

THE VILLAGE AT SOUTH PARK

4310 SHARON LANE, UNIT 01 | CHARLOTTE, NORTH CAROLINA 28211

AVAILABLE RETAIL FOR SUBLEASE



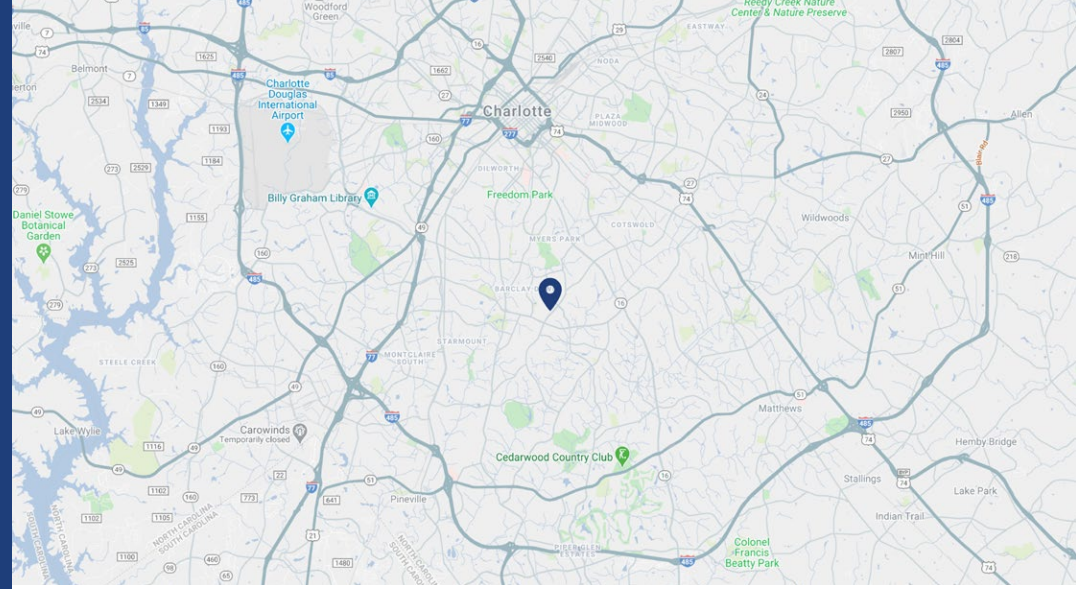
PROPERTY OVERVIEW

THE VILLAGE AT SOUTH PARK

Rare opportunity to sublease space at The Village at SouthPark, a mixed-use development located directly adjacent to SouthPark Mall. The Village is a mid-rise building that also includes The Residence at SouthPark, which has 150 premier residential units above 80,000 SF of ground-level, high-end retail. The Village includes tenants like Bulla Gastrobar, The Cowfish Sushi Burger Bar, Crate & Barrel, 8 The Salon, Criswell & Criswell Plastic Surgery, Paul Simon, Hand & Stone Massage and Facial Spa and more. SouthPark is the premier shopping destination on the East Coast between Washington, DC, and Atlanta, making it a popular destination for tourists within a day's drive of the mall.

