

2161 HAWKINS

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COMMUNITY | RETAIL | MULTIFAMILY

PORTMAN
HOLDINGS

FOUNDRY
COMMERCIAL



RAIL TRAIL CONNECTION

RAIL TRAIL CONNECTION

18,000 SF PRIME RETAIL SPACE

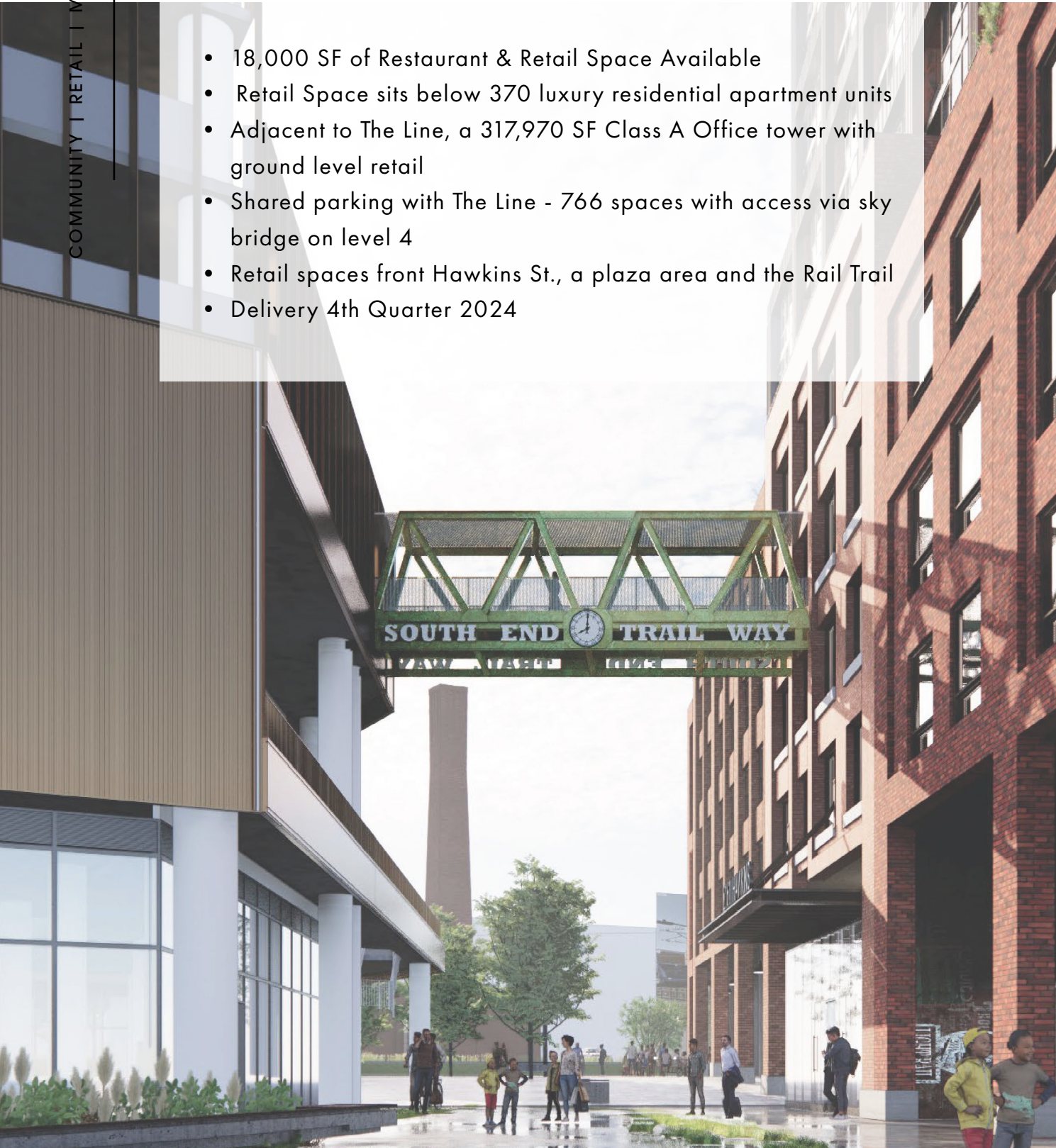
When we say we're in the heart of South End, we mean it. 2161 Hawkins fronts the Rail Trail, sits across from Atherton Mill, Krispy Kreme, The Puttery (Top Golf) and Skiptown. This Luxury complex connects to The Line via a sky bridge on the 4th floor. 2161 Hawkins will add 18,000 SF of retail space to the rapidly growing community.



