



11324 N COMMUNITY HOUSE RD | CHARLOTTE, NC

# BALLANTYNE CORNERS

1,400 SF AVAILABLE FOR LEASE



## PROJECT DETAILS

**BALLANTYNE CORNERS • 1,400 SF AVAILABLE FOR LEASE**

### AVAILABLE SPACE

Suite 7: 14,000 SF - First Floor

### TRAFFIC COUNTS

N Community House Rd - 22,000 ADT

### PROPERTY HIGHLIGHTS

- Situated on the hard corner N Community House Road and Ballantyne Commons Parkway
- Directly adjacent to Ballantyne Corporate Park East which provides well over 1 million square feet of office space
- Planned Wegmans grocery store opening on N Community House Road immediately north of Ballantyne Corners Shopping Center
- Excellent proximity to phase I and phase II of Ballantyne Bowl

### LEASE RATE

Call to discuss

### COUNTY

Mecklenburg

### MARKET

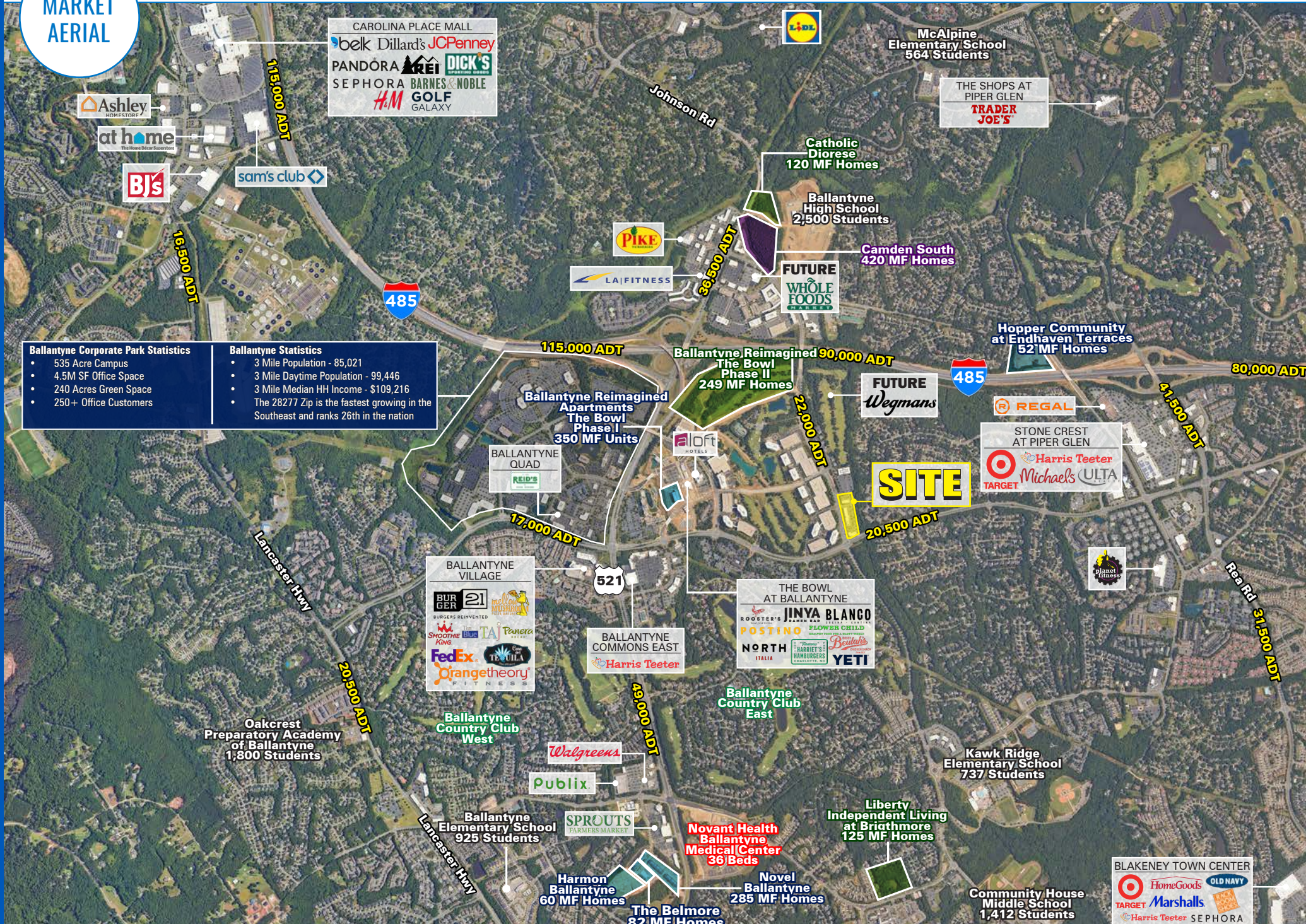
Charlotte

**SITE**



| DEMOGRAPHICS     | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,592     | 36,405    | 74,527    |
| TOTAL POPULATION | 11,125    | 90,720    | 188,647   |
| MEDIAN HH INCOME | \$150,267 | \$127,559 | \$135,245 |





