

METROPOLITAN

1111 METROPOLITAN AVE | CHARLOTTE, NC | 28204 | AVAILABLE FOR LEASE



PARTNER **XTEAM**



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

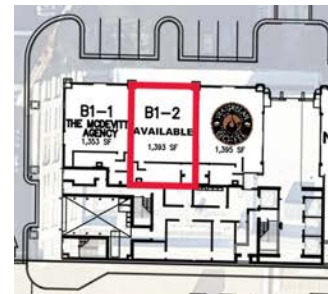
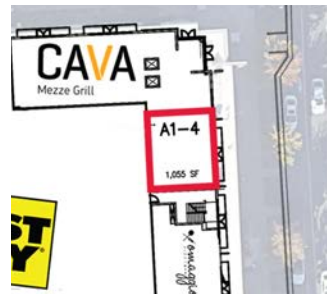
- New for 2024 -

3 Small Shop Spaces
Remain Available For Lease

F-5A: ± 665 SF

A1-4: 1,031 SF

B1-2: 1,392 SF



Now Open!

joan's



BAKERY & DELI



1st QTR 2024 Opening



A modern district brimming
with culture and
centered in
it all.



CHARLOTTE, NC

An aerial photograph of Charlotte, North Carolina, taken at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a large stadium with a blue roof is visible. The city skyline is filled with various skyscrapers, including the Bank of America Corporate Center. The sun is low on the horizon, creating a lens flare effect.

