



**TREVI VILLAGE RETAIL DEVELOPMENT | SERVICE-
ORIENTED RETAIL DEVELOPMENT OPPORTUNITY**

12099 PILOT AVENUE
CHARLOTTE, NC 28262

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EXECUTIVE SUMMARY

Executive Summary
The Offering

GALLERY

Property Photos
Site Plan

DEMOGRAPHICS

Demographic Summary
Traffic Count Report

MAPS

Nearby Residential Growth

VALUE PROPOSITION

Why Work with Us
The Beacon Group
KW Commercial Group



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EXECUTIVE SUMMARY

Trevi Village is located within Charlotte's University City submarket, one of the region's fastest-growing employment and residential districts. The area benefits from sustained population growth, major infrastructure investments, expanding residential communities, and convenient access to Interstate 485, US-29 (North Tryon Street), and numerous employment centers.

The North Tryon corridor continues to experience significant public and private investment through Charlotte's Corridors of Opportunity initiative, focused on improving transportation, walkability, economic development, and neighborhood revitalization. The surrounding area includes a diverse mix of residential neighborhoods, educational institutions, healthcare facilities, office users, and commercial services, creating consistent demand for neighborhood-oriented retail.



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INVESTMENT HIGHLIGHTS



Prime retail development opportunity within the Trevi Village master-planned community.



Approximately 8,008 SF GBA / 7,768 SF NBA planned retail building.



Six flexible retail suites with the ability to combine spaces for larger tenants.



Suite sizes ranging from approximately 1,019 SF to 1,487 SF.



Approximately 50 on-site parking spaces.



Adjacent to approximately 200 Class A active senior apartments.



Adjacent to approximately 200 multifamily apartment units.



Over 3,054 residential units planned or under construction within one mile.



Positioned along North Tryon Street, carrying approximately 49,000 vehicles per day.



Strong visibility with modern storefront design and rear service access.



Ideal for medical, wellness, financial, professional, personal care, pet services, educational, and neighborhood-serving retail users.



Utilities and infrastructure are already in place within the development.

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LOCATION HIGHLIGHTS



Located within northeast Charlotte's rapidly expanding University City growth corridor.



Immediate access to North Tryon Street (US-29), one of Charlotte's primary commercial corridors.



Situated inside the Trevi Village mixed-use development featuring multifamily and active adult residential communities.



Minutes from I-485 providing regional connectivity throughout Charlotte.



Near Charlotte Motor Speedway, Concord Mills, and other major regional destinations.



Surrounded by significant residential growth and planned mixed-use developments.



Located within Charlotte's North Graham/North Tryon Corridor of Opportunity, an area targeted for continued infrastructure investment, business growth, mobility improvements, and redevelopment.



Trevi Village presents a prime development opportunity for new service-oriented retail along the North Tryon Street corridor in Charlotte, North Carolina. Located at **12099 Pilot Avenue**, the site is positioned within a growing residential area and is planned for the development of a modern, highly visible retail building designed to serve the surrounding residential community, active-senior population, and daily commuter traffic.

Conceptual development plans envision an approximately **8,008 SF gross building area with 7,768 SF of net interior space**, offering an efficient and flexible layout that can accommodate multiple tenant configurations. The current concept features **six individual retail suites ranging from approximately 1,019 to 1,487 SF**, with the ability to combine adjacent bays for larger users. The development renderings and conceptual plans illustrate modern storefronts, strong visibility, rear service access, and approximately **50 parking spaces**.

The property benefits from its location adjacent to approximately **200 Class A active-senior apartments and 200 multifamily units**, creating an immediate customer base within the surrounding development. Prior Trevi Village marketing also identifies **3,054+ residential units planned or under construction within one mile** and reports approximately **49,000 vehicles per day along North Tryon Street**.

The conceptual development is particularly well suited for **health and wellness, medical and mobility services, personal care, pet services, financial and insurance offices, tutoring, professional services, and other neighborhood-serving retail concepts**.

