



SH

STRAWBERRY HILL

CHARLOTTE • NC



ABOUT STRAWBERRY HILL

Shopping center expansion and redevelopment to be completed in 2nd quarter 2019

New 22,000 square foot The Fresh Market

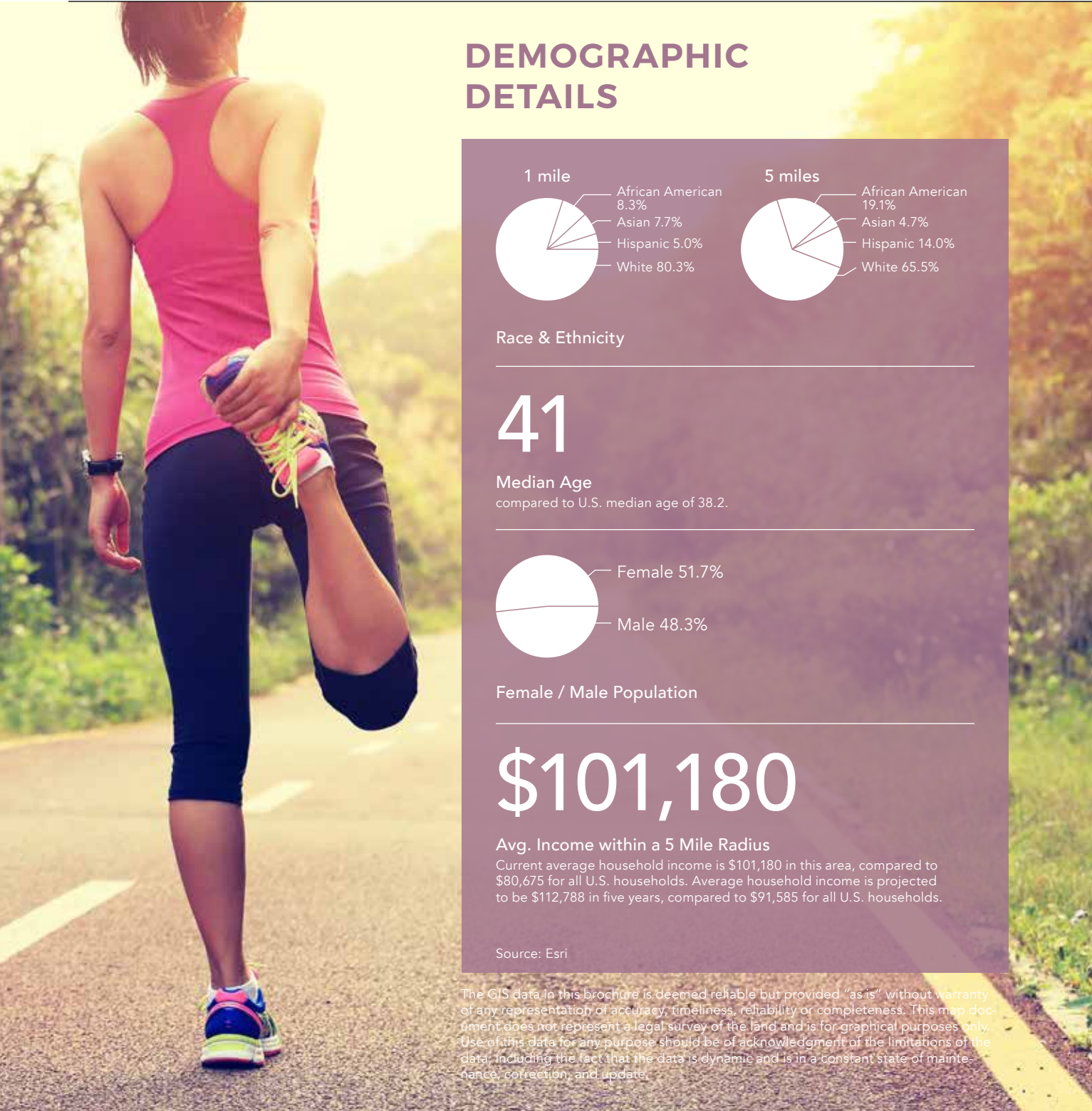
In the heart of the SouthPark / Cotswold retail submarket of Charlotte

Pricing: \$35 - \$45 / SF NNN

DEMOGRAPHICS

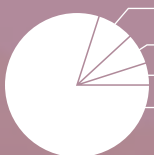
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	8,405	86,740	262,246
2018 Avg. HH Income	\$143,291	\$126,535	\$104,949





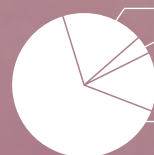
DEMOGRAPHIC DETAILS

1 mile



- African American 8.3%
- Asian 7.7%
- Hispanic 5.0%
- White 80.3%

5 miles



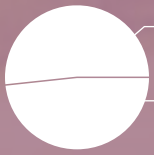
- African American 19.1%
- Asian 4.7%
- Hispanic 14.0%
- White 65.5%

Race & Ethnicity

41

Median Age

compared to U.S. median age of 38.2.



