



AH REALTY TRUST



620SF OF RETAIL/OFFICE SPACE FOR LEASE

PROVIDENCE PLAZA

2935 PROVIDENCE ROAD, CHARLOTTE, NC 28211



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	620 SF
Lease Rate:	Call Broker
Lot Size:	4.17 Acres
Year Built:	2007
Building Size:	103,118 SF

PROPERTY OVERVIEW

Elevate your business at this dynamic retail and office complex, anchored by popular destinations Prime Fish Omakase and Prime Cellar. The available 620 SF second-floor suite offers a flexible layout well-suited for professional office, wellness, creative, or specialty retail use. Its upper-level location provides a quiet, professional setting while still capturing the steady traffic and energy generated by the center's sought-after dining and wine concepts. Surrounded by an established tenant mix and an upscale atmosphere, this space presents an exceptional opportunity for businesses looking to grow within a thriving commercial environment.

PROPERTY HIGHLIGHTS

- Mixed use property offering retail or office use
- Intersection of S. Sharon Amity Rd. and Providence Rd.
- High Traffic Counts: Providence Rd. 34,000 VPD; S. Sharon Amity Rd. 24,000 VPD
- Excellent mix of tenants; boutique fitness + wellness, fast casual & specialty food, destination concepts for young families, and professional offices

SITE PLAN

S SHARON AMITY RD

BUILDING A

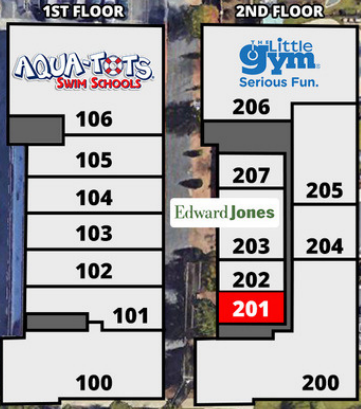


ATM
LOWER DECK-127 PARKING SPACES
UPPER DECK-129 PARKING SPACES



52 PARKING SPACES

BUILDING C



**DESIGNATED EMPLOYEE PARKING
112 PARKING SPACES**

PROVIDENCE RD

BUILDING D

2907 - BUILDING A		2935 - BUILDING C	
100	MEZZANOTTE	100	FRESH DENTAL
101	OMAKASE BY PRIME FISH	101	SUNNY'S DRY CLEANING
102A	BRONZE BAR	102	BALLANTYNE NAIL SPA
102B	CHOATE	103	CROSS CONDITIONING TRAINING
103	ORANGE THEORY FITNESS	104	SECRET CHOCOLATIER
105	PERSPIRE SAUNA STUDIO	105-106	AQUA TOTS
106	MASSAGE ENVY	200	DANZE ORTHODONTICS
		201	AVAILABLE
		202	TLG LAW
		203	EDWARD JONES
		204	ROGAN SPORTS CLINIC
		205	MARTIAL ARTS UNIVERSITY
		206	THE LITTLE GYM
		207	MARTIAL ARTS UNIVERSITY

2921 - BUILDING D	
100	CHIPOTLE MEXICAN GRILL
101	PRIMEFISH® CELLAR
102	POPPY'S BAGELS & MORE

100	3,003 SF
101	910 SF
102A	1,309 SF
102B	1,305 SF
103	4,565 SF
105	-
106	5,315 SF
100	2,725 SF
101	1,200 SF
102	1,800 SF
100	2,575 SF
101	1,635 SF
102	1,405 SF
103	1,405 SF
104	1,440 SF
105-106	5,375 SF
200	4,560 SF
201	620 SF
202	630 SF
203	1,255 SF
204	1,020 SF
205	1,705 SF
206	3,070 SF
207	620 SF