Development renderings, suite configurations, dimensions, and building plans are conceptual and subject to final architectural, ownership, governmental, and lease approvals.

PROPERTY DETAILS

Property Type	Retail Development (For Lease)
Address	12099 Pilot Avenue, Charlotte, NC 28262
Property Name	Trevi Village Retail
Gross Building Area	±8,008 SF
Net Building Area	±7,768 SF
Planned Suites	6
Smallest Suite	±1,019 SF
Largest Suite	±1,487 SF
Parking	Approximately 50 Spaces
Building Configuration	Flexible Suite Layout
Visibility	North Tryon Street Corridor
Traffic Count	±49,000 VPD
Availability	Lease
Pricing	Contact Broker

SPACE LAYOUT

12099 PILOT AVENUE

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8,008 SF

GROSS BUILDING AREA
Exterior Sheathing

7,768 SF

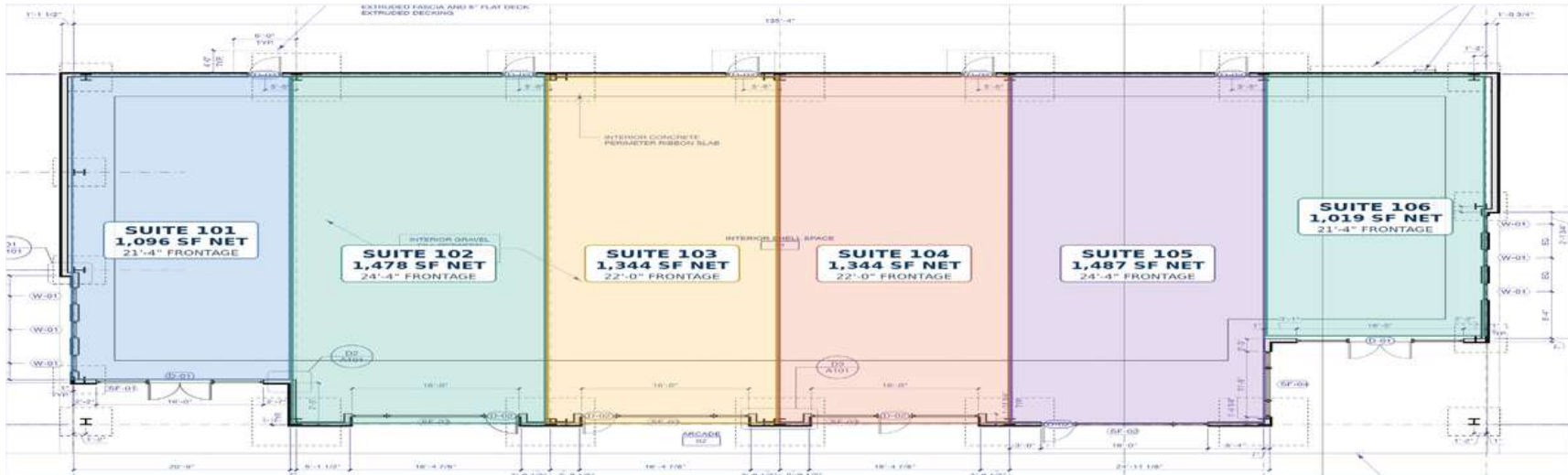
NET BUILDING AREA
Interior paint-to-paint

97.0%

BUILDING EFFICIENCY
NBA/GBA

135'-4"

OVERALL BAY FRONTAGE
Architectural Grid



Suite frontages follow the architectural grid. Net suite areas are conceptual and total 7,768 SF