PROJECT DETAILS

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- 18,000 SF of Restaurant & Retail Space Available
- Retail Space sits below 370 luxury residential apartment units
- Adjacent to The Line, a 317,970 SF Class A Office tower with ground level retail
- Shared parking with The Line - 766 spaces with access via sky bridge on level 4
- Retail spaces front Hawkins St., a plaza area and the Rail Trail
- Delivery 4th Quarter 2024



RESIDENTIAL

370 UNITS

- 35 STUDIO
- 193 1 BEDROOM
- 128 2 BEDROOM
- 14 3 BEDROOM

526 TOTAL NUMBER OF BEDS

- 10' clear ceiling heights
- 60 SF balconies



RETAIL SPACE AVAILABLE








RETAIL SPACE AVAILABLE

VIEW FROM RAIL TRAIL



RETAIL FLOOR PLAN

RETAIL FLOOR PLAN

LEGEND	
	AVAILABLE
	NEGOTIATING
	LEASED
	RESIDENTIAL STORAGE
	BIKE STORAGE
	RESIDENTIAL LOBBY
	RETAIL PATIO

AREA SUMMARY	
BAR ONE LOUNGE	2,389 SF
PATIO 1	619 SF
NIGHT SWIM COFFEE	623 SF
RESTAURANT 3	5,408 SF
PATIO 3	1,276 SF
RETAIL 4	2,466 SF
PATIO 4	268 SF
RETAIL 5	2,612 SF
PATIO 5	913 SF
TRUE FOOD KITCHEN	5,196 SF
PATIO 6	1,957 SF