- Female 51.7%
- Male 48.3%

Female / Male Population

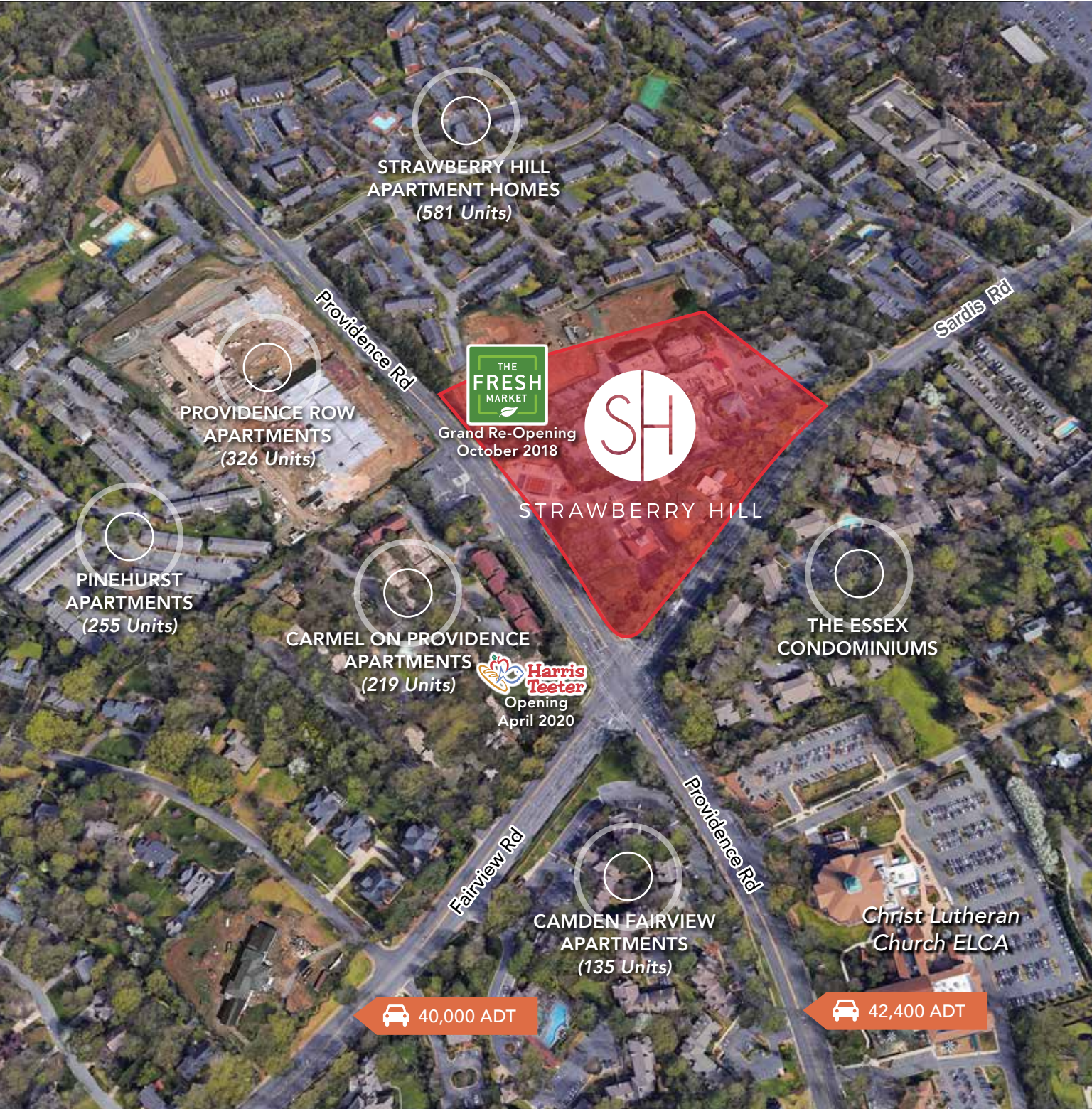
\$101,180

Avg. Income within a 5 Mile Radius

Current average household income is \$101,180 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$112,788 in five years, compared to \$91,585 for all U.S. households.

