



1111 METROPOLITAN AVE  
CHARLOTTE, NC | 28204

AVAILABLE FOR LEASE

METROPOLITAN



PARTNER **XTEAM**

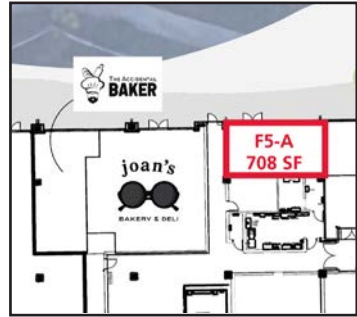




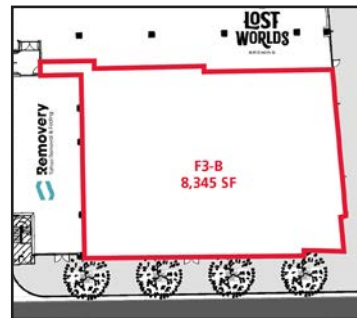
# - New for 2025 -

3 Spaces Remain  
Available For Lease

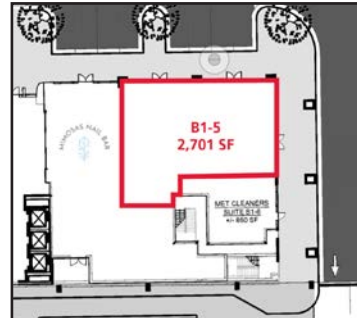
F5-A: 708 SF



F3-B: 8,345 SF



B1-5: ±2,701 SF



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





# CHARLOTTE, NC

An aerial photograph of Charlotte, North Carolina, taken during the "golden hour" of sunset. The Sun Life Tower, a distinctive skyscraper with a large triangular cutout at the top, stands prominently in the center. To its left, the Bank of America Stadium is visible with its blue seating. The city's skyline is filled with various high-rise buildings, and the sun is low on the horizon, casting a warm, orange glow over the entire scene. In the foreground, a multi-lane highway with traffic is visible.

