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METROPOLITAN

FOR LEASE

1111 METROPOLITAN AVE | CHARLOTTE, NC 28204



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER XTEAM

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



CHARLOTTE, NC

An aerial photograph of Charlotte, North Carolina, taken at sunset. The sun is low on the horizon, casting a warm orange glow over the city. In the foreground, the Bank of America Stadium is visible, with its blue seating and white roof. Behind the stadium, the city skyline rises, featuring several prominent skyscrapers, including the Bank of America Tower. The sky is a mix of orange, yellow, and blue.

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

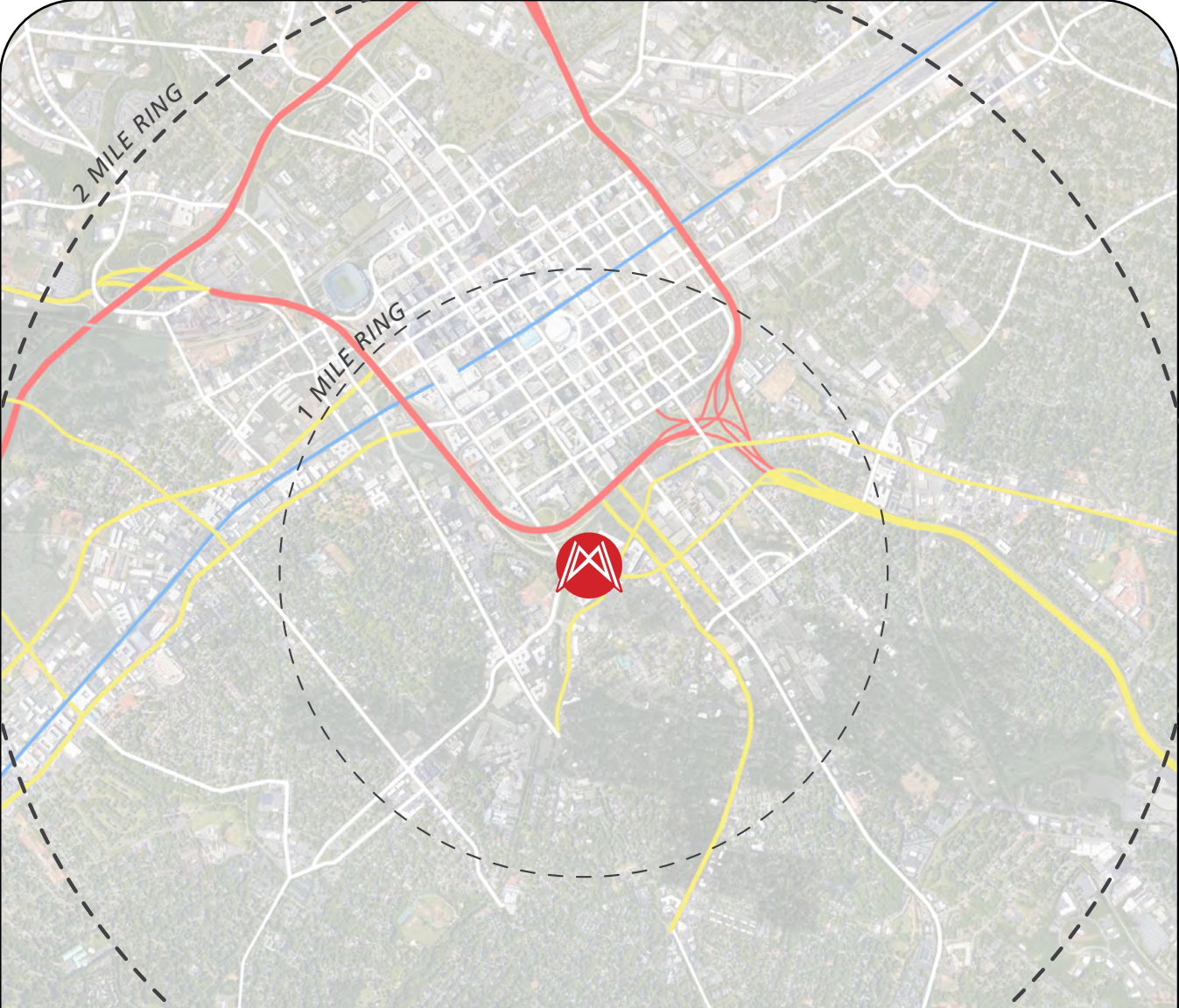
7.4 million people live within a 100-mile radius of Charlotte, allowing it to emerge as a financial, distribution & transportation center for the entire urban region.