Source: Esri

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STRAWBERRY HILL APARTMENT HOMES (581 Units)

PROVIDENCE ROW APARTMENTS (326 Units)

PINEHURST APARTMENTS (255 Units)

CARMEL ON PROVIDENCE APARTMENTS (219 Units)

CAMDEN FAIRVIEW APARTMENTS (135 Units)

THE ESSEX CONDOMINIUMS

THE FRESH MARKET
Grand Re-Opening October 2018

Harris Teeter
Opening April 2020

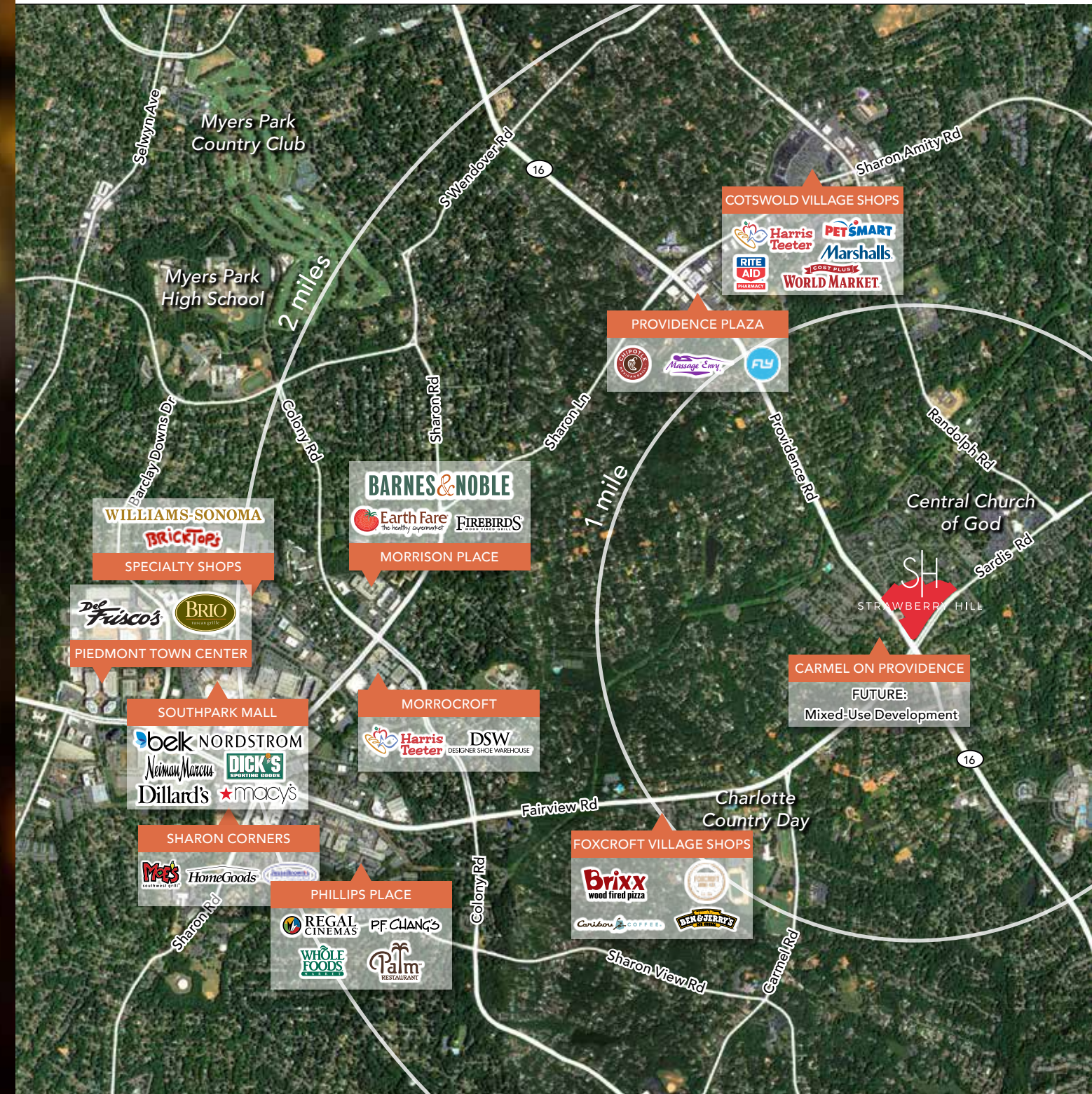
Christ Lutheran Church ELCA

40,000 ADT

42,400 ADT



AREA RETAIL CENTERS