## 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

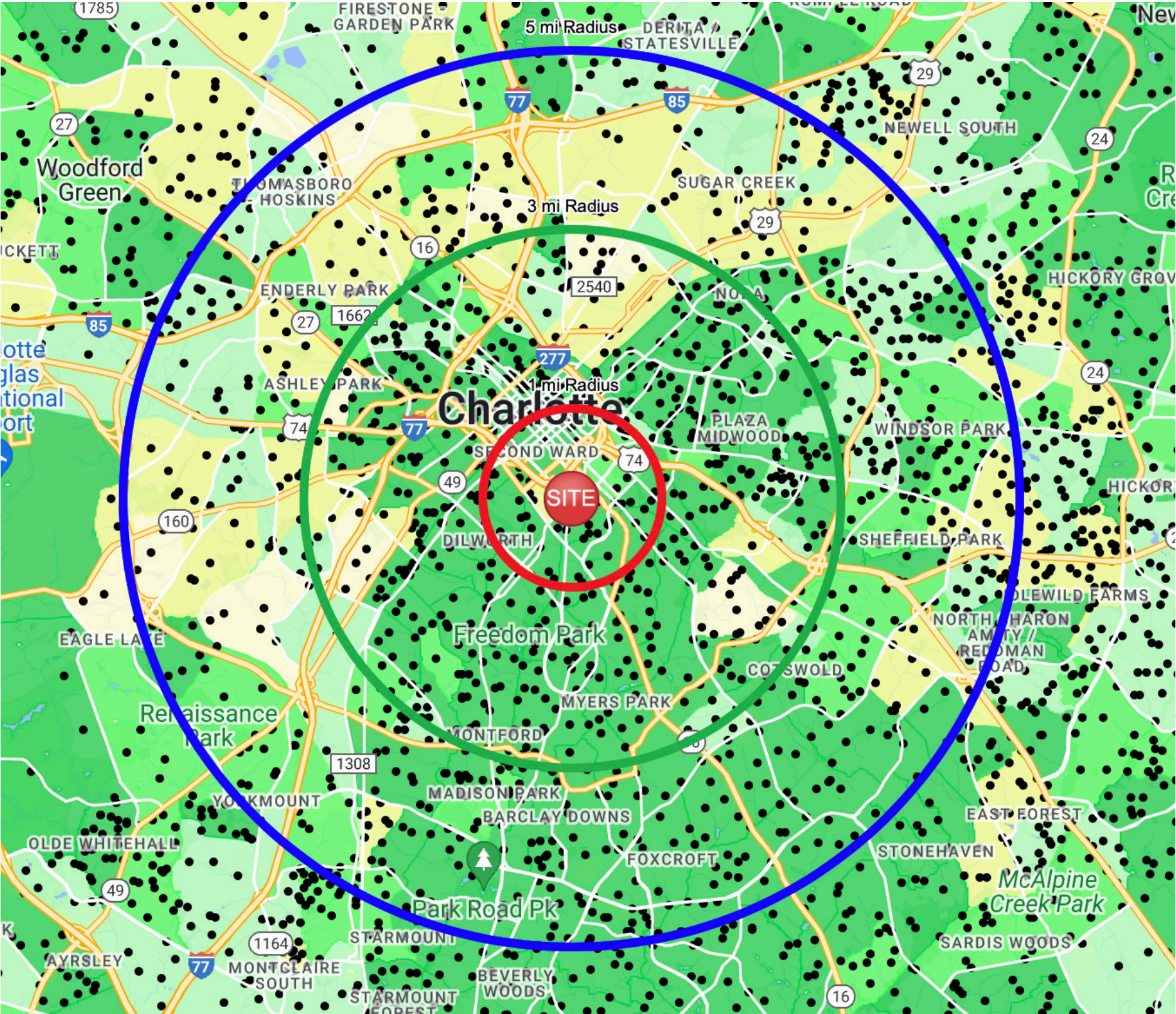
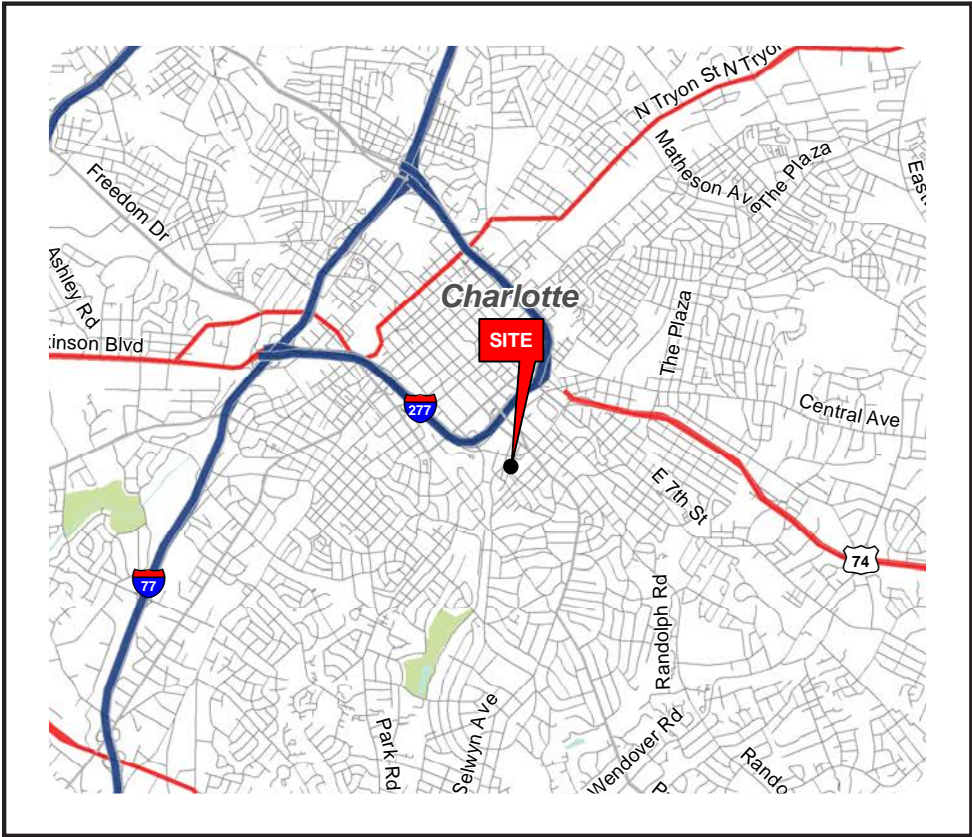
7.4 million people live within a 100-mile radius of Charlotte, allowing it to emerge as a financial, distribution & transportation center for the entire urban region.