- 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

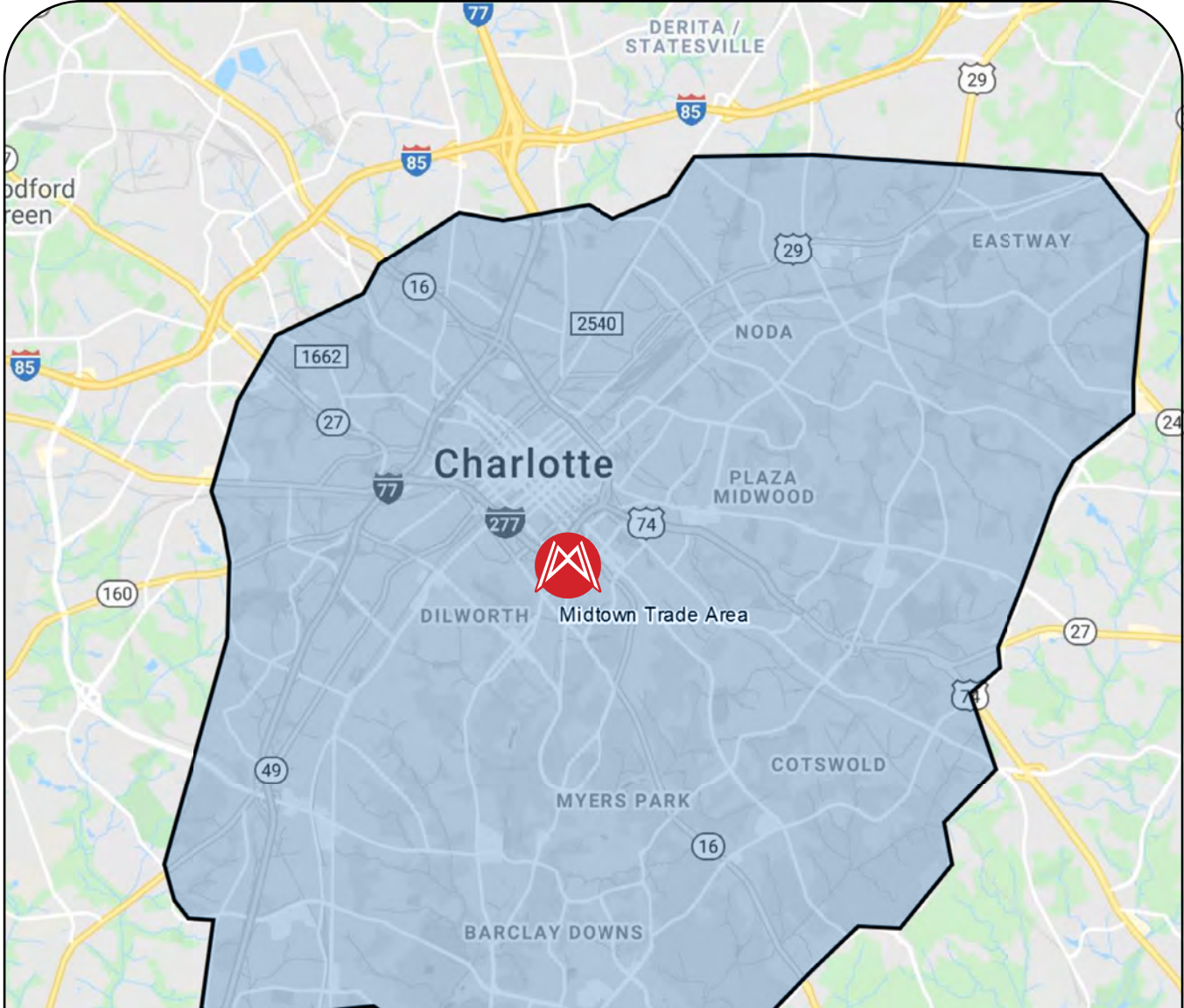
1 / 2 / 3 MILE

DEMOGRAPHICS

TRADE AREA



2020 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	16,824	76,215	134,275
Daytime Employment	63,503	126,332	156,484
Average HH Income	\$109,581	\$129,391	\$118,882
Business Establishments	5,295	10,238	13,611

