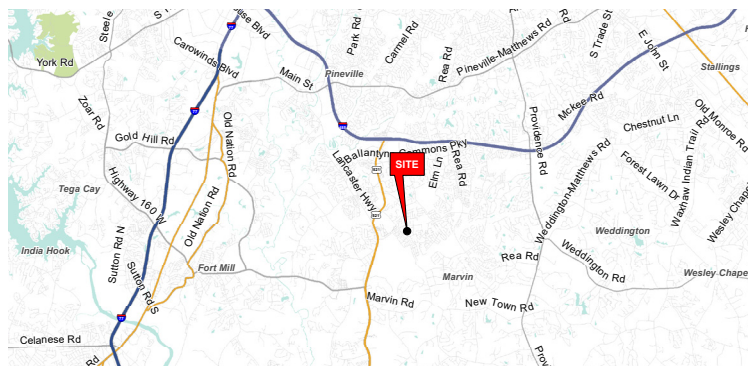




CEDAR WALK MARKET

16715 ORCHARD STONE RUN | CHARLOTTE, NC 28277



PROPERTY/LEASING INFORMATION

SPACE AVAILABLE	_____	FULLY LEASED
LEASE RATE	_____	PLEASE CALL
EST. TICAM	_____	\$5.18 / SF
TOTAL GLA	_____	28,000 SF

PROPERTY HIGHLIGHTS

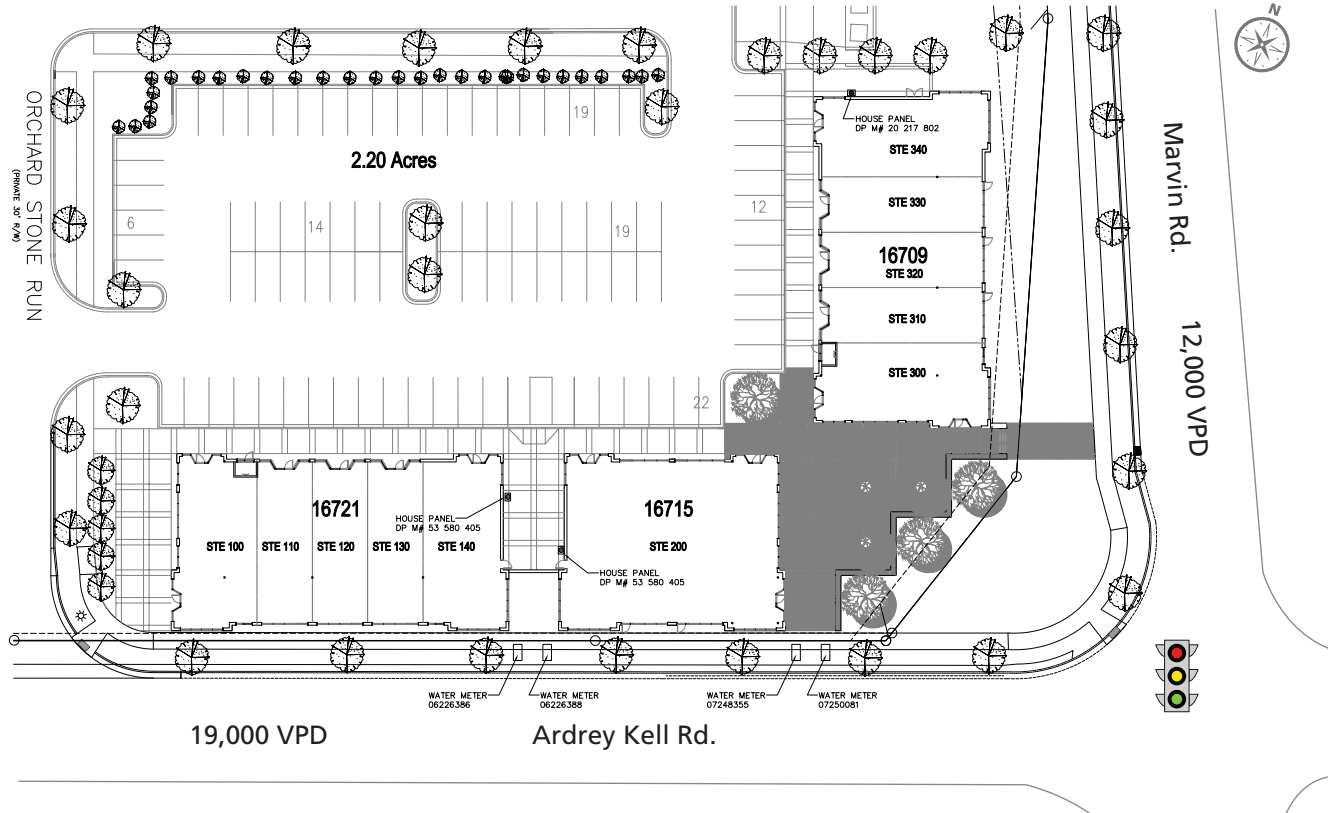
- Cedar Walk Market is located on the corner of Ardrey Kell Rd
- 152 luxury townhomes and live-work units.
- Average household incomes of \$150,756 within 3 miles of the property.
- Located near Ardrey Kell High School (+/- 2,800 student), Elon Middle School, and 300 acre Mecklenburg County SportsPlex

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	12,593	67,082	142,630
AVERAGE HH INCOME	\$139,806	\$150,756	\$137,724
MEDIAN HH INCOME	\$116,335	\$115,210	\$104,372
BUSINESS ESTABLISHMENTS	335	2,233	5,226
DAYTIME EMPLOYMENT	2,371	25,974	58,887

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SUITE	TENANT	SIZE
100-110	Lorenzo's Restaurant & Scoop Ice Cream	3,000 SF
120	9 Round	1,200 SF
130-140	ISI Elite Training	3,113 SF
200	Buffalo Wings & Rings	4,800 SF
300	Bagel Bin	1,800 SF
310	Carolina Fish Market	1,200 SF
320	Salon Salon	1,200 SF
330	Suki Nails	1,200 SF
340	Gentle Care Cleaners	1,800 SF



TRAFFIC COUNTS 2016 (NCDOT)

- 19,000 VPD on Ardrey Kell Rd
- 12,000 VPD on Marvin Rd

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AERIAL