- 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

2024	1 MILE	3 MILE	5 MILE
Population	16,644	141,319	293,720
Daytime Employment	40,520	123,854	233,715
Average HH Income	\$156,511	\$164,043	\$142,599
Business Establishments	3,242	12,327	22,825

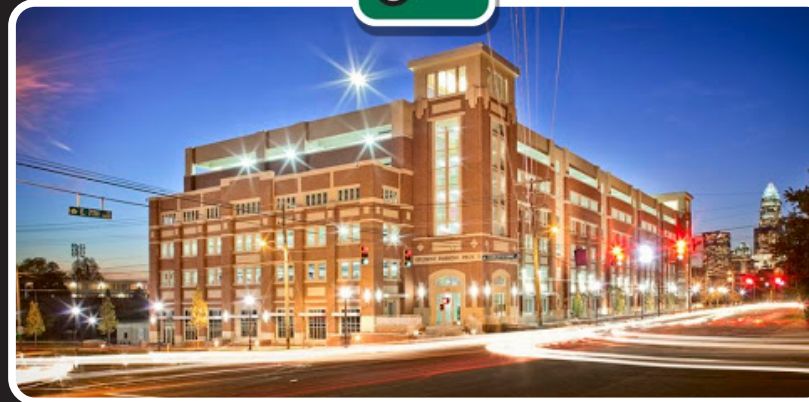




## Large institutions are located within one-mile of the Metropolitan



- 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.

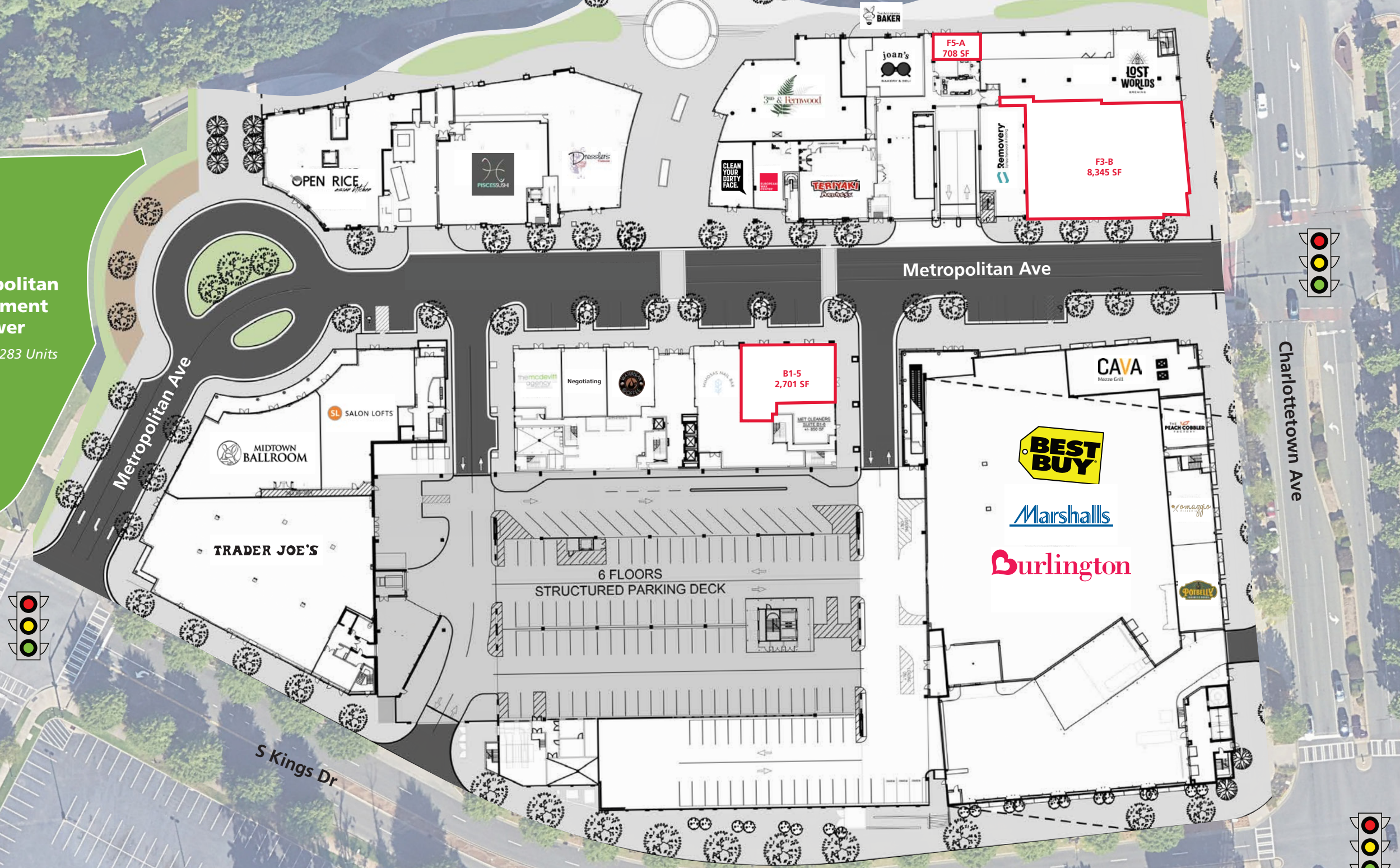


- The 622 bed hospital is recognized for Neonatal Intensive Care, The Stroke and Neurosciences Center and Behavioral Health Department
- Novant Health operates in the Carolinas in addition to Georgia and Virginia
- Novant operates the Hemby Children's Hospital which offers specialty medical care and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