PROPERTY DETAILS

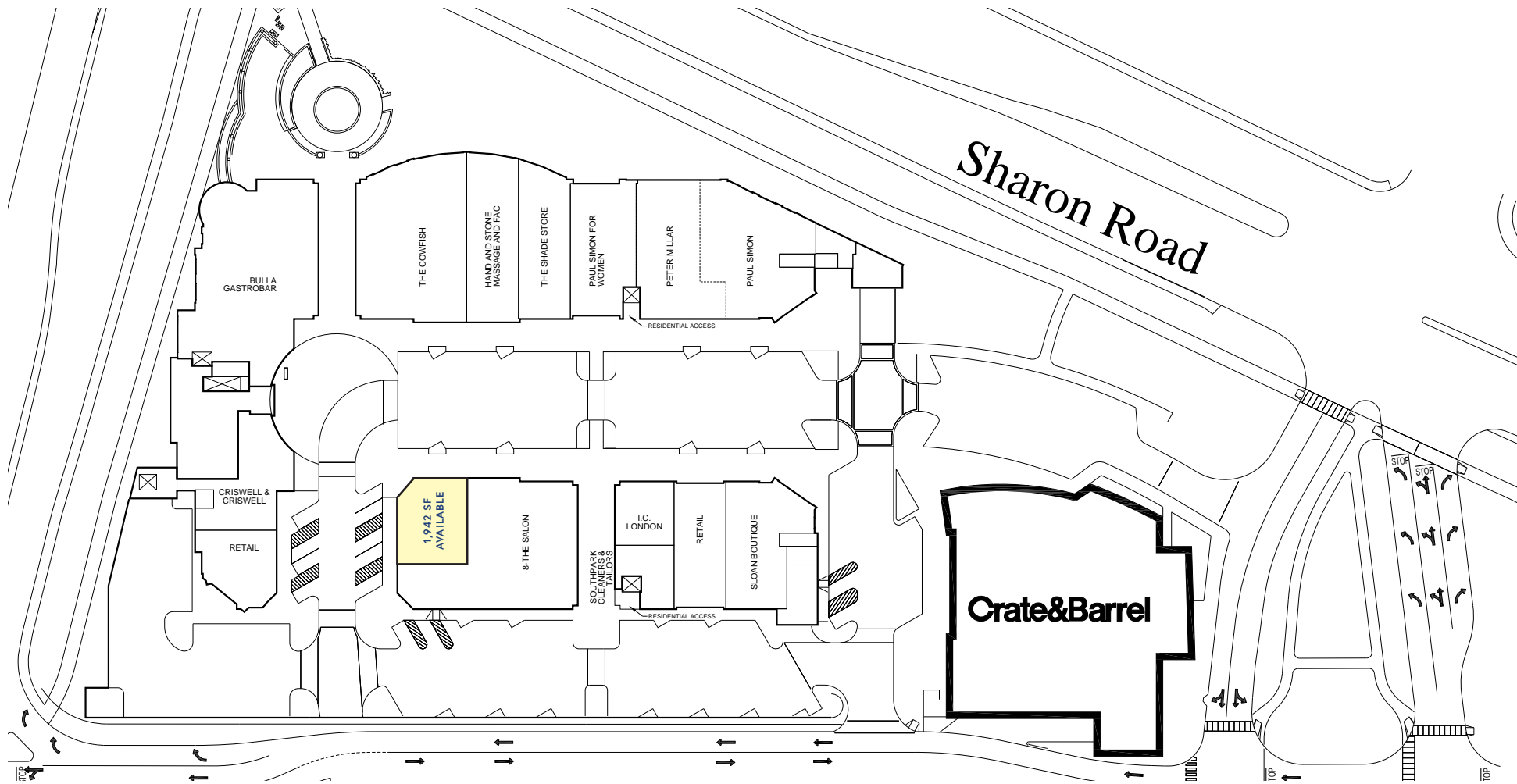
Address	4310 Sharon Lane, Unit 01 Charlotte, NC 28211
Square Footage	+/- 1,942 SF Available Retail for Sublease
Use	Luxury Retail Currently a cabinetry showroom
Parking	Street and parking garage
Visibility	Excellent visibility on Sharon Rd.
Traffic Counts	Sharon Rd. 30,000 VPD
Lease Rate	Call for Leasing Details



