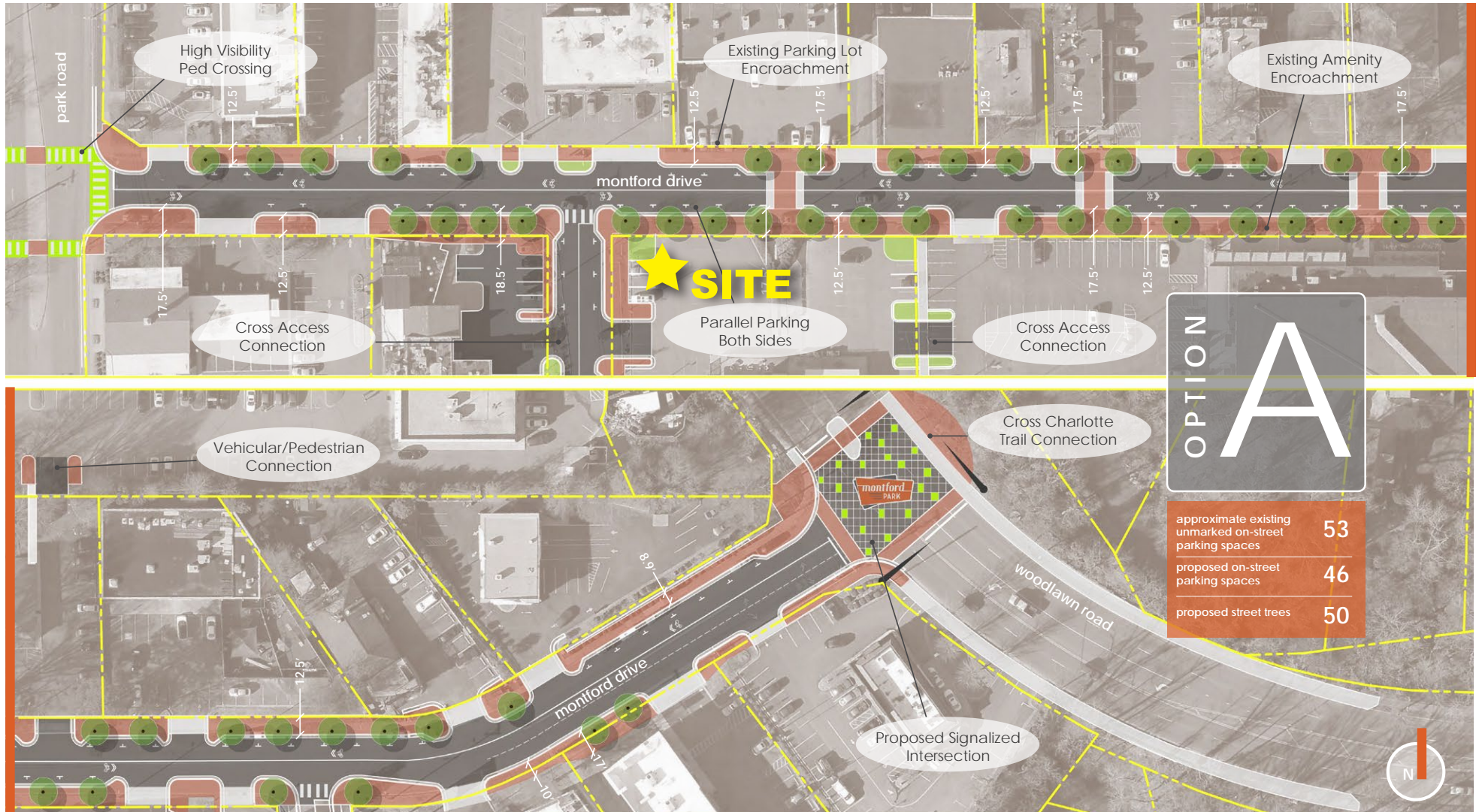
FUTURE STUB STREET PLAN

Stub Street work anticipated to commence Q2 2020

Anticipated completion date in Q4 2020



FUTURE MONTFORD DRIVE STREETScape





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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.