Suite	Frontage	Est. Net SF	Avg. Eq. Depth	Adjacent 2-Bay	Combined Net SF	Suggested Uses
101	21'-4"	1,096	51.4 ft	101+102	2,574	Compact services
102	24'-4"	1,478	60.7 ft	102+103	2,822	Hair / wellness
103	22'-0"	1,344	61.1 ft	103+104	2,688	Personal care
104	22'-0"	1,344	61.1 ft	104+105	2,831	Wellness / office
105	24'-4"	1,487	61.1 ft	105+106	2,506	Hair / pet / stretch
106	21'-4"	1,019	47.8 ft	-	-	Hearing / finance

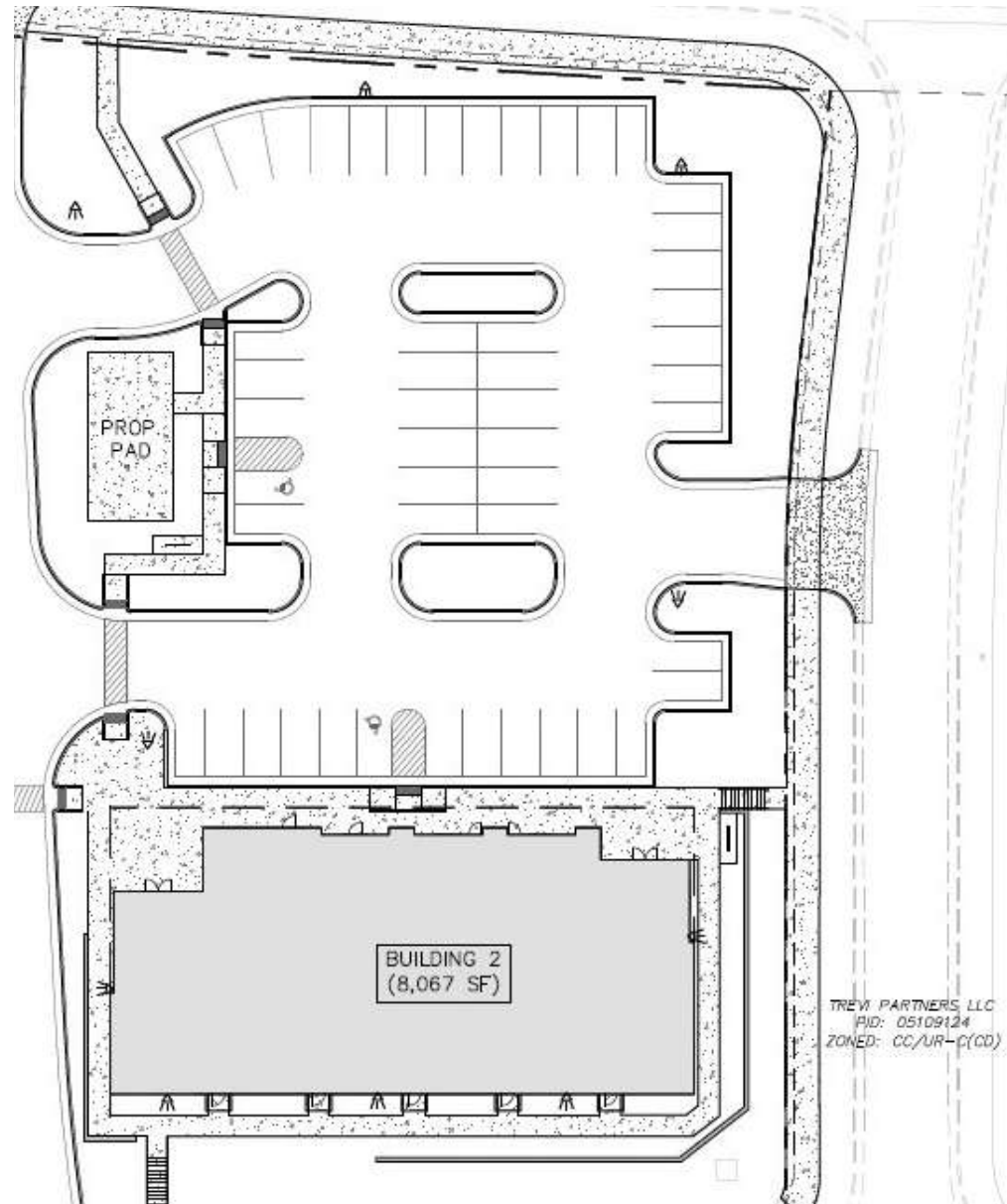
Approximate equivalent depth = conceptual net suite area divided by architectural bay frontage; it is not a field-measured clear depth. Final lease areas, dimensions, demising walls, utilities, delivery condition, signage, and permitted uses remain subject to architect, ownership, and governmental approval.