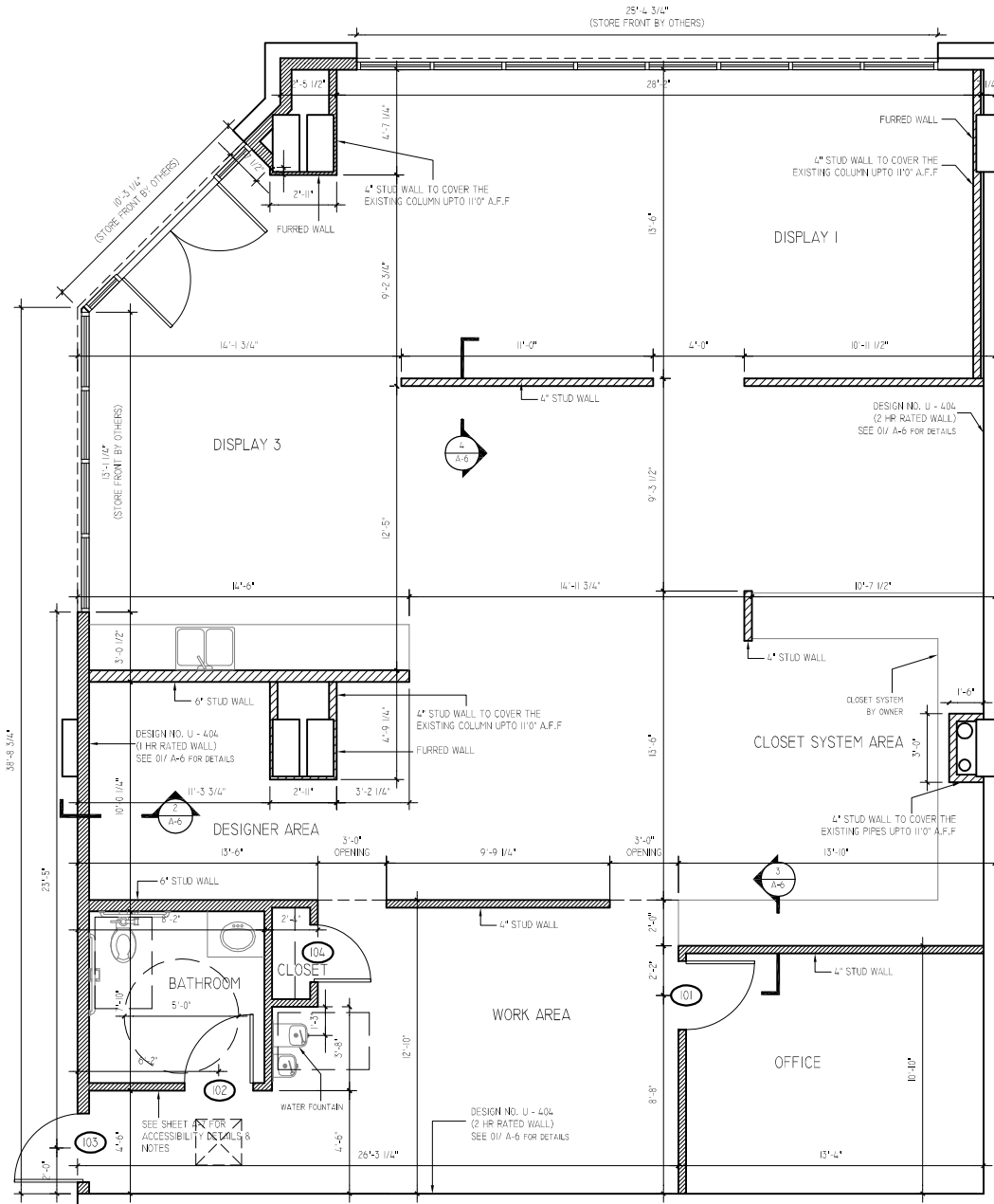
DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	12,201	93,715	252,967
Avg. Household Income	\$149,642	\$139,207	\$113,905
Median Household Income	\$102,817	\$90,477	\$72,916
Households	5,999	41,003	112,007
Daytime Employees	23,772	58,549	205,684

SITE PLAN



FLOOR PLAN



SOUTHPARK CHARLOTTE, NC

Located in Charlotte, North Carolina, SouthPark attracts affluent shoppers from neighboring residential areas, its large business district and tourists within a day's drive from the mall. Visitors to the Charlotte market spend roughly \$5.4 billion and \$520 million of that is spent on retail. The SouthPark neighborhood is experiencing a boom in development, including 2,100 new apartments, two office towers, and two major mixed-use projects with residences and restaurants, all within walking distance to the mall. Several private country clubs are located within three miles of SouthPark including Myers Park, Carmel, and Quail Hollow.

Only six miles south of Uptown Charlotte, SouthPark is situated at the intersection of Sharon and Fairview Roads. The center benefits from its proximity to two major highways that traverse metropolitan Charlotte. I-77 and I-485 provide easy access to the center from the entire market.



Located on the perimeter of SouthPark Mall is Symphony Park, where the Charlotte Symphony hosts their summer concert series "Pops in the Park." Symphony Park hosts numerous festivals such as the Lantern Festival and Great Grape Festival along with community events such as charity walks and family-friendly events each summer.

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.