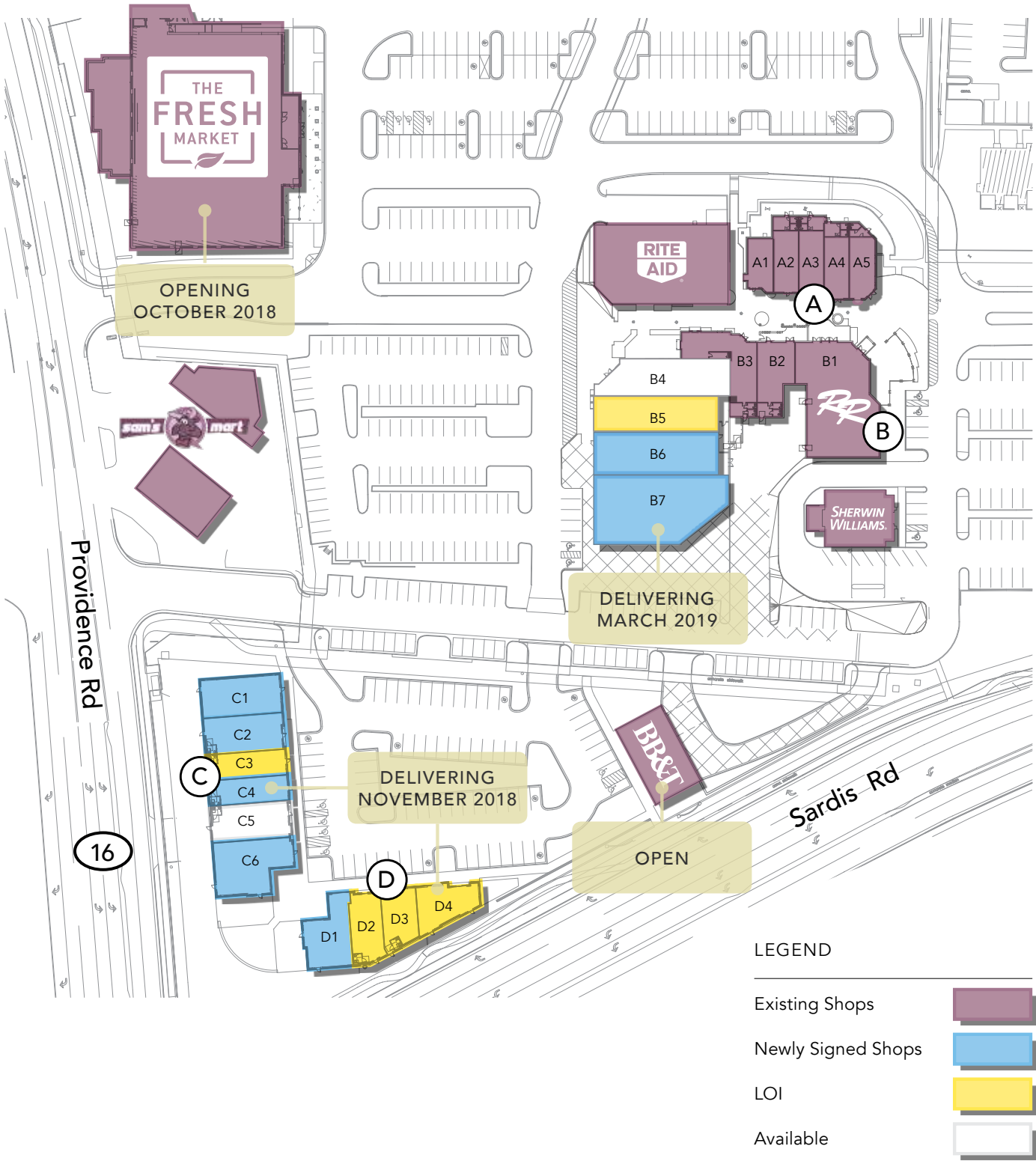


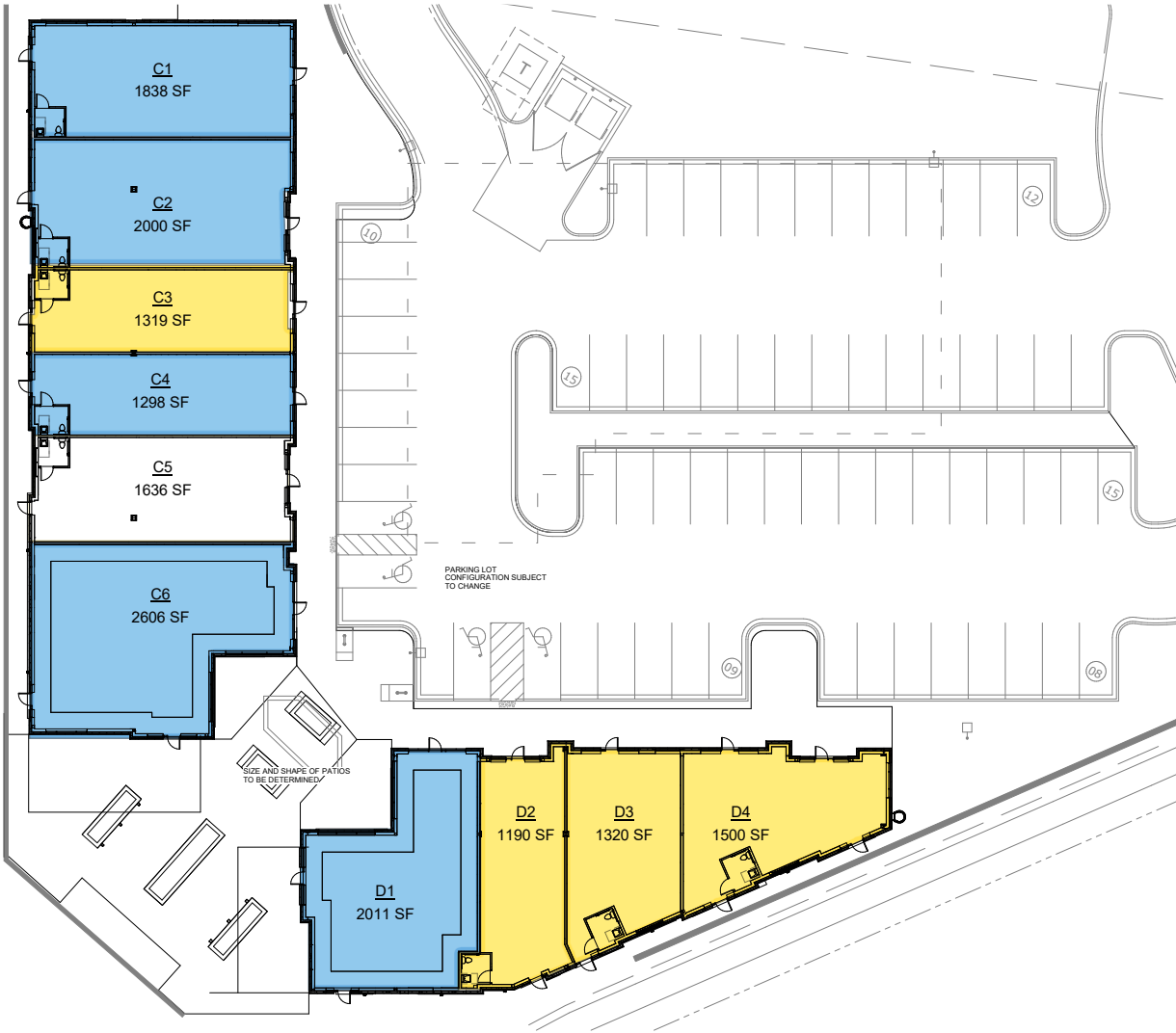
BLDG A	AREA	SHOP
A1	926 SF	3 French Hens
A2	1267 SF	Ambiance Salon
A3	1260 SF	The Nail Center
A4	1249 SF	Aqua E Vino
A5	1219 SF	A Bonnard Jewelers

BLDG B	AREA	SHOP
B1	5339 SF	Red Rocks Café
B2	1609 SF	Thai Orchid
B3	2283 SF	Phil's Deli
B4	2680 SF	Available
B5	3000 SF	Massage/Spa
B6	2862 SF	Hollywood Feed
B7	5851 SF	Superica

BLDG C	AREA	SHOP
C1	1838 SF	Home Decor/Gifts
C2	2000 SF	Club Pilates
C3	1319 SF	Running Shoe Store
C4	1298 SF	Nékter Juice Bar
C5	1636 SF	Available
C6	2606 SF	MOD Pizza

BLDG D	AREA	SHOP
D1	2011 SF	Dunkin Donuts
D2	1190 SF	Lash Boutique
D3	1320 SF	Mediterranean Grill
D4	1500 SF	Mediterranean Grill





Building C Front Elevation



Building D Front Elevation





Entrance Elevation



Side Elevation



Providence Road Elevation



Building B Elevation







STRAWBERRY HILL



LEASING

Robbie (Branstrom) Adams

704.248.2108 | radams@mpvre.com