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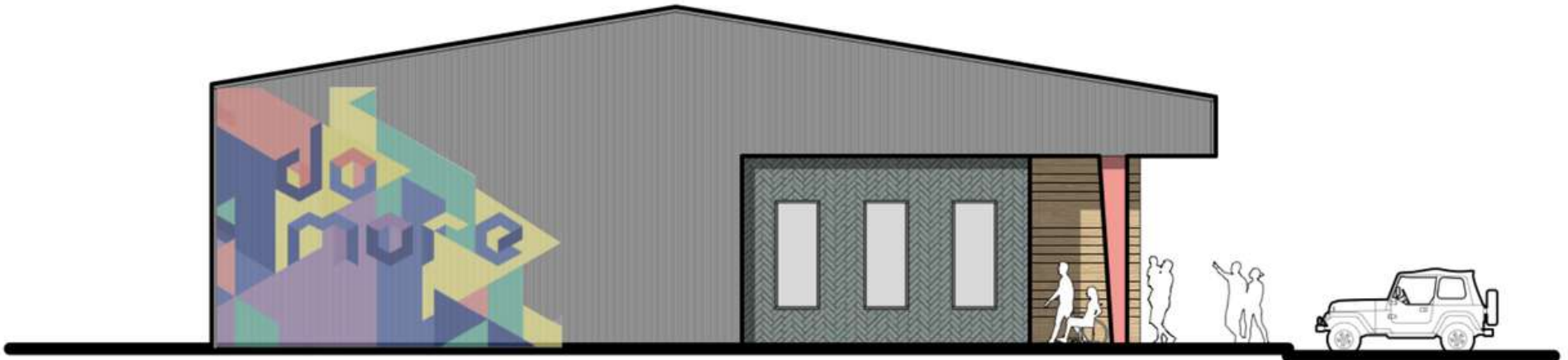
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EXTERIOR ELEVATION - RETAIL BUILDING - SIDE