**SITE  
AERIAL**

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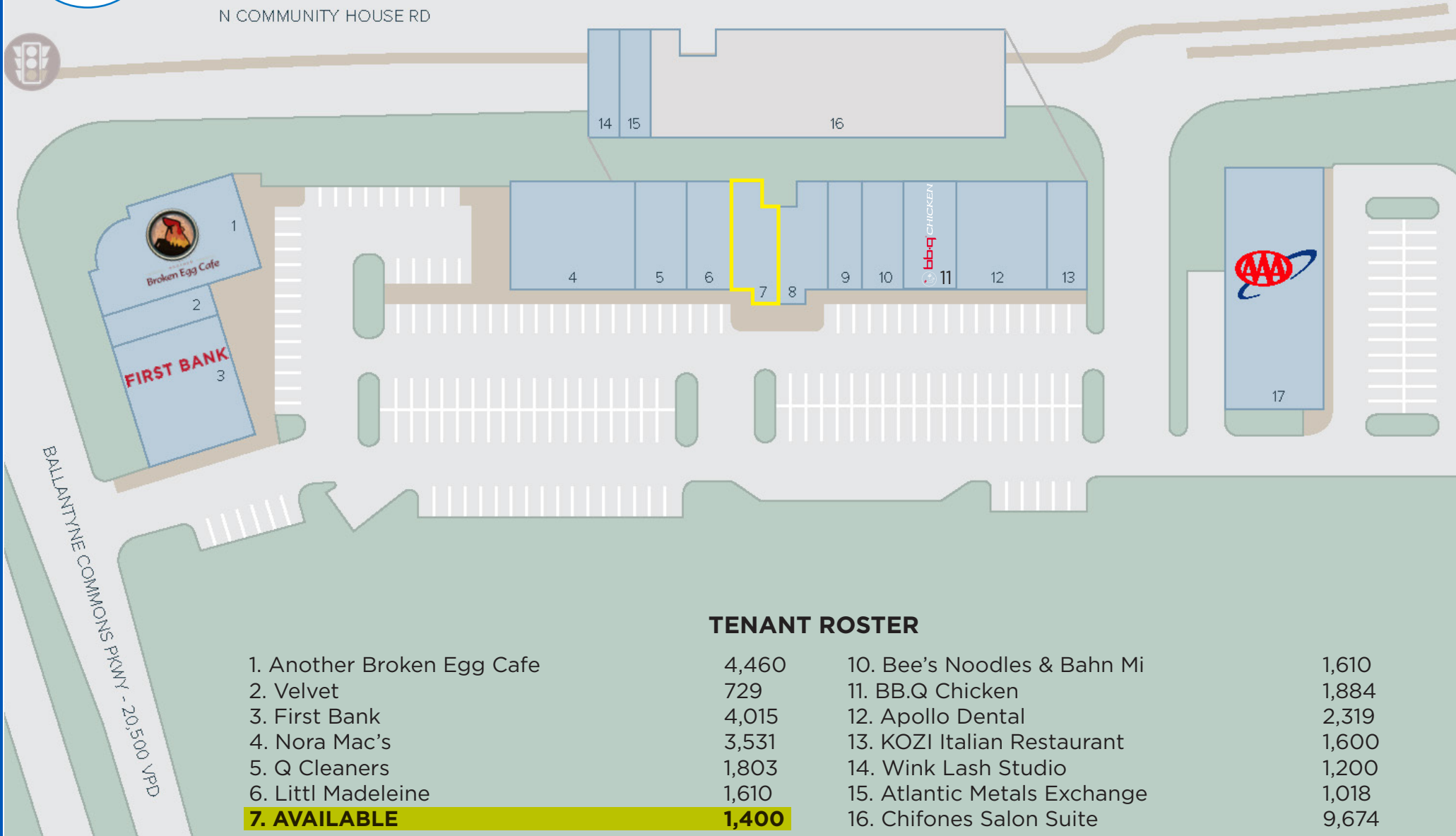
# SITE AERIAL

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N COMMUNITY HOUSE RD



BALLANTYNE COMMONS PKWY - 20,500 VPD



## TENANT ROSTER

|                            |              |                               |       |
|----------------------------|--------------|-------------------------------|-------|
| 1. Another Broken Egg Cafe | 4,460        | 10. Bee's Noodles & Bahn Mi   | 1,610 |
| 2. Velvet                  | 729          | 11. BB.Q Chicken              | 1,884 |
| 3. First Bank              | 4,015        | 12. Apollo Dental             | 2,319 |
| 4. Nora Mac's              | 3,531        | 13. KOZI Italian Restaurant   | 1,600 |
| 5. Q Cleaners              | 1,803        | 14. Wink Lash Studio          | 1,200 |
| 6. Littl Madeleine         | 1,610        | 15. Atlantic Metals Exchange  | 1,018 |
| <b>7. AVAILABLE</b>        | <b>1,400</b> | 16. Chifones Salon Suite      | 9,674 |
| 8. Tropical Smoothie Cafe  | 1,443        | 17. AAA (Separately Parceled) | OP    |
| 9. Allure Nails            | 1,300        |                               |       |

SITE  
PHOTOS

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