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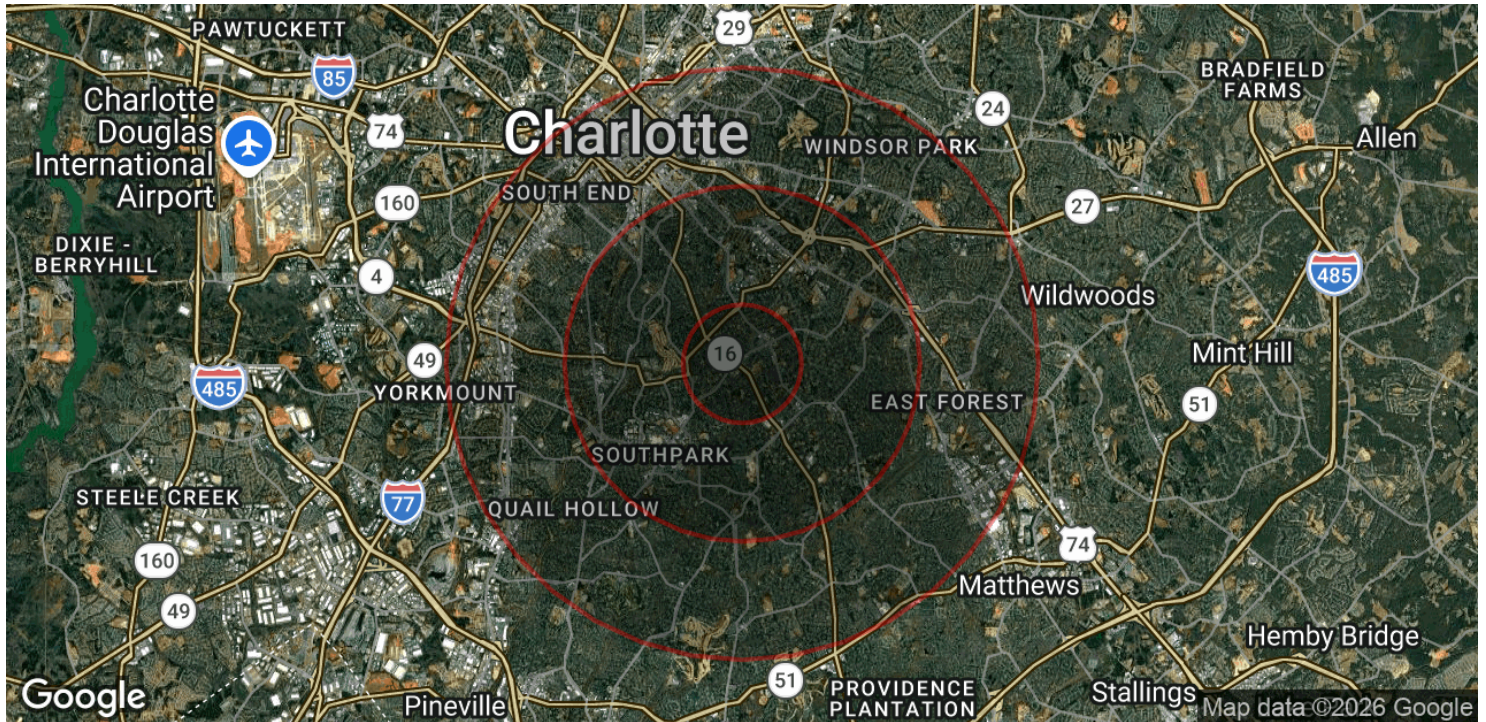
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,674	93,958	306,403
Average Age	41	40	38
Average Age (Male)	39	39	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,787	41,514	139,367
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$226,703	\$173,090	\$132,294
Average House Value	\$1,161,965	\$883,382	\$618,794

