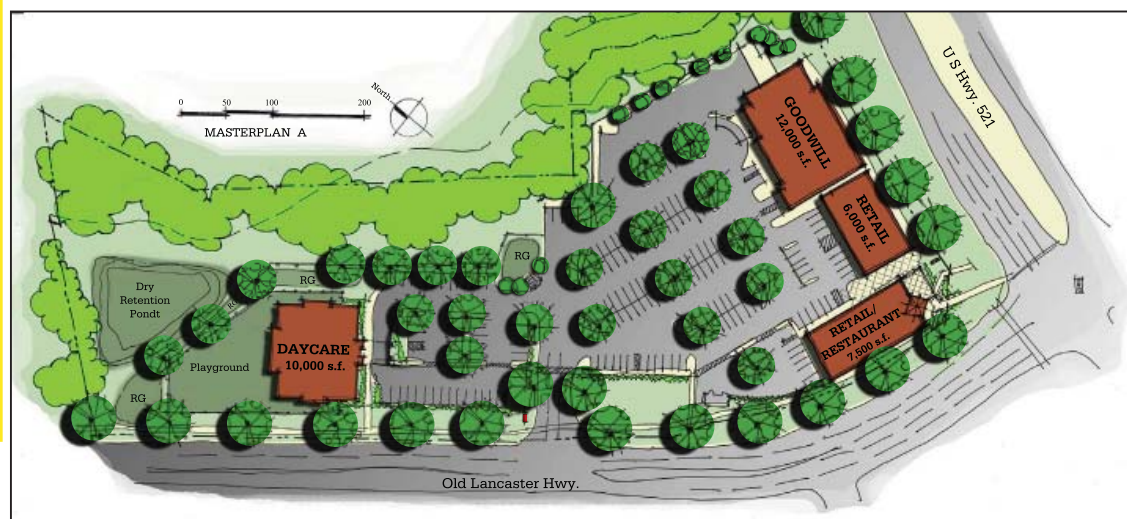
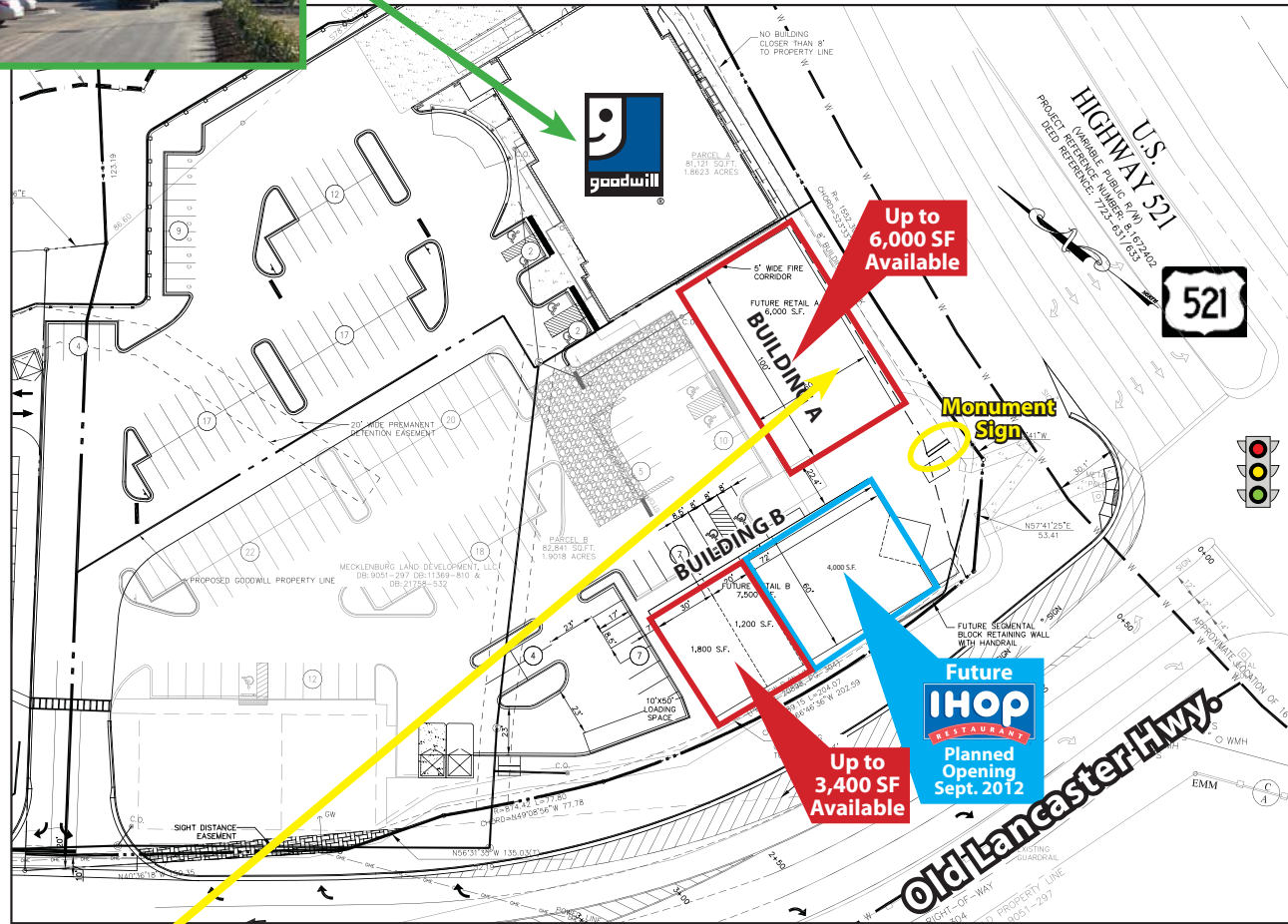