TRANSPORTATION HUB

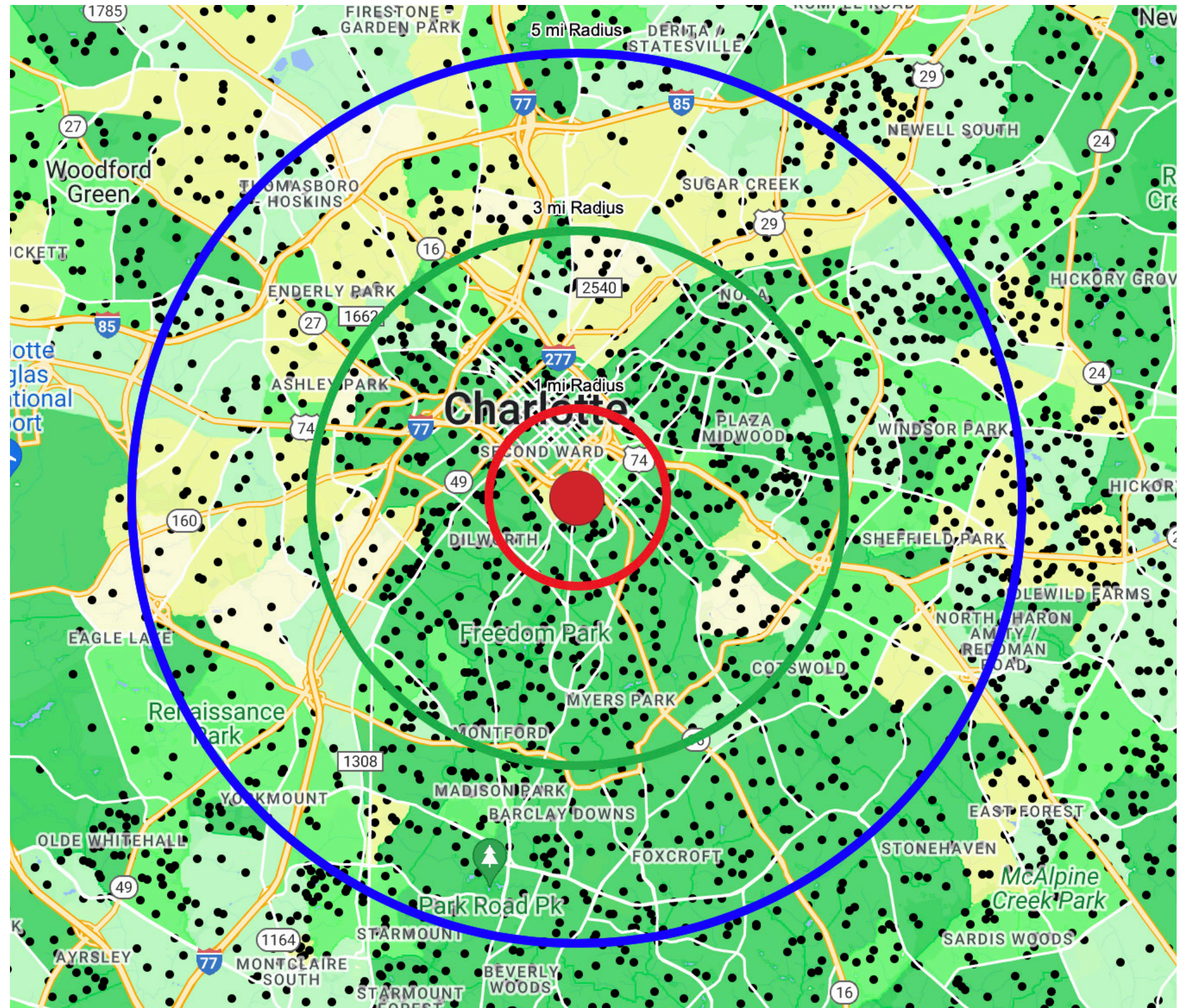
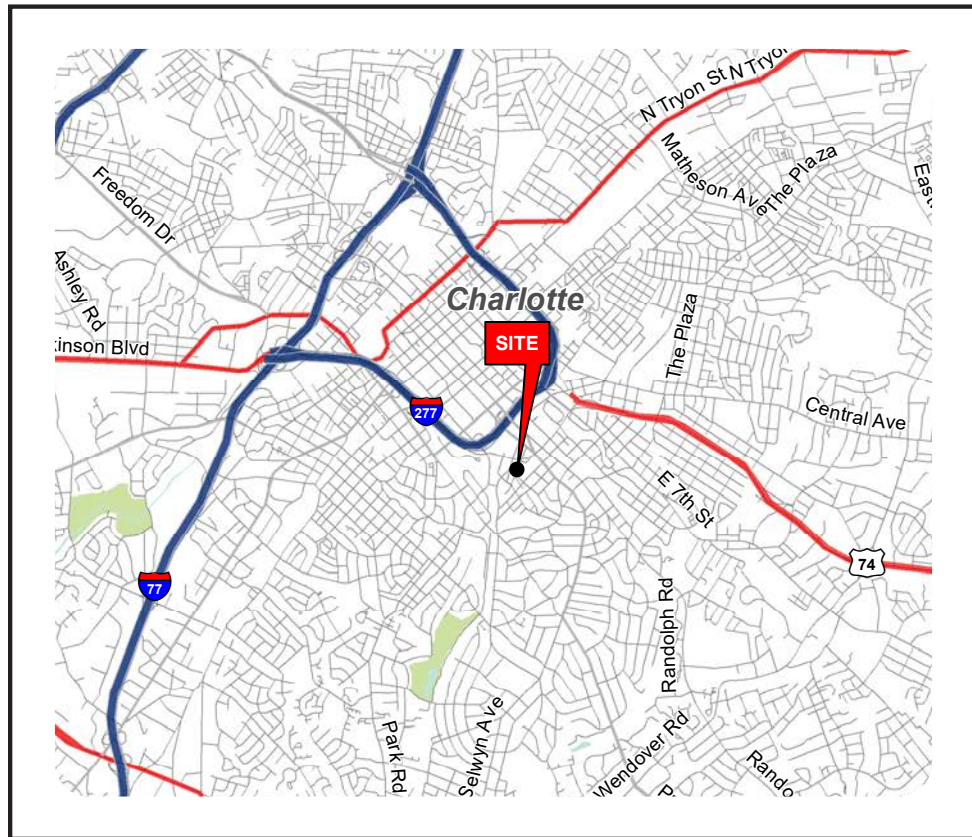
- 2nd largest hub of world's largest airline, *American Airlines*
- 10th named among "America's Best Airports" - *Travel & Leisure Magazine*
- 5th most active airport in the world in total operations
- 46.4 million passengers welcomed at Charlotte Douglas International Airport in 2018

7.4 million people live within a 100-mile radius of Charlotte, allowing it to emerge as a financial, distribution & transportation center for the entire urban region.