**Metropolitan  
Apartment  
Tower**

27 Story / 283 Units



at home







Atrium Health  
Medical School  
and Facilities

Pappas Properties  
'Midtown'  
(New Development)

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

Metropolitan Apartment Tower  
27 Story / 283 Units

Orangetheory  
FITNESS

ABC  
TAKIKIS  
verizon  
corepower  
YOGA

Arby's  
Bank of America  
SUBWAY  
TD

19,957  
STUDENTS

NOVANT  
HEALTH  
Heart & Vascular

NOVANT  
HEALTH

15,400 EMPLOYEES  
654 BEDS

Atrium Health

Atrium Health  
Levine Children's

24,900 EMPLOYEES  
874 BEDS

### Dilworth

\$596,932 MEDIAN  
HOME PRICE

1010 Dilworth  
Apartments  
184 units

Lincoln at  
Dilworth  
380 units

Greenside  
225 units

Berkshire  
Dilworth  
296 units

### 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



E Morehead St

Berkshire  
Dilworth  
296 units

Lincoln at  
Dilworth  
380 units

Greenside  
225 units

S Kings Dr

Harding Pl

Pearl Park Way

Kenilworth Ave

Future  
Baxter St  
Connection

Metropolitan  
Apartment Tower  
27-Story / 283 Units

**SITE**

Charlottetowne Ave

S McDowell St

Baxter St

Atrium Health  
Medical School  
and Facilities

E Stonewall St

E.M.L.K. Jr Blvd

S McDowell St

3rd Street

4th Street

E Trade Street

4th Street

Interstate 277

N Kings Dr

Elizabeth Ave

4th Street

3rd Street

Charlottetowne Ave



# UPTOWN





# METROPOLITAN

104 RESIDENTIAL CONDOS

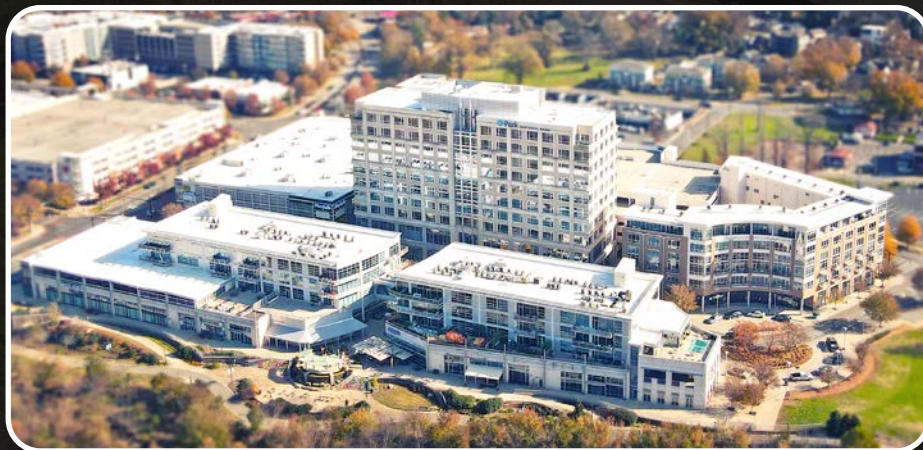
170,589 SF OF OFFICE SPACE

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 283 multi-family homes.



**Metropolitan  
Apartment Tower  
27-Story / 283 Units  
(under construction)**



# TENANTS

**BEST  
BUY**

WATERBEAN  
COFFEE

**OPEN RICE**  
*asian kitchen*

DRESSLER'S

CAVA

TRADER JOE'S





# TENANTS

Marshalls



WHICH WICH?  
SUPERIOR SANDWICHES



PISCESSUSHI





# 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.





A photograph of the exterior of Dressler's Restaurant at dusk. The building has a modern facade with large glass windows and a prominent blue sign with white lettering that reads "DRESSLER'S RESTAURANT". The outdoor seating area is illuminated by warm string lights and features several large white patio umbrellas. People are seen dining at tables, and two staff members in black uniforms and face masks are visible near the entrance.

# DRESSLER'S

RESTAURANT

## METROPOLITAN

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**XTEAM**  
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