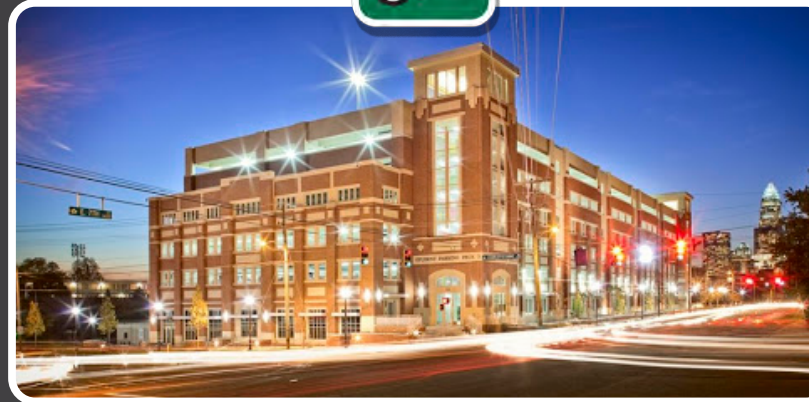


2020 DEMOGRAPHICS	TRADE AREA
Population	249,040
Daytime Employment	230,204
Average HH Income	\$104,395
Business Establishments	21,387

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, CPCC has 19,957 students. Students, who are able to earn associate degrees can choose from 21 different curriculums.