- RANKED AMONG THE TOP 10 CITIES in the world for overall quality of life (Numbeo 2020)
- 2ND TOP METRO in US for economic growth potential
- #2 - 'AMERICA'S FASTEST GROWING CITIES' US Census Bureau
- 6 FORTUNE 500 COMPANIES Headquartered in the Charlotte metro area
- 15 FORTUNE 1000 COMPANIES Headquartered in the Charlotte metro area

DEMOGRAPHICS

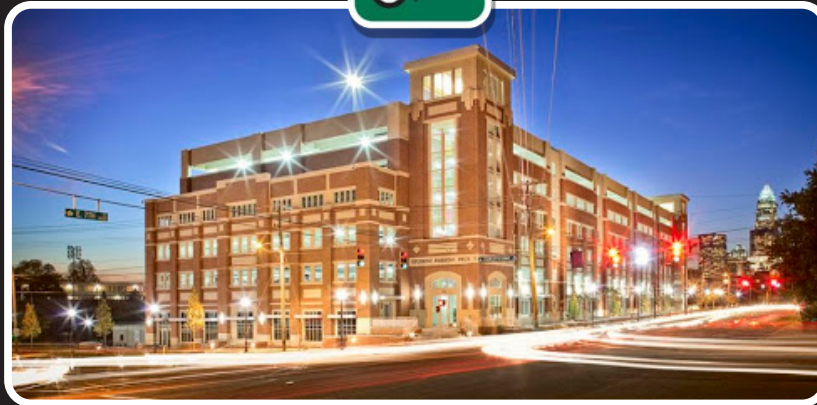
2023	1 MILE	3 MILE	5 MILE
Population	15,051	132,884	280,904
Daytime Employment	40,557	123,817	233,697
Average HH Income	\$142,551	\$149,030	\$132,219
Business Establishments	3,245	12,337	22,827



Large institutions are located within one-mile of the Metropolitan



- The flagship hospital is a Level One Trauma and Transplant Center with 874 beds
- Ranked the best Regional Hospital since 2016
- Levine Cancer Institute, Carolinas Rehabilitation and Levine's Children Hospital are located on the Atrium Health Campus
- Wake Forest and Atrium will develop a medical school within .25 miles of the campus
- The affiliated hospital, Atrium Health Mercy, is an 185 bed acute care facility located within one mile of the Metropolitan

