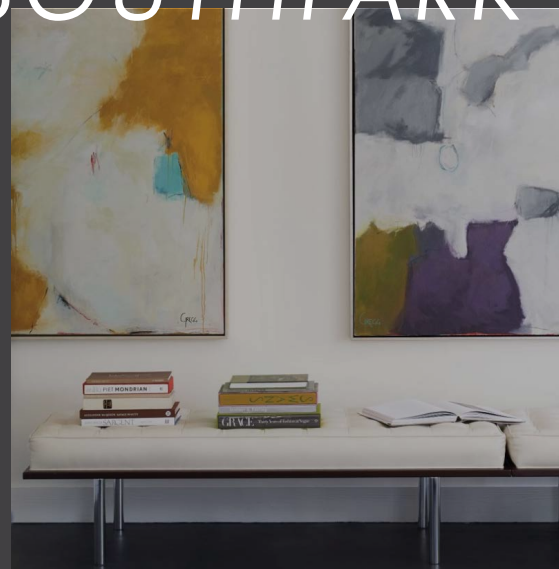




MORRISON AT SOUTHPARK



MORRISON



FOUNDRY
COMMERCIAL



RETAILER SUCCESS AT MORRISON



boem

“When Megan Orrell opened **Boem**, a women’s boutique in Morrison in 2008, SouthPark was the only location she considered. Since then, she’s opened two more locations in Blakeney and in South End but says **SouthPark remains the flagship and top location for sales**. She expanded to South End in 2020 to take some pressure off of the success of the Morrison location.”

—CHARLOTTE BUSINESS JOURNAL

CAPITOL

In 1997, Charlotte retailer Laura Vinroot Poole founded Capitol, a premier clothing store featuring designs from Valentino, Balenciaga, and others. Initially at Phillips Place, the store later moved to Morrison and has thrived there for 15 years – becoming known as a fashion destination for the South.



“THE STORE WOULD NOT HAVE BEEN AS SUCCESSFUL ANYWHERE ELSE THAN SOUTHPARK.”

—LAURA VINROOT POOLE, OWNER OF CAPITOL

WHY SOUTHPARK?

**11.5%
GROWTH**

Anticipating an **11.5% population growth** in the next four years, SouthPark stands out as an ideal live-work-play destination, offering highly rated schools, stylish neighborhoods, and convenient access to the airport and uptown.

**3 MILLION
SF**

SouthPark boasts over 350 stores, eateries, and service providers spread across nearly **3 million square feet** of retail space and 12 unique shopping destinations.

**\$1
BILLION**

With over **\$1 billion** planned in new development, SouthPark is an ideal hub for companies, talent, and customers.



PROPERTY DETAILS

- Mixed-use specialty center located in Charlotte’s prestigious SouthPark submarket
- Anchored by Barnes & Noble
- Walking distance from SouthPark Mall, a 1.6 million SF destination featuring Neiman Marcus, Nordstrom, Crate & Barrel and more
- More than 56,000 people working within a 3-mile radius and located approximately 5 miles from uptown Charlotte



