



11324 N COMMUNITY HOUSE RD | CHARLOTTE, NC

BALLANTYNE CORNERS

9,674 SF AVAILABLE FOR LEASE



PROJECT DETAILS

BALLANTYNE CORNERS • 9,674 SF AVAILABLE FOR LEASE

AVAILABLE SPACE

Suite 16: 9,674 SF - Second 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



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

4,592

36,405

74,527



TOTAL POPULATION

11,125

90,720

188,647

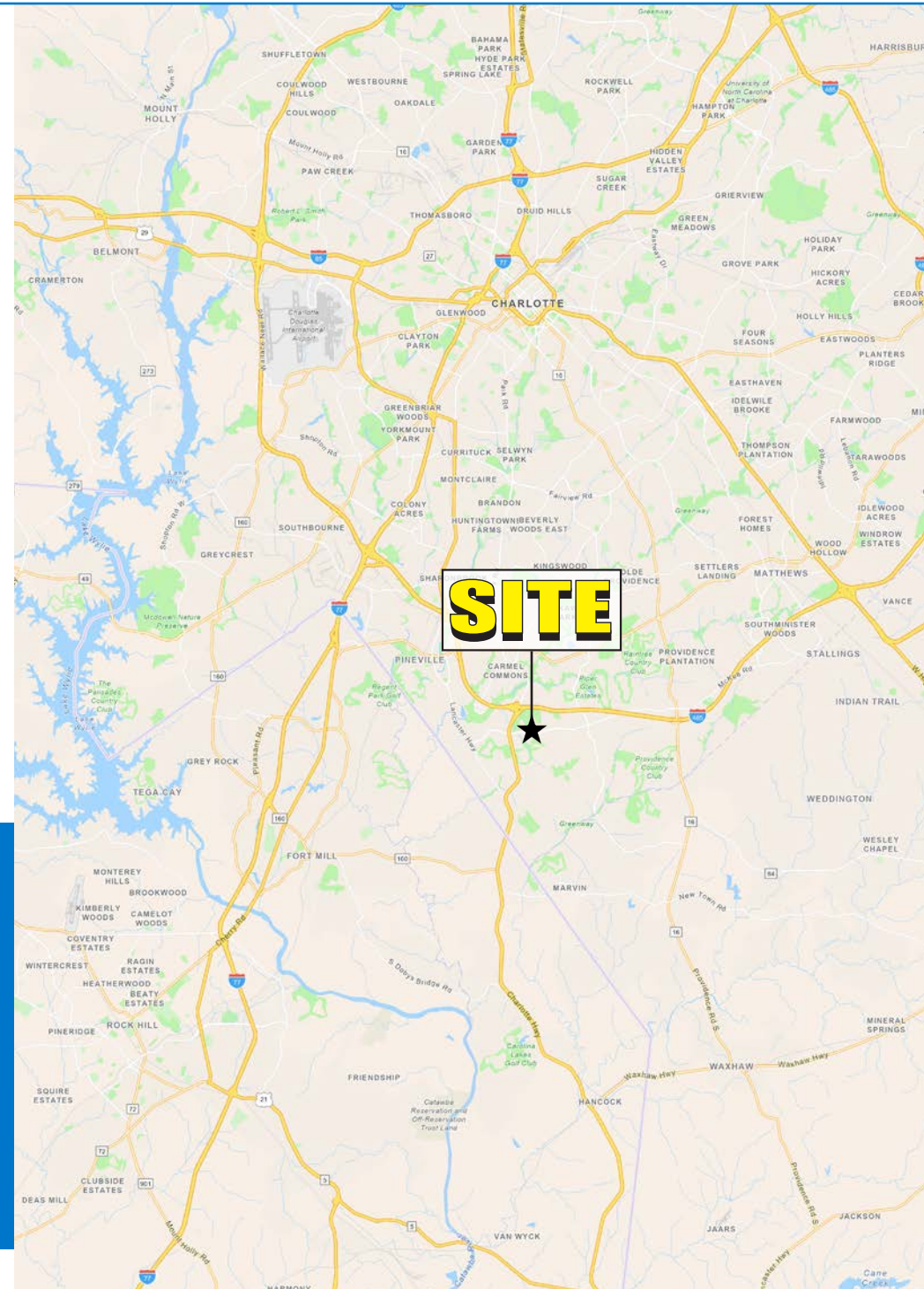


MEDIAN HH INCOME

\$150,267

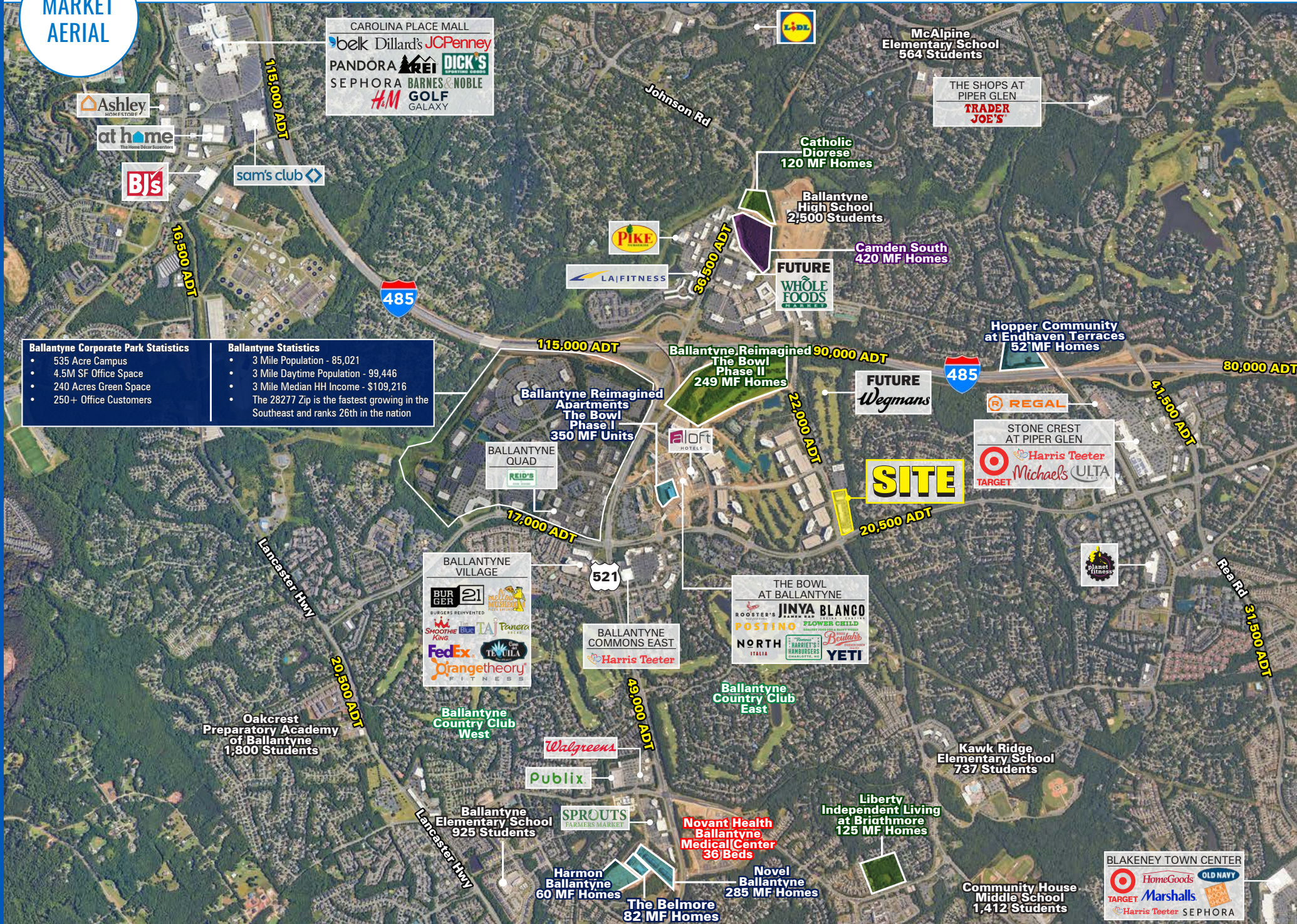
\$127,559

\$135,245



MARKET AERIAL

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SITE
AERIAL

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N COMMUNITY HOUSE RD



BALLANTYNE COMMONS PKWY - 20,500 VPD



- 1 Another Broken Egg Cafe
- 2 Velvet
- 3 First Bank
- 4 Nora Mac's
- 5 Q Cleaners
- 6 Littl Madeleine
- 7 Poke Cafe
- 8 Tropical Smoothie Cafe
- 9 Allure Nails

TENANT ROSTER

4,460	10 Bee's Noodles & Bahn Mi	1,610
729	11 BB.Q Chicken	1,884
4,015	12 Apollo Dental	2,319
3,531	13 KOZI Italian Restaurant	1,600
1,803	14 Wink Lash Studio	1,200
1,610	15 Atlantic Metals Exchange	1,018
1,400	16 Available [1]	9,674
1,443	17 AAA (Separately Parceled)	OP
1,300		

SITE
PHOTOS

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NORTH CAROLINA

CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all walks of life.

CHARLOTTE, NORTH CAROLINA

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