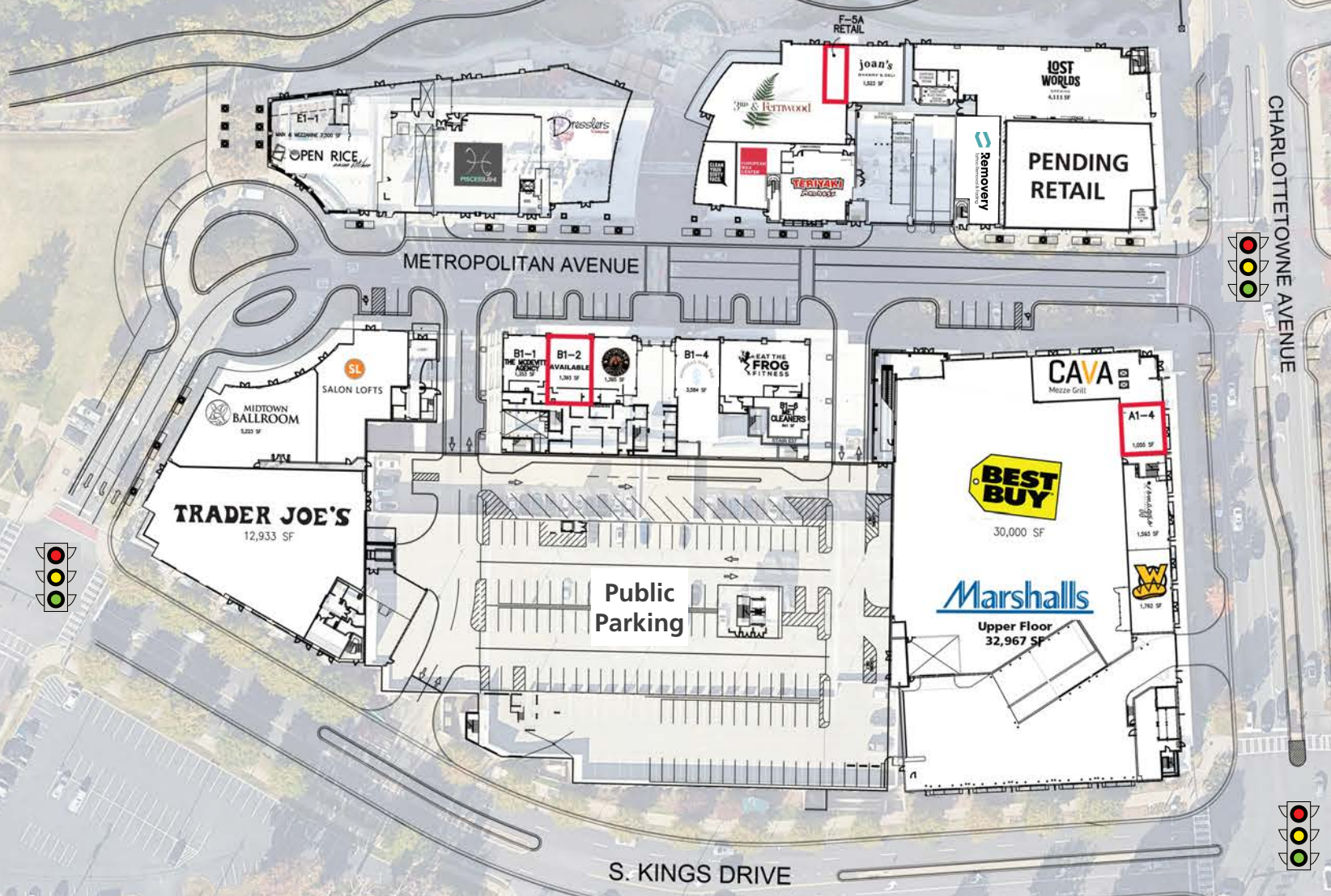


One of the largest community colleges in the state, CPC has 19,957 students. Students, who are able to earn associate degrees can choose from 21 different curriculums.



- The 622 bed hospital is recognized for Neonatal Intensive Care, The Stroke and Neurosciences Center and Behavioral Health Department
- Novant Health operates in the Carolinas in addition to Georgia and Virginia
- Novant operates the Hemby Children's Hospital which offers specialty medical care and therapy for infants, children and teens

METROPOLITAN



Future
COOK-OUT

petco

at home
The Home Décor Superstore

TARGET

Public
Parking

*3 small shop spaces
Remain Available For Lease*

F-5A: ± 665 SF **A1-4: 1,031 SF** **B1-2: 1,392 SF**

**Atrium Health
Future Medical School
and Facilities**

**Pappas Properties
'Midtown'
(New Development)**

SITE

- at home (coming soon)
- PETCO
- Public Parking
- BEST BUY
- Public Parking
- TRADER JOE'S
- Marshalls

19,957 STUDENTS

ABC

- TAZIKIS
- verizon
- corepower
- YOGA

Arby's

- CYCLEBAR
- SUBWAY
- Bank of America
- TD

Orangetheory FITNESS

NOVANT HEALTH

**15,400 EMPLOYEES
654 BEDS**

**NOVANT HEALTH
Heart & Vascular**

Dilworth

\$596,932 MEDIAN HOME PRICE

1010 Dilworth Apartments
184 units

Lincoln at Dilworth
380 units

Greenside
225 units

Berkshire Dilworth
296 units

Atrium Health

**Atrium Health
Levine Children's**

**24,900 EMPLOYEES
874 BEDS**

Elizabeth

\$379,284 MEDIAN HOME PRICE

Myers Park

\$878,420 MEDIAN HOME PRICE



Pappas Properties 'Midtown'