HWY. 521 & OLD LANCASTER HWY.



CHARLOTTE, NC

The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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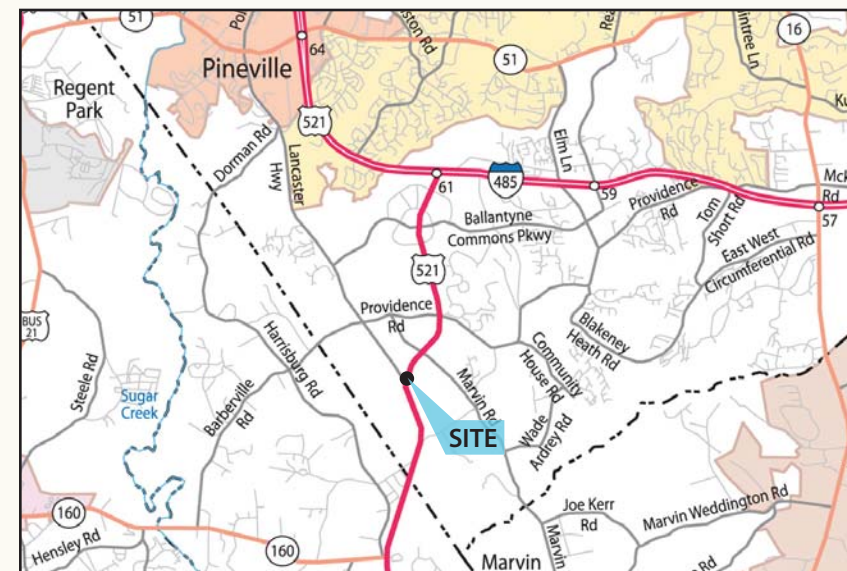
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Site Aerial



Location Map

Capstone Commons Hwy. 521 & Old Lancaster Hwy. Charlotte, North Carolina

Property Information

Acreage:	±5.5 acres
Project Size:	21,815 square feet
Pricing:	\$28/SF NNN
Estimated Pass Throughs:	\$5.25/SF for CAM, Taxes, Ins
Zoning:	NS (Neighborhood Services)

Property Highlights

- Located south of Ballantyne in rapidly growing area of south Charlotte and northern Lancaster County, SC.
- The site sits adjacent to Ballantyne elementary school and single family residential
- The site is seven miles north of Carolina Lakes by Del Webb, an over-55 community of 3000+ homes
- Easy access to traffic signal at Old Lancaster Highway, an access point into Pineville
- Excellent visibility, signage and outdoor seating opportunity

Traffic Counts (NCDOT 2010)

39,000 vehicles/day on Hwy. 521 South of Old Lancaster Hwy.
35,000 vehicles/day on Hwy. 521 North of Old Lancaster Hwy.

Demographic Snapshot (2012)	1 mile	3 mile	5 mile
Population	8,231	54,193	124,249
Average HH Income	\$99,621	\$105,336	\$108,801
Median HH Income	\$82,943	\$87,929	\$85,890
Business Establishments	176	1,485	4,069
Daytime Employment	1,798	15,654	42,652

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