

radius

DILWORTH

NEIGHBORHOOD CHARM MEETS
POLISHED SOPHISTICATION

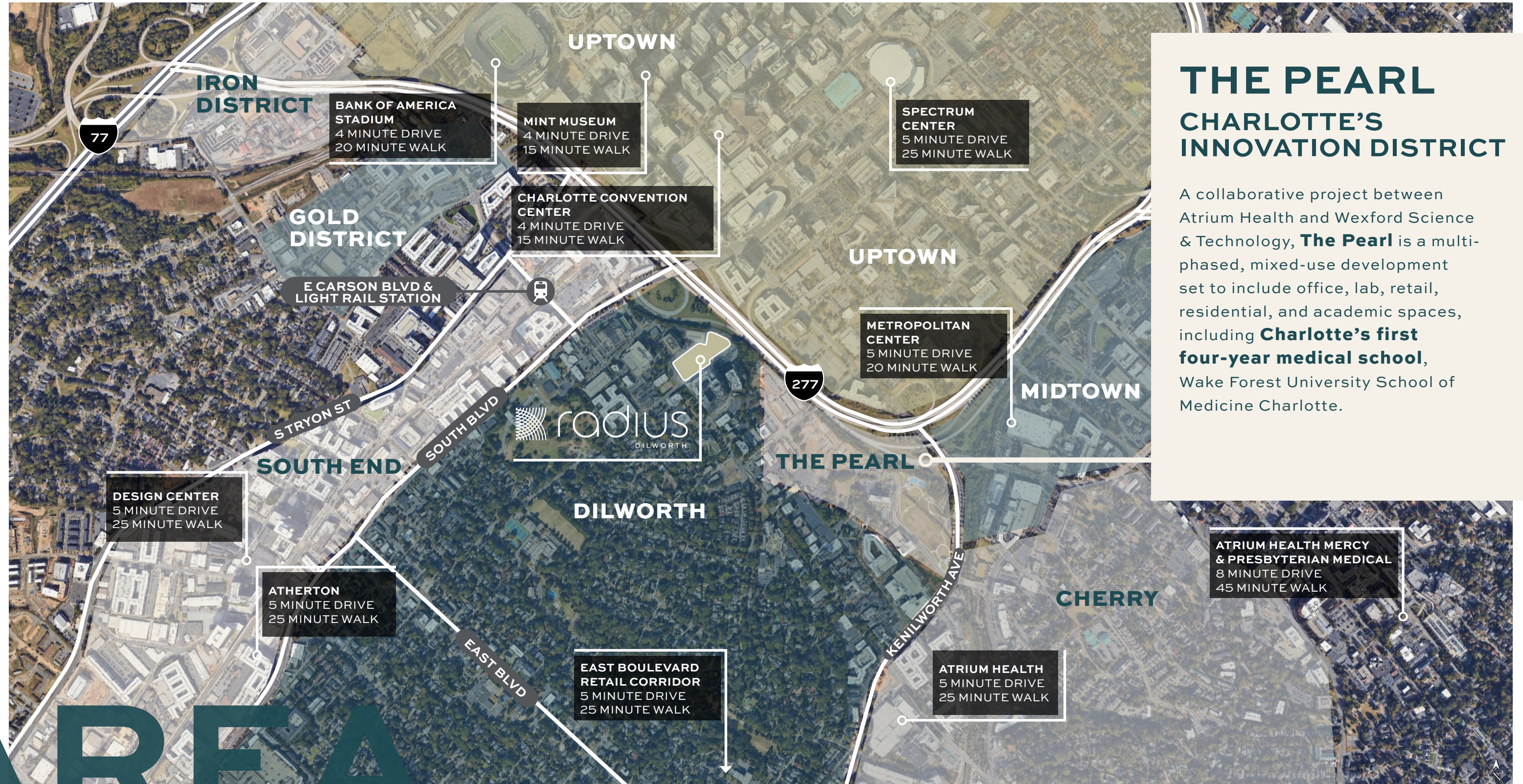
DILWORTH RETAIL

615 EAST MOREHEAD STREET, CHARLOTTE, NC 28202

626 LUXURY APARTMENTS

1,919 & 4,244 SF CLASS A RETAIL SPACES AVAILABLE FOR LEASE

FOUNDRY
COMMERCIAL

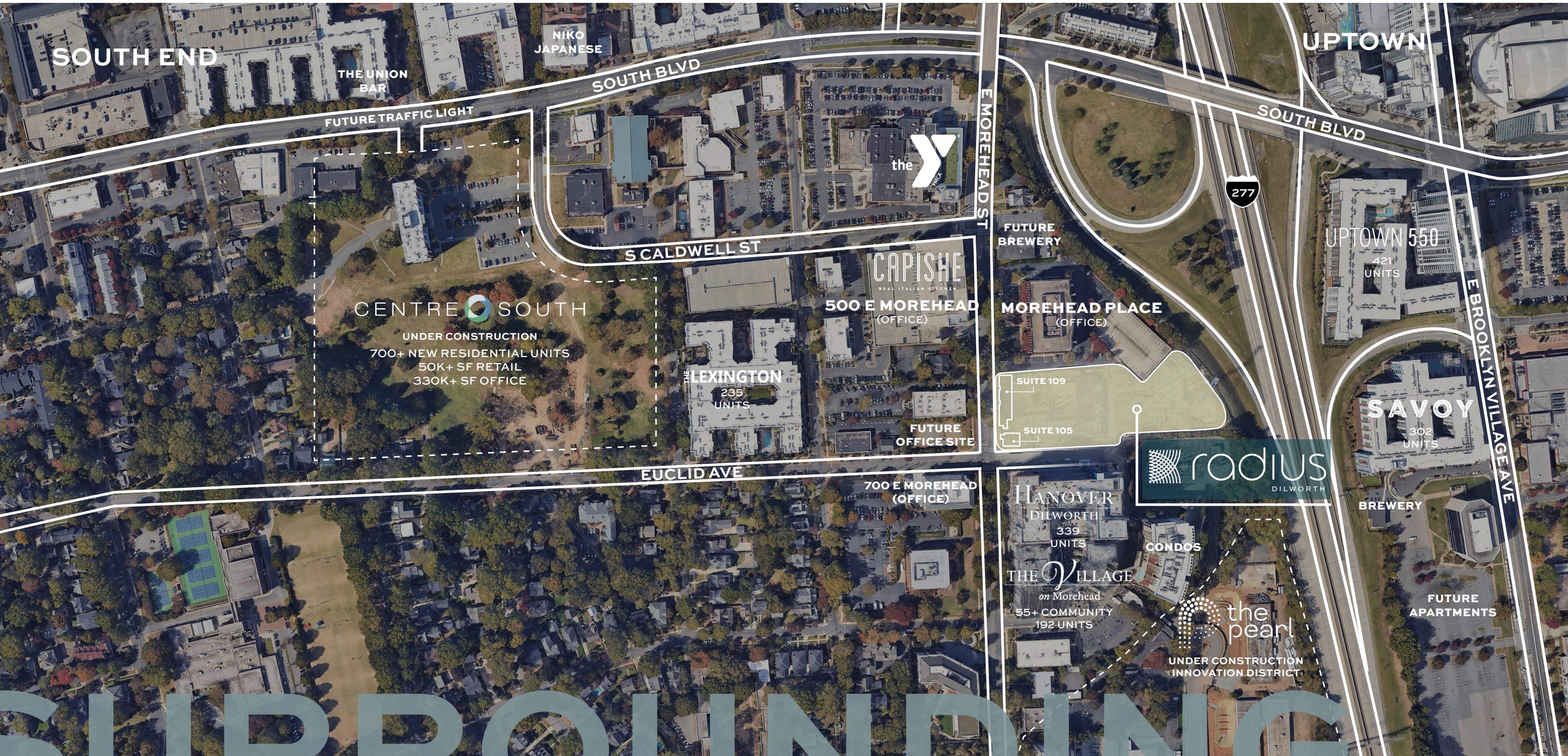


THE PEARL

CHARLOTTE'S INNOVATION DISTRICT

A collaborative project between Atrium Health and Wexford Science & Technology, **The Pearl** is a multi-phased, mixed-use development set to include office, lab, retail, residential, and academic spaces, including **Charlotte's first four-year medical school**, Wake Forest University School of Medicine Charlotte.

AREA OVERVIEW



SURROUNDING AREA

WHY CHARLOTTE?

