



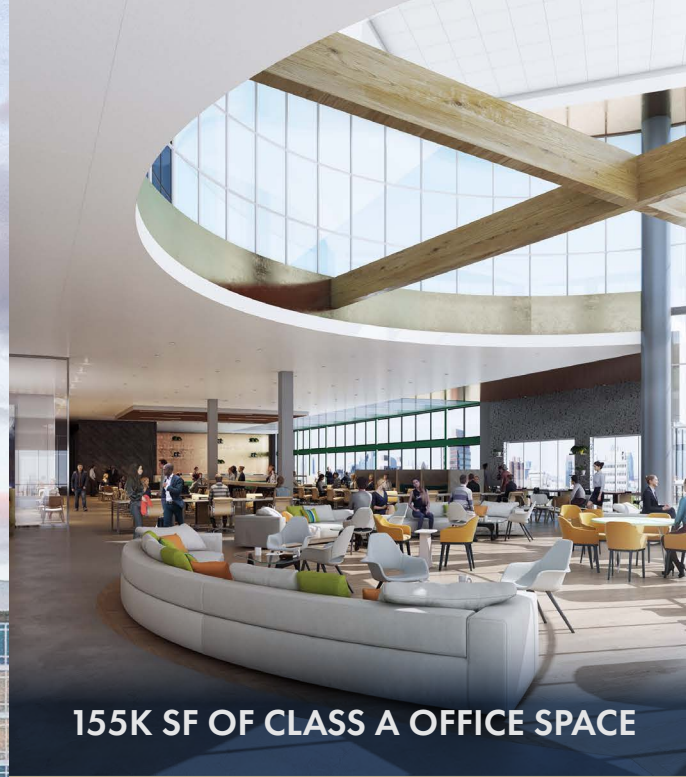
# B

**BALLANTYNE VILLAGE  
RESTAURANT, SERVICES  
& SPECIALTY RETAIL**

14825 BALLANTYNE VILLAGE WAY  
CHARLOTTE, NC

**FOUNDRY**  
COMMERCIAL

# MIXED-USE COMMUNITY UNIQUE RETAIL EXPERIENCE



155K SF OF CLASS A OFFICE SPACE



186 ROOM AC HOTEL BY MARRIOTT



**GET HEALTHY**



**PET FRIENDLY**



4



**SPEND THE NIGHT**

# THE BALLANTYNE VILLAGE LIFESTYLE.



**LIVE MUSIC,  
SPECIAL EVENTS &  
SEASONAL OFFERINGS**



**DIVERSE CULINARY EXPERIENCE**



5

# RETAIL MARKET



SKY ZONE TRAMPOLINE PARK  
**THE CENTRUM**  
FLORIAN'S  
BEST BUY

belk Dillard's  
**CAROLINA PLACE**  
A&E

LOWE'S

51

THE FRESH MARKET  
**PartyCity**  
PET SUPPLIES PLUS

51

Walmart  
Harris Teeter  
Michaels  
**ARBORETUM**

PINEVILLE-MATTHEWS RD  
PROVIDENCE RD  
16

RAINTREE

TRADER JOE'S petco CVS pharmacy  
**THE SHOPS AT PIPER GLEN**

RED ROBIN  
PIZZA  
PIZZA HUT  
**TORINGDON**

CARMEL RD

ELM RD  
REA RD

PIPER GLEN

Target  
Harris Teeter  
AMC THEATRES  
Michaels  
**STONECREST**

3 mi

LOWE'S  
Harris Teeter  
WELLS FARGO  
**PROVIDENCE**

5 mi

485

1 mi

Broken Egg Cafe  
WARRIOR MICHIGAN  
GENCHIS GRILL  
**BALLANTYNE CORNERS**

JOHNSTON RD  
521

485

THE FRESH MARKET  
FLORIAN'S  
Total Wine & More  
CVS pharmacy  
**PROVIDENCE ON PROMENADE**

LOWE'S  
Harris Teeter  
THE FRESH MARKET



Target  
**BALLANTYNE COMMONS PKWY**

Harris Teeter  
**BALLANTYNE COMMONS EAST**

Harris Teeter  
**LIFETIME**  
**REA FARMS**

NORTH CAROLINA  
SOUTH CAROLINA

BALLANTYNE

Morrison Y  
the Y

WHOLE FOODS  
Hilton Garden Inn  
**WAVERLY**

521

Publix  
Walgreens  
**BALLANTYNE TOWN CENTER**

LANCASTER HWY  
521

CRACKER  
DUNKIN' DONUTS  
CVS pharmacy  
**HUNTERS CROSSING**

HARRISBURG RD

Target  
Harris Teeter  
BEST BUY  
Marshalls  
**BLAKENEY**

ARDREY KELL RD

BLAKENEY

Harris Teeter  
BB&T  
Big Boy  
**THE SHOPPES AT ARDREY KELL**

16

PROVIDENCE RD



# ALL ABOUT BALLANTYNE

# 9M

Ballantyne Corporate Park includes more than 9 million square feet of class A office space, making it the 2nd largest office center in Charlotte.