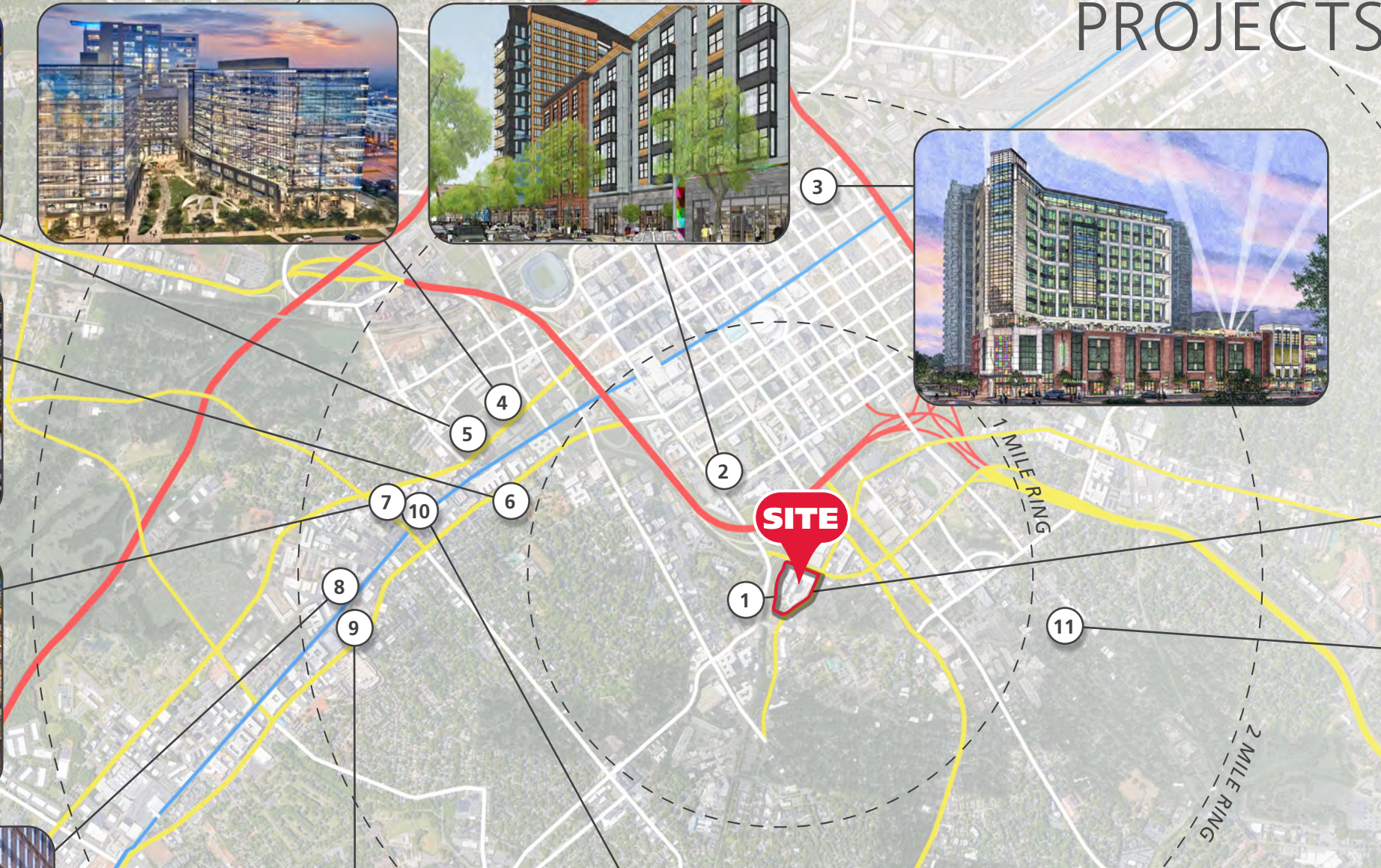


- The 622 bed hospital is recognized for Neonatal Intensive Care, The Stroke and Neurosciences Center and Behavioral Health Department
- Novant Health operates in the Carolinas in addition to Georgia and Virginia
- Novant operates the Hemby Children's Hospital which offers specialty medical care and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

PROJECTS IN THE AREA

(New, Proposed and Under Construction)

CLICK ON THE MAP FOR MORE DETAILS



- | | |
|--|--|
| 1 Midtown
1120 Pearl Park Way, Charlotte, NC | 7 The Square
200 West Blvd, Charlotte, NC |
| 2 Brooklyn Village
800 E M.L.K. Jr Blvd, Charlotte, NC | 8 The Line
2151 Hawkins Street, Charlotte, NC |
| 3 Ten Tryon
10th Street/Tryon Street, Charlotte, NC | 9 Atherton Mill
2000-2140 South Blvd, Charlotte, NC |
| 4 Vantage South End
1120 S Tryon Street, Charlotte, NC | 10 Lowe's Global Technology Center
100 West Worthington Ave, Charlotte, NC |
| 5 The RailYard
1414 S Tryon Street, Charlotte, NC | 11 Elizabeth on 7th
1942 E 7th St, Charlotte, NC |
| 6 Centre South
Dilworth, Charlotte, NC | |

Atrium Health
Future Medical School
and Facilities

Pappas Properties
'Midtown'
(New Development)