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DEMOGRAPHIC SUMMARY

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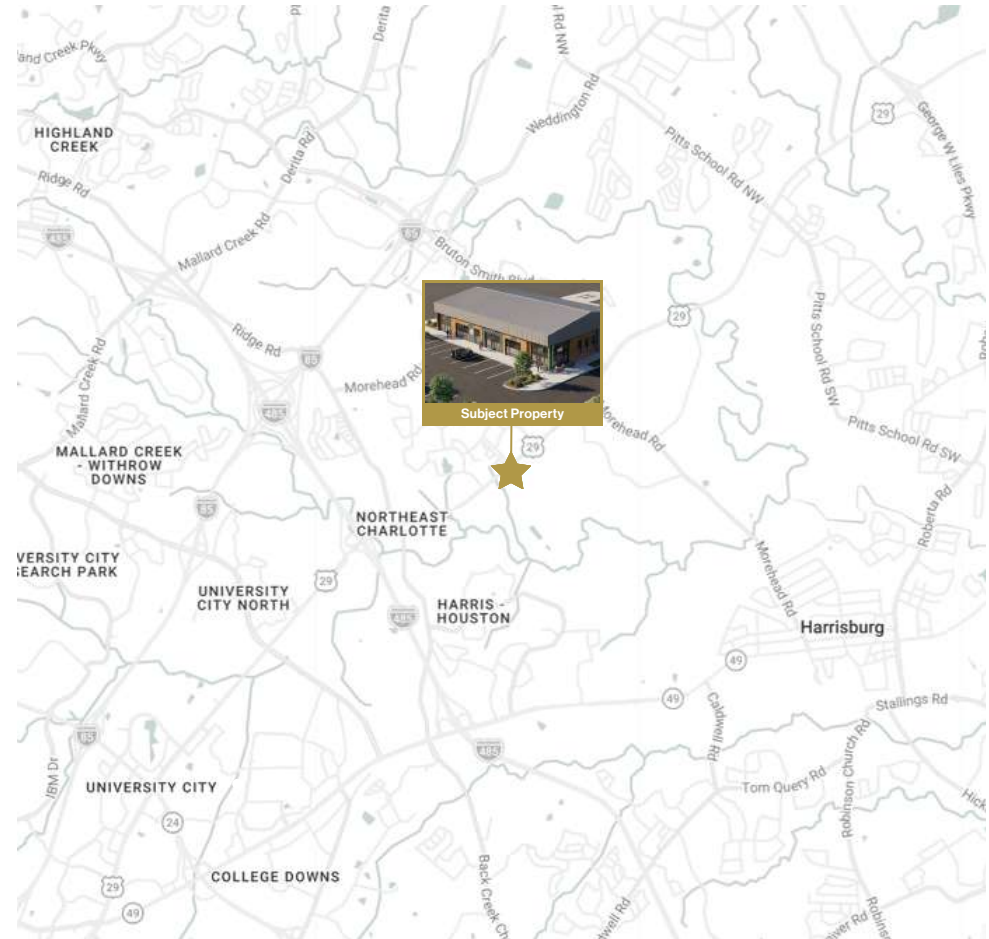
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Radius	1 Mile	3 Mile	5 Mile
Population	6,554	60,467	168,311
Households	2,797	23,075	64,282
Average Household Income	\$126,259	\$97,044	\$116,981
Daytime Employees	1,844	20,877	62,038

COMMUNITY PROFILE

Trevi Village is located within Charlotte's University City submarket, one of the region's fastest-growing employment and residential districts. The area benefits from sustained population growth, major infrastructure investments, expanding residential communities, and convenient access to Interstate 485, US-29 (North Tryon Street), and numerous employment centers.

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Roadway	Average Daily Traffic
North Tryon Street (US-29)	±49,000 Vehicles Per Day