3RD FASTEST

North Carolina grew by 133,000+ people from July 2021 to 2022 making it the **third-fastest** growing state in the nation.

1.1% GROWTH

The Charlotte region's **1.1% growth** outpaced the nation from 2020-2021 making it the **seventh-fastest growing metro in the U.S.**

3M PEOPLE

More than **3 million people** call the Charlotte region home with more than **100 people moving here every day**. The city's growing population is also getting more diverse and increasing our community's international connectivity with **+17%** being foreign-born, now calling Charlotte home.



PROJECT DETAILS

DESCRIPTION

- 626 Luxury Apartments
 - » Enclave: 274 units (first move-in date May 2024)
 - » Overlook (highrise/midrise wrap): 352 units (first move-in date December 2024)
- 2 Retail Spaces
 - » Retail Shell Space Delivery – October 2024
 - » 1,919 SF and 4,244 SF available for lease
- Located in Charlotte's Dilworth submarket fronting E Morehead Street
- More than 81,000 people working within a 3-mile radius
- Located within walking distance of South End, Uptown, and light rail

BUILDING FEATURES

RETAIL SPACE	6,163 TOTAL SF
AVAILABLE	1,919 SF AND 4,244 SF

TRAFFIC

E MOREHEAD ST	21,000 VPD
SOUTH BLVD	31,400 VPD

1 MILE RADIUS

18,296
ESTIMATED POPULATION 2023

33.6
AVERAGE AGE

\$485,119
MEDIAN HOME VALUE 2023

\$152,626
AVG HOUSEHOLD INCOME

3 MILE RADIUS

125,437
ESTIMATED POPULATION 2023

33.8
AVERAGE AGE

\$555,297
MEDIAN HOME VALUE 2023

\$149,778
AVG HOUSEHOLD INCOME

5 MILE RADIUS

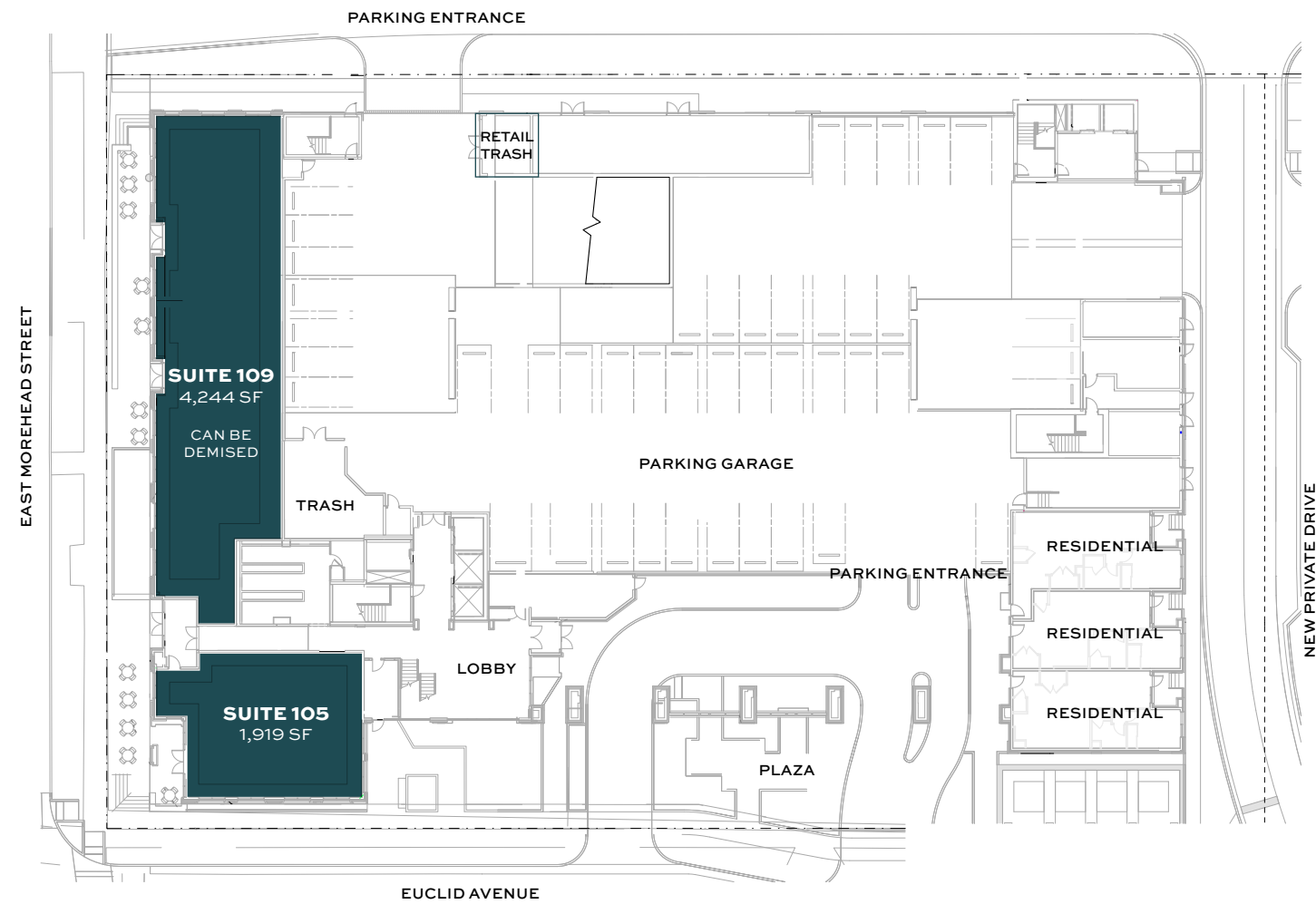
257,661
ESTIMATED POPULATION 2023

35.0
AVERAGE AGE