20K SF Retail
300+ Apartment Homes
150 Hotel Rooms

145K SF of Office
360 SF of Medical Office



UPTOWN



**Atrium Health
Future Medical School
and Facilities**

Future
Baxter St
Connection

SITE

Dilworth

\$596,932 MEDIAN
HOME PRICE

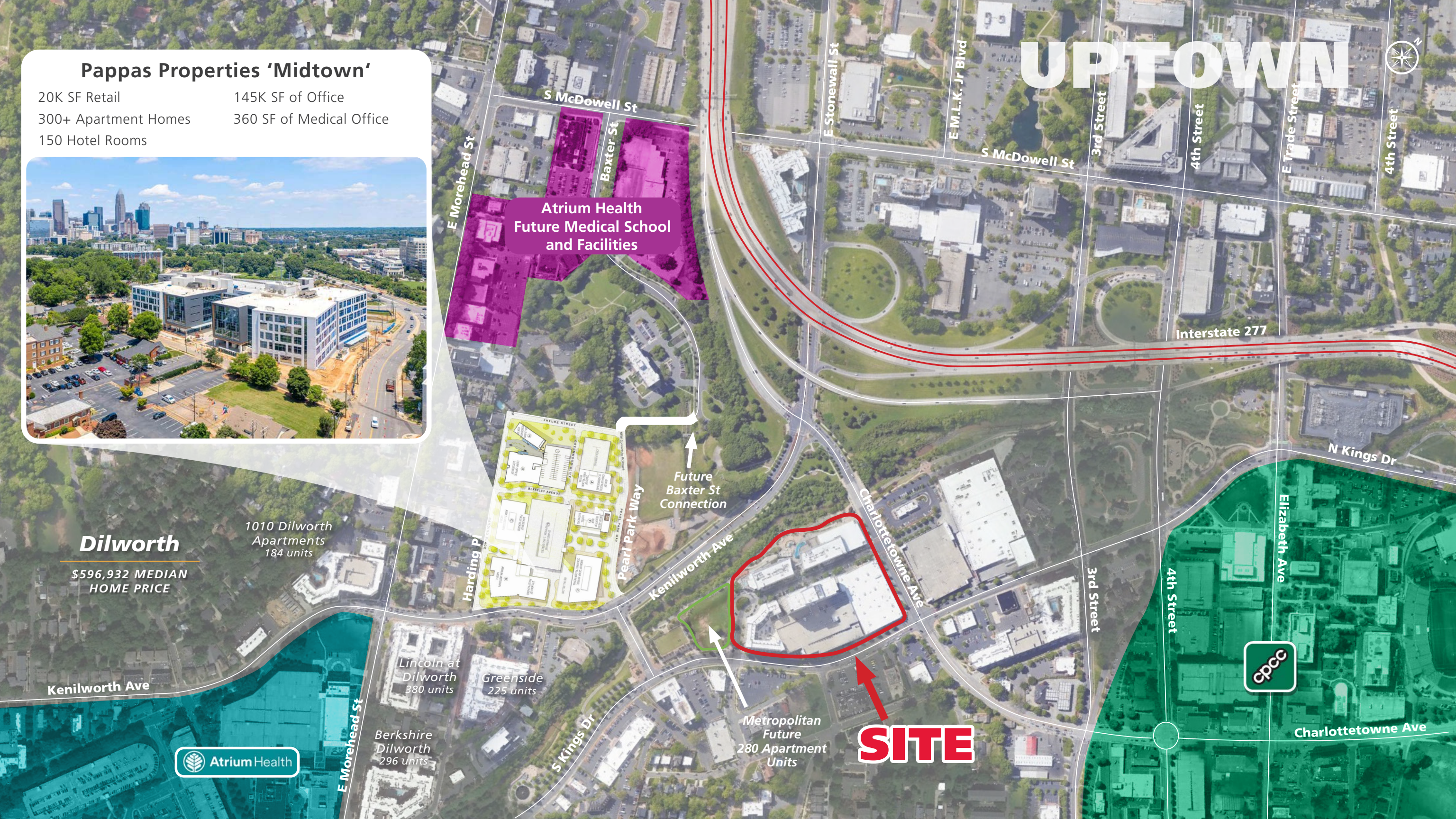
1010 Dilworth
Apartments
184 units

Lincoln at
Dilworth
380 units

Greenside
225 units

Berkshire
Dilworth
296 units

Metropolitan
Future
280 Apartment
Units



METROPOLITAN

104 RESIDENTIAL CONDOS

170,589 SF OF OFFICE SPACE

171,644 SF OF RETAIL AND RESTAURANT SPACE

1,100 PARKING SPACES

Metropolitan is an urban mixed-use development situated within one mile of Uptown (The Central Business District), immediately south of Interstate 277 providing direct access to Highway 74, Interstate 77 and Interstate 85.

Trader Joe's anchors the project whose other co-tenancy includes Best Buy and Marshalls. Target is located immediately north of the project. The property includes a 1.3 acre lot, which will be developed for approximately 280 multi-family homes.



**280 Proposed
Apartments Units**

TENANTS



Dresslers



Eat The Frog Fitness



Joan's Bakery & Deli



Pizza Omaggio



Pisces

TENANTS



Lost Worlds



Teriyaki Madness



Which Wich



Third & Fernwood



Trader Joe's



Modern Salon & Spa



Waterbean Coffee

DESIGN & EVENTS



Metropolitan hosts a variety of events intended to elevate experiences, ranging from live music, rooftop workouts and seasonal markets.

Vivid mural designs can be found throughout the property showcasing local artists and giving a nod to the creative spirit of the property.



The image shows the exterior of Dressler's Restaurant at dusk. The building has a modern facade with large glass windows and a prominent sign that reads "DRESSLER'S RESTAURANT". The outdoor patio is furnished with tables and chairs, and is covered by several large white umbrellas. String lights are strung across the patio, and the interior of the restaurant is visible through the glass doors. People are seen dining at the tables, and staff members are visible in the background.

DRESSLER'S

RESTAURANT

METROPOLITAN

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