*** Areas shown above are preliminary and subject to change as the project progresses. ***










FUTURE LOOK



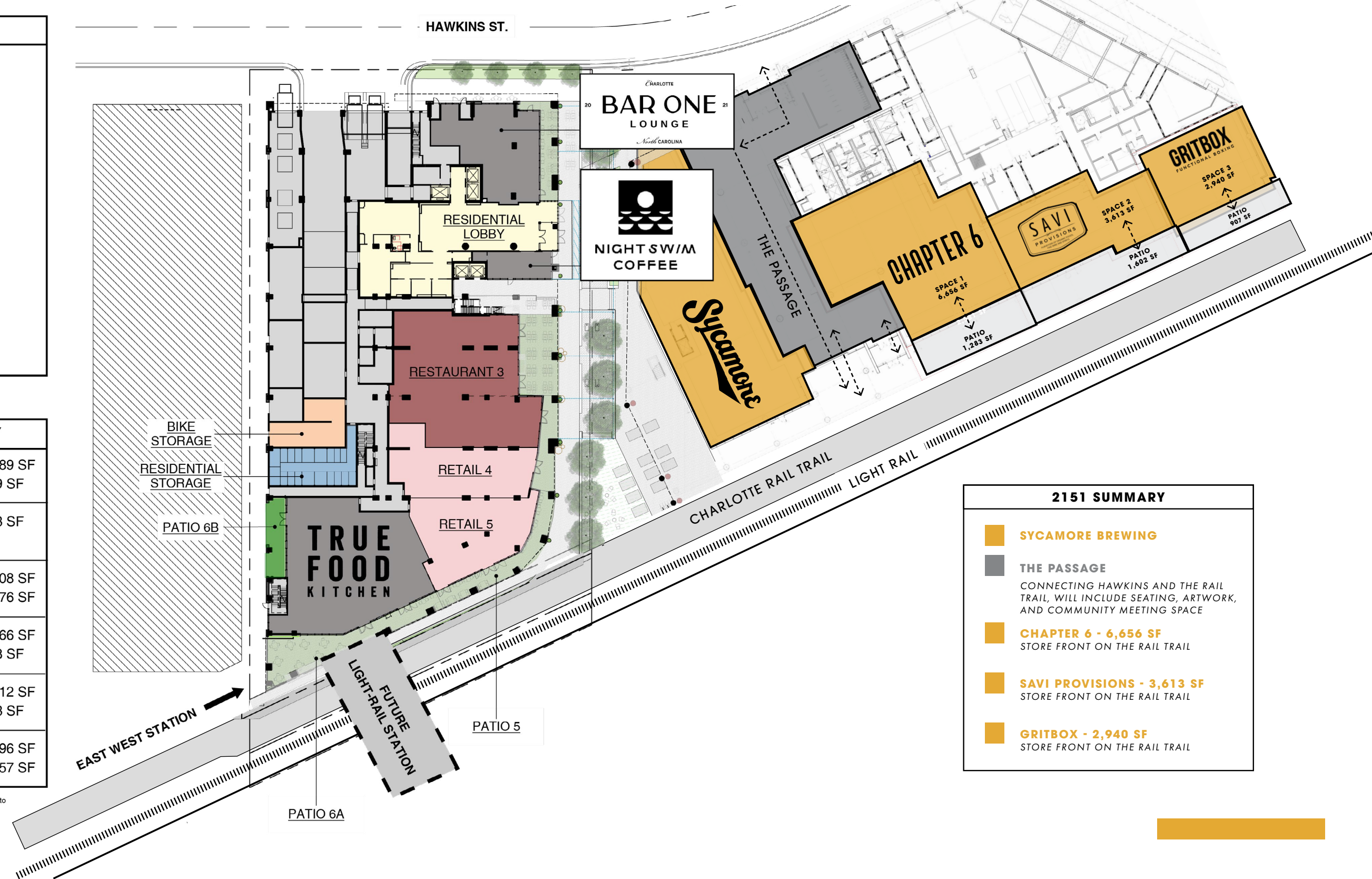
FULL CAMPUS PLAN

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2151 SUMMARY	
	SYCAMORE BREWING
	THE PASSAGE CONNECTING HAWKINS AND THE RAIL TRAIL, WILL INCLUDE SEATING, ARTWORK, AND COMMUNITY MEETING SPACE
	CHAPTER 6 - 6,656 SF STORE FRONT ON THE RAIL TRAIL
	SAVI PROVISIONS - 3,613 SF STORE FRONT ON THE RAIL TRAIL
	GRITBOX - 2,940 SF STORE FRONT ON THE RAIL TRAIL



SOUTH END HIGHLIGHTS

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RECENT CORPORATE RELOCATIONS