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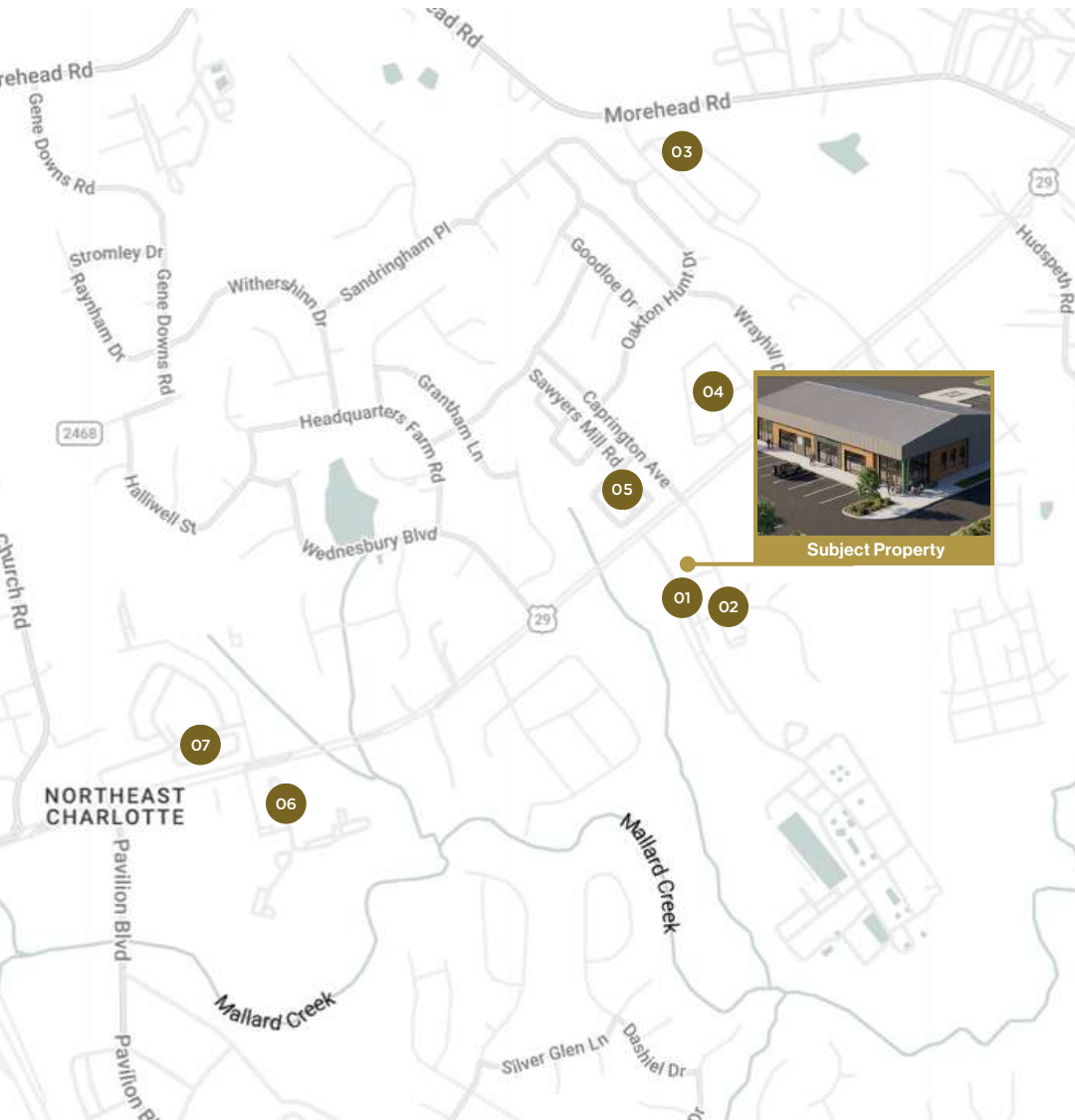
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NEARBY RESIDENTIAL GROWTH

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APARTMENTS

No.	Development	Residential Base
01	The Villas At Trevi Village	200 Multifamily Units
02	Trevi Vibrant Senior Living	200 Active Senior Units
03	Story University North Apartments	276 Apartments + 24 Townhomes
04	Madison Farms	200+ Apartment Units
05	Belmont at Tryon	294 Apartment Units
06	Pavilion Village Apartments	294 Apartment Units
07	Arwen Vista Apartments	296 Apartment Units

FUTURE RESIDENTIAL

Development	Residential Pipeline
East of Trevi Village Blvd	Up to 190 Multifamily Attached Units
Mission Residential Development	200 Multifamily Units
Charter Mixed-Use Development	375 Multifamily Units

RESIDENTIAL DEMAND

Development	
Residential Units Planned / Under Construction Within 1 Mile	3,054+
Trevi Village Multifamily Units	200
Trevi Village Active Senior Units	200
North Tryon Street Traffic	49,000 VPD

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Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

The Beacon Group

At The Beacon Group (KW Commercial), we provide strategic guidance and marketing solutions for commercial investors, owners, and developers across the Charlotte MSA and the Southeast US. Backed by Keller Williams/KW Commercial and 35+ years of combined experience, our team delivers data-driven insight, proven execution, and measurable results.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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