BUILDING FEATURES

PROPERTY SIZE 129,202 SF

TRAFFIC

COLONY RD 16,300 VPD
SHARON RD 35,600 VPD

1 MILE RADIUS

10,500
ESTIMATED POPULATION 2023
40.4
AVERAGE AGE
\$873,654
MEDIAN HOME VALUE 2023
\$218,973
AVG HOUSEHOLD INCOME

3 MILE RADIUS

91,930
ESTIMATED POPULATION 2023
40.6
AVERAGE AGE
\$657,534
MEDIAN HOME VALUE 2023
\$217,886
AVG HOUSEHOLD INCOME

5 MILE RADIUS

267,147
ESTIMATED POPULATION 2023
37.2
AVERAGE AGE
\$517,303
MEDIAN HOME VALUE 2023
\$159,713
AVG HOUSEHOLD INCOME

SOUTHPARK RETAIL

PIEDMONT TOWN CENTER

Del Frisco's

SPECIALTY SHOPS
WILLIAMS SONOMA

THE COLONY (PROPOSED)
publix

INSPIRE
369 LUXURY
APT. UNITS

MORRISON

BARNES & NOBLE ANN SACKS

 SOUTHSPARK MORRISON

214 LUXURY
APT. UNITS

 MEZZO1

100 LUXURY
APT. UNITS

SOUTHPARK MALL

Neiman Marcus Dillard's *H&M*
DICK'S SPORTING GOODS ★ macy's belk

 Harris Teeter

MORROCROFT VILLAGE

Steak 48 INTOWN
GOLF CLUB

APEX

SHARON CORNERS

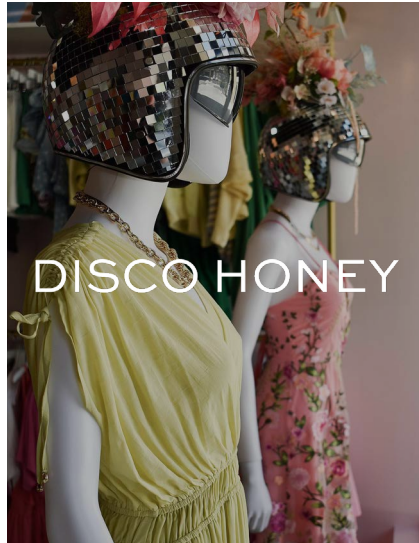
HomeGoods

 WHOLE
FOODS
MARKET

SHARON SQUARE

 RH
RESTORATION HARDWARE

PHILLIPS PLACE



**JOIN THE
CREW**

SITE PLAN



BUILDING A

SUITE	TENANT	SF
A	BARNES & NOBLE	28,583
A-102	CAPITOL	6,085

BUILDING B

SUITE	TENANT	SF
B-100	FIREBIRDS WOOD FIRED GRILL	6,711
B-110	NATUREPEDIC	1,909
B-120	LAS OLAS	1,895
B-130	SABOR LATIN STREET GRILL	1,955
B-140	INDOCHINO	1,955
B-150	BOEM	1,881
B-160	BAR MARCEL	3,908
B-170	CLUB CHAMPION	4,604

BUILDING C

SUITE	TENANT	SF
C-110	SOTHEBY'S	5,208
C-120	GIRL TRIBE	1,693
C-130	E MARTINI	901

BUILDING F

SUITE	TENANT	SF
F-140	MORRISON CLEANERS	714
F-150	BIT BY SEOUL	3,535
F-160	NAIL SALON	2,507
F-170	CIRCA INTERIORS	3,013
F-180	ANNE NEILSON FINE ART	3,205

BUILDING E

SUITE	TENANT	SF
E-100	ANNE NEILSON ART STUDIO	1,006
E-110	BD JEFFRIES	4,979
E-120	YAFO KITCHEN	2,902
E-130	YAMA ASIAN FUSION	2,940
E-140	AKT FITNESS	2,383
E-150	WINESTORE	1,535
E-160	DISCO HONEY	1,285
E-170	SALON LOFTS	4,644
E-180	GOLDEN COW CREAMERY	1,333

BUILDING F

SUITE	TENANT	SF
F-100	SOUTHPARK MORRISON LEASING OFFICE	1,747
F-110A+G	ANN SACKS TILE & STONE SHOWROOM	13,124
F-110B	NEGOTIATING	2,059
F-110C	RELIVE MED SPA	2,083
F-110D	AVAILABLE	1,838
F-110E	AVAILABLE	2,148
F-110F	SPLASH N DASH	1,366

LEASED
 AVAILABLE
 NEGOTIATING



CLT SOUTH PARK RETAIL
SOUTH PARKS RETAIL

FOR MORE INFORMATION, PLEASE CONTACT:

KEELY HINES | 704.676.1563

Senior Vice President/Broker
keely.hines@foundrycommercial.com
Licensed Real Estate Broker

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