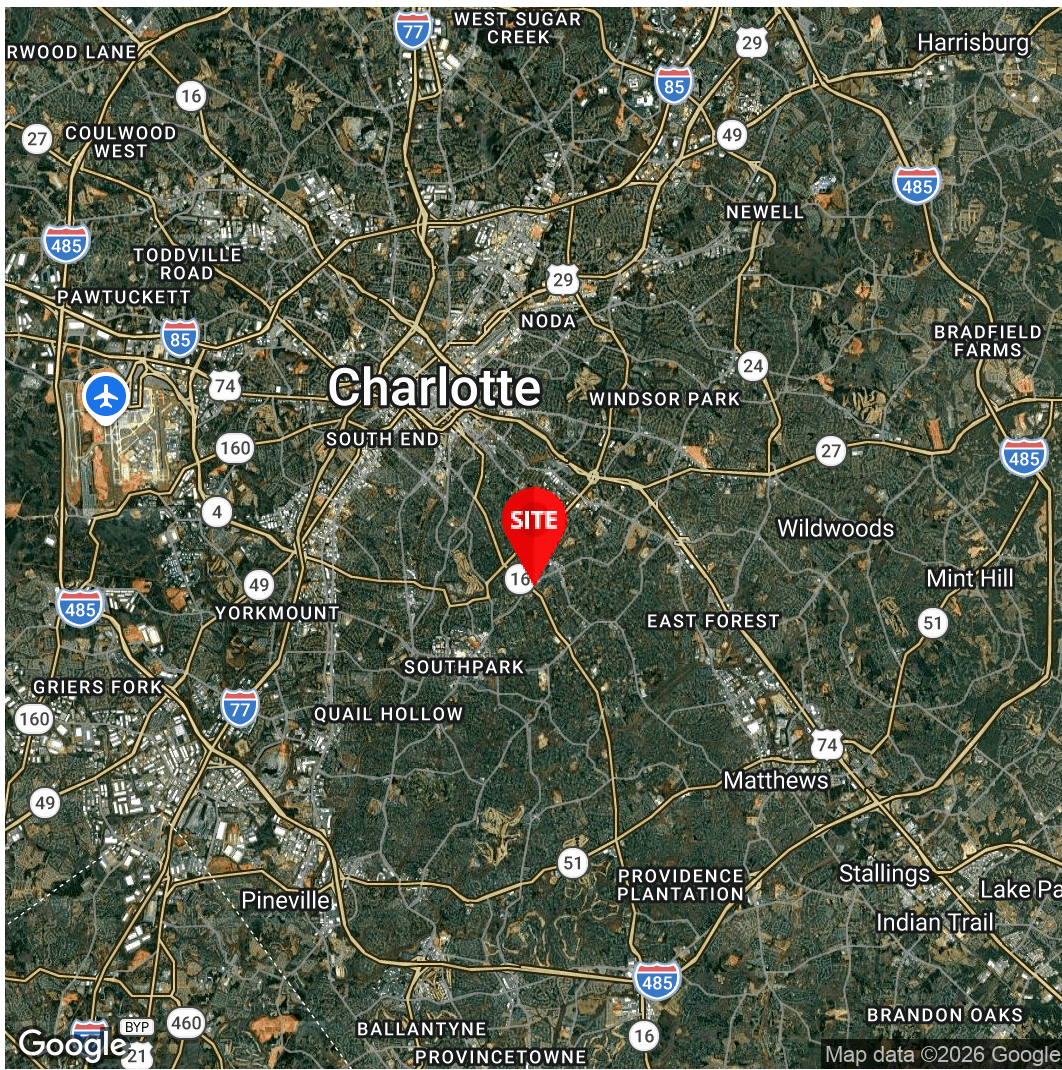
Demographics data derived from AlphaMap

PROVIDENCE PLAZA

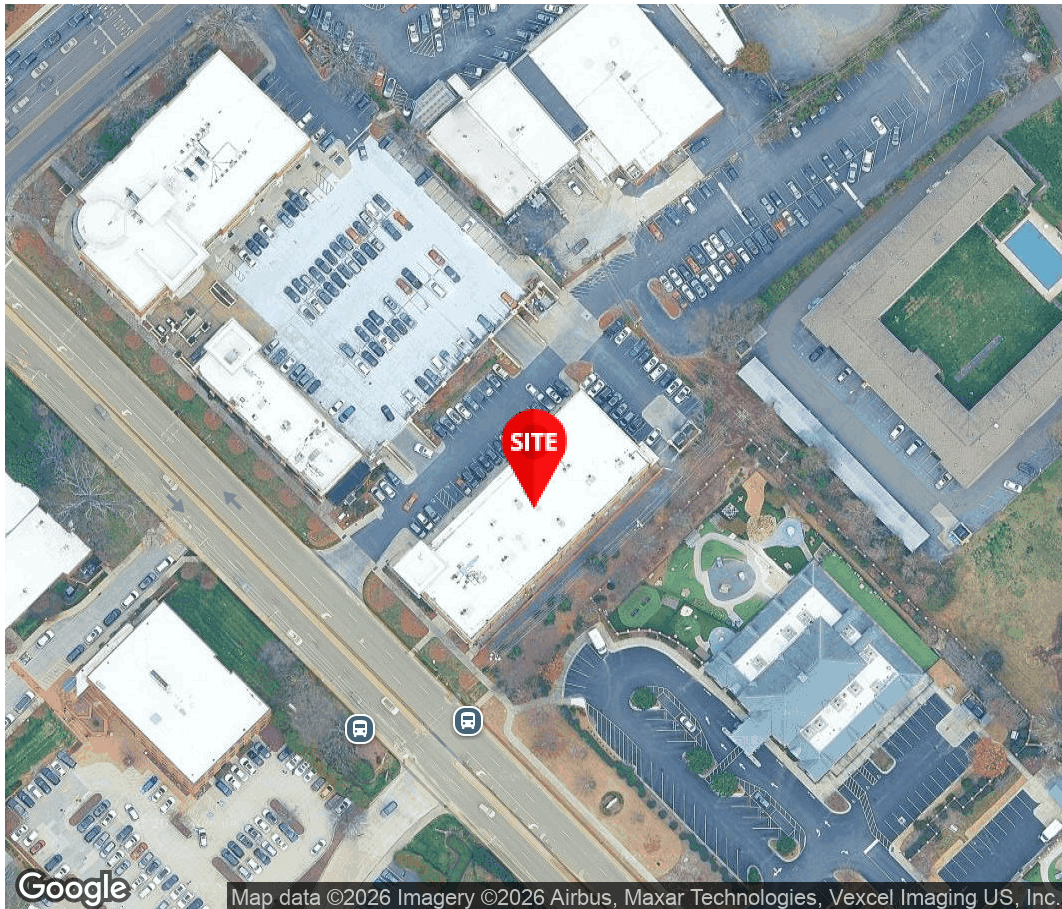
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ADDITIONAL PHOTOS





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