SITE
METROPOLITAN
Public Parking
BEST BUY
TRADER JOE'S
Marshall's

Orangetheory
FITNESS

Arby's
Bank of America
ABC
TAZIKIS
verizon
corepower
MADDIO'S
Subway
Mobile

19,957
STUDENTS

NOVANT
HEALTH
Heart & Vascular

NOVANT
HEALTH
15,400 EMPLOYEES
654 BEDS

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



Dilworth

\$596,932 MEDIAN
HOME PRICE

1010 Dilworth
Apartments
184 units

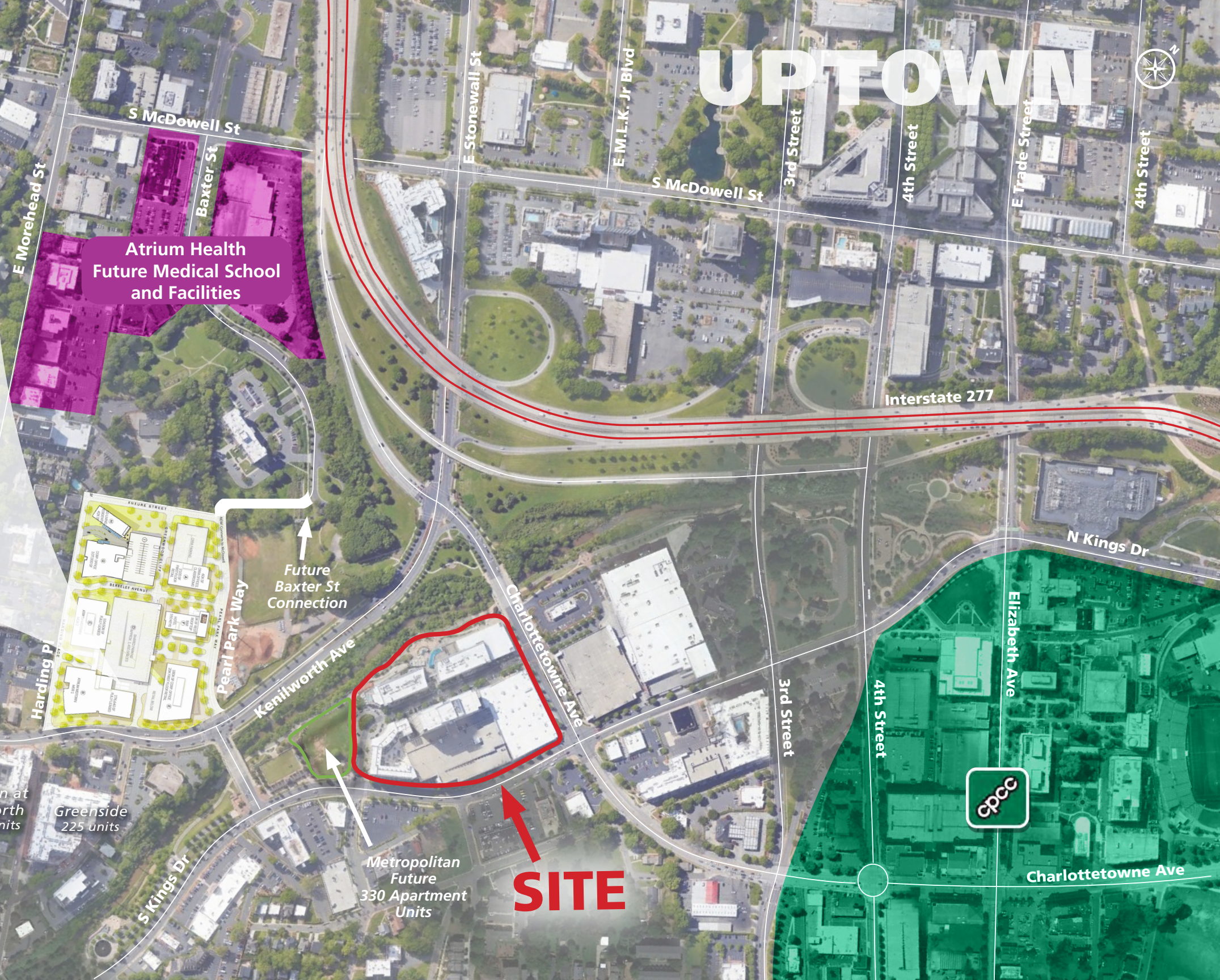
Kenilworth Ave



Lincoln at
Dilworth
380 units

Greenside
225 units

Berkshire
Dilworth
296 units



UPTOWN





THE PROPERTY

Metropolitan is an exciting destination in the heart of Midtown made up of shops and restaurants that draw people from all over town.



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.



*Proposed Apartments
280 Units*

TENANTS



Dresslers



Eat The Frog Fitness



Frutta Bowls

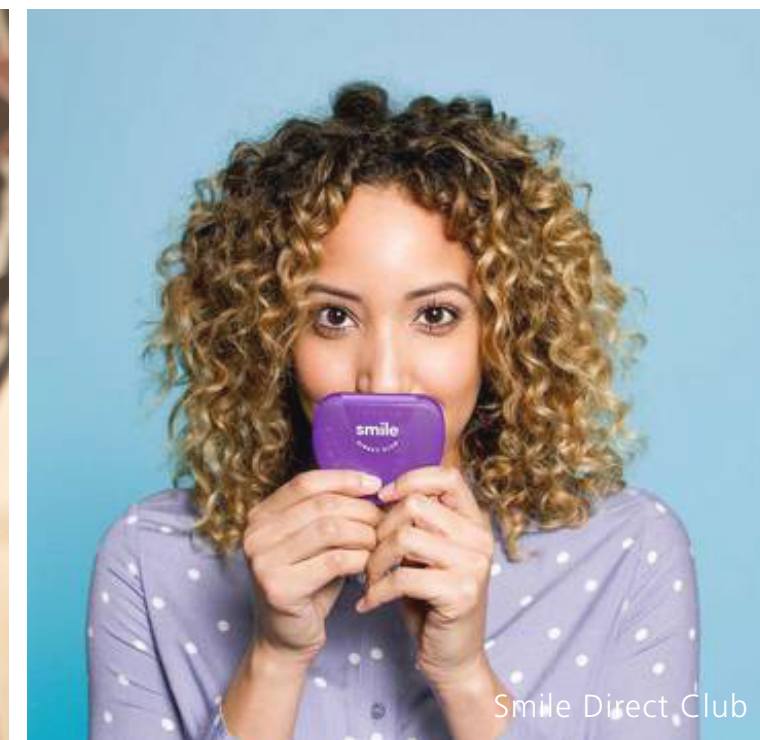


Pizza Omaggio



Pisces

TENANTS



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.





DRESSLER'S

RESTAURANT

 **METROPOLITAN**

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