9,000 RESIDENTS LIVING IN SOUTH END



28K LYNX BLUE LINE DAILY RIDERSHIP



2,000 PEDESTRIANS ON THE RAIL TRAIL DAILY



197 SHOPS AND RESTAURANTS



13 BREWERIES AND BOTTLE SHOPS



4,130 MULTIFAMILY UNITS PLANNED OR UNDER CONSTRUCTION



500 HOTEL ROOMS PLANNED OR UNDER CONSTRUCTION

UPPER SOUTH END

UPPER SOUTH END AERIAL



WITHIN 3.5 BLOCKS

28	RESTAURANTS
18	RETAILERS
5	COFFEE SHOPS
6	BEER/WINE BARS
2	GROCERY STORES
2,650	MULTI-FAMILY UNITS

BANK OF AMERICA STADIUM

UPTOWN CHARLOTTE

STONEWALL STATION

CARSON STATION

CHARLOTTE BEER GARDEN

RAIL YARD
STIR
NORTH ITALIA
RHINO MARKET

BLAND STATION

FLOWER CHILD

DIMENSIONAL PLACE
CONDATO TACOS
THE SALTY DONUT
EARLY GIRL EATERY
BLACOW

EAST/WEST STATION

DESIGN CENTER
HAWKERS ASIAN
JENI'S ICE CREAM
SUPERICA
BARCELONA
PEPPERBOX DOUGHNUTS

STEEL YARD
SULLIVAN'S
LUCIANO'S RISTORANTE

COMMON MARKET
BANG BANG BURGER

THE PAVILION SOUTH END
SNOOZE AM
SILVERLAKE RAMEN

PINS MECHANICAL

THE PUTTERY

ATHERTON MILL
WEST ELM O-KU
ATHROPOLOGIE CAVA
WARBY PARKER THE EAGLE
FREE PEOPLE LAS OLAS
LIVING KITCHEN INDACO

SKIPTOWN

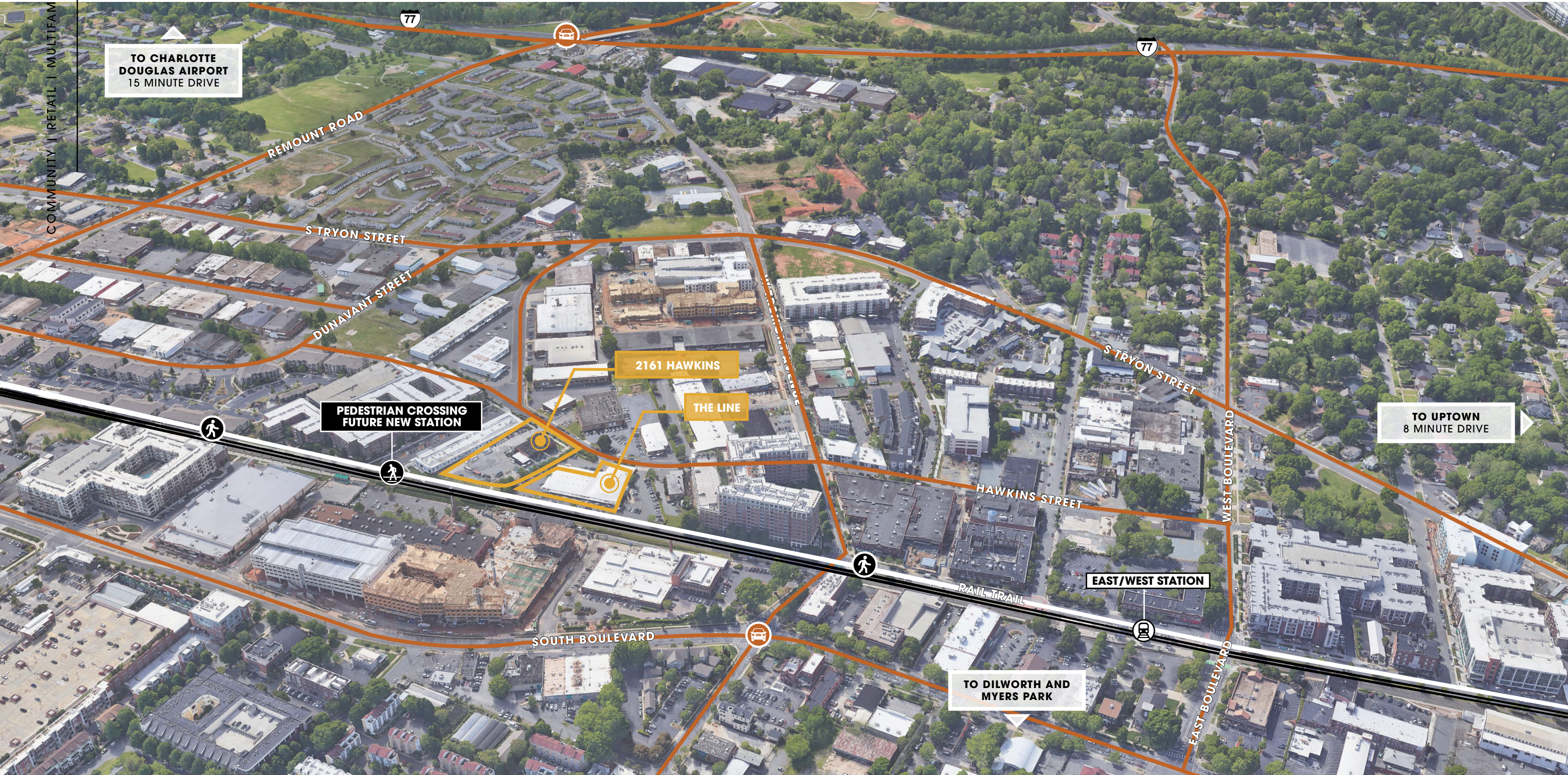
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TROLLEY BARN

FUTURE LIGHT-RAIL STATION

ACCESS MAP

— DRIVING — WALKING / RAIL TRAIL — LYNX LIGHTRAIL



TO CHARLOTTE DOUGLAS AIRPORT
15 MINUTE DRIVE

TO UPTOWN
8 MINUTE DRIVE

TO DILWORTH AND MYERS PARK

PEDESTRIAN CROSSING
FUTURE NEW STATION

2161 HAWKINS

THE LINE

EAST/WEST STATION





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