# 40+

Ballantyne is the dining hub of South Charlotte with over 30+ restaurants located at Ballantyne's main intersection alone.

# 10

With 10 area hotels, out-of-town guests are always looking for a good place to eat and hang out.

# 67%

67% of the population within a 1 mile radius of the center has a bachelor's degree or higher, supporting higher incomes and more sophisticated retail.

# BALLANTYNE DEMOGRAPHICS

	1 mile	3 mile	5 mile
2022 Total Population	7,941	82,943	183,744
2027 Proj. Total Population	8,365	87,962	195,631
Proj. Population Annual Growth Rate 2022-2027	1.1%	1.2%	1.3%
2022 Total Households	3,570	34,670	73,257
Proj. HH Annual Growth Rate 2022-2027	1.2%	1.4%	1.5%
Average Household Income	\$176,889	\$118,166	\$135,019

## TRAFFIC COUNTS

Highway 521 (Johnston Rd.) at Ballantyne Commons Pkwy.	45,707 VPD
Highway 521 (Johnston Rd.) at John J. Delaney Dr.	54,030 VPD

## WITHIN 1 MILE RADIUS

More than 85% of households earn more than \$50K annual income. 56% of households within a 1 mile radius earn more than \$100K annual income.

90% of homes within a 1-mile radius are worth more than \$200K. Median home value is \$419,599.

67% of the population has a bachelor's degree or higher, 26% have a graduate or professional degree.



# PARKING IS COVERED

With a total of 1,326 parking spaces available, it's a short walk to any BV destination!

Ballantyne Village has been intentional and thoughtful in its design and management of the eight story parking deck, the adjacent surface parking and the convenient street parking. The parking deck is highly amenitized with LED lighting, custom designed directional signage, safety and security measures and a pedestrian access to the second level.

With over 2000 single family residences and 1200 multi family units within walking, biking or golf cart distance, Ballantyne Village serves as the center of the community that combines public and private space, restaurants and retail with office and medical services, and promotes an overall experience and a strong sense of community.



## BUILDING A

NO.	UNIT	TENANT	SQ FT
1	A-155	CASA DEL TEQUILA	2,623
2	A-160	BURGER 21	2,609
3	A-165	LIMITLESS CHIROPRACTIC	1,614
4	A-175	CRISPY BAHN MI	1,214
5	A-135	MAIN STREET COFFEE	1,019
6/8	A-170	AVAILABLE	2,270
7	A-150	AZUCAR	2,503
9	A-185	SMOOTHIE KING	1,040
10	A-130	FIORE COCKTAILS & TAPAS	2,647
11	A-190	ORANGE THEORY	3,486
12	A-120	ABRAHAM JOSEPH	2,585
13	A-195	MODERN PET SALON	4,074
14	A-110	DEKA LASH	1,082
15	A-100	BLACKFINN	5,992

## BUILDING B

NO.	UNIT	TENANT	SQ FT
16	B-150	MELLOW MUSHROOM	6,650
17	B-160	MASSAGE ENVY	3,492
18	B-170	VERIZON WIRELESS	1,853
19	B-140	ZINICOLA	4,446
20	B-180	EUROPEAN WAX CENTER	1,400
21	B-130	TIFA CHOCOLATES & GELATO	1,958
22/23	B-120	FABLE GIFTS	3,638
24	B-110	PERSPIRE	1,517
25	B-105	FEDEX	4,605
26	B-100	BOBY 20 FITNESS	1,808
27	B-190	PANERA BREAD	5,155

## BUILDING F

NO.	UNIT	TENANT	SQ FT
28	F-100	DOWN DOG VET CLINIC	1,545
29	F-105	YOGA SIX	2,120
30	F-120	SHEAR EXCELLENCE	2,490
31	F-130	NEGOTIATING	3,404
32	F-140	MAHANA FRESH	1,950
33	F-150	EGGSPECTION	4,791
34	F-170	THE BLUE TAJ	2,814
35	F-160	TINDERBOX	1,102



- LEASED
- AVAILABLE
- NEGOTIATING

# LEVEL 2

## BUILDING A

NO.	UNIT	TENANT	SQ FT
35	A-280	CAROLINA DENTAL	3,106
36	A-275	AVAILABLE	1,964
37	A-250	AVAILABLE	1,575
38	A-240	AVAILABLE	7,626

## BUILDING B

NO.	UNIT	TENANT	SQ FT
39	B-200	AVAILABLE	2,199
40A	B-225	KENNEDY FAMILY LAW	2,825
40B	B-225	AVAILABLE	1,039
41	B-210	CRISWELL & CRISWELL	5,819

## BUILDING F

NO.	UNIT	TENANT	SQ FT
42	F-200	NEGOTIATING	2,937
43	F-210	AVAILABLE	2,653
44	F-240	SALON LOFTS	4,597
45	F-280	BALLANTYNE SPA NAIL	1,444
46	F-250	JADE ASIAN FUSION	3,452
47	F-270	SUPERIOR SCHOOL OF REAL ESTATE	4,666



# LEVEL 2





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