\$487,254
MEDIAN HOME VALUE 2023

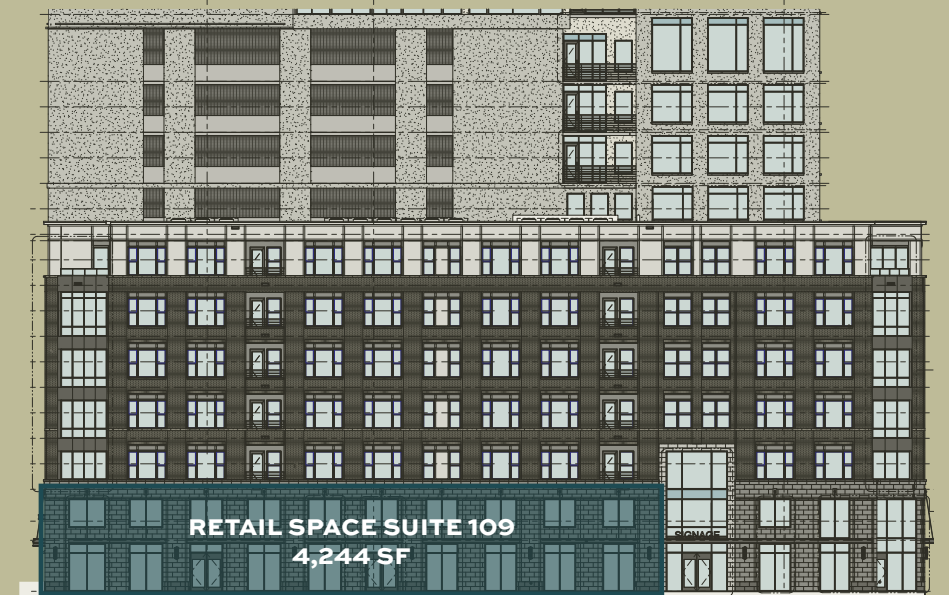
\$132,764
AVG HOUSEHOLD INCOME

RETAIL PLAN



SUITE 109 MARKET, FULL SERVICE RESTAURANT

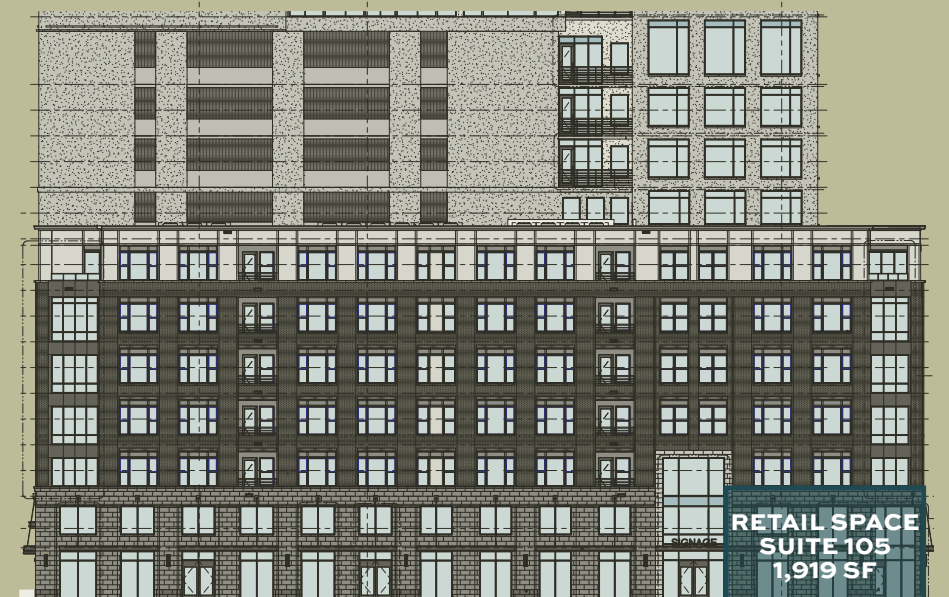
TENANT	SF
AVAILABLE	4,244



EAST MOREHEAD STREET ELEVATION

SUITE 105 COFFEE/BAKERY, WINE BAR

TENANT	SF
AVAILABLE	1,919



EAST MOREHEAD STREET ELEVATION





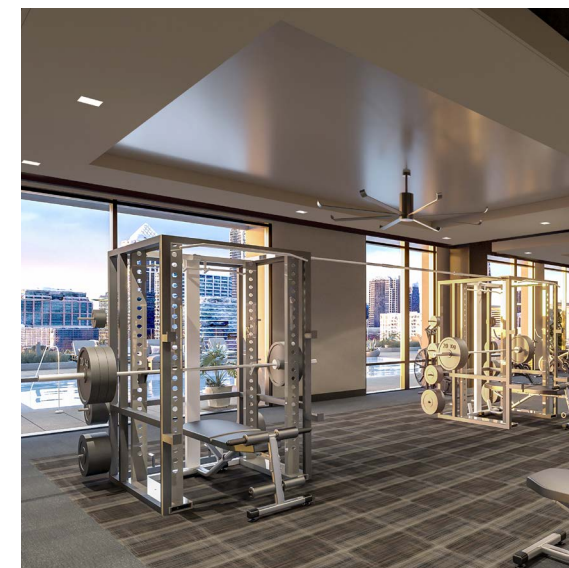
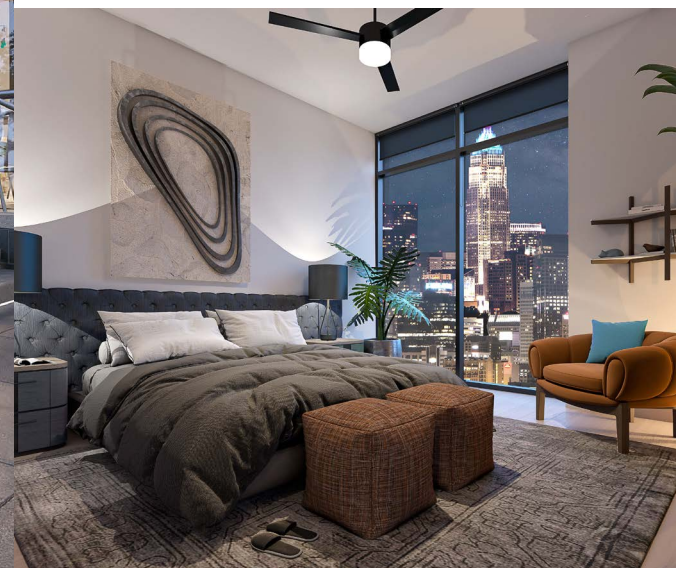
RESIDENTIAL

626 LUXURY UNITS



RETAIL

1,919 AND 4,244 SF
AVAILABLE FOR LEASE





NEIGHBORHOOD CHARM MEETS
POLISHED SOPHISTICATION

radiusdilworth.com

FOR MORE INFORMATION, PLEASE CONTACT:

KEELY HINES | 704.676.1563

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

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

foundrycommercial.com