

FOR LEASE: 12099 PILOT AVENUE

TREVI VILLAGE RETAIL DEVELOPMENT | SERVICE-ORIENTED RETAIL
DEVELOPMENT OPPORTUNITY



12099 PILOT AVENUE
CHARLOTTE, NC 28262



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.

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
Parking	Approximately 50 Spaces
Availability	Lease
Pricing	Contact Broker

FOR MORE
INFORMATION CONTACT:

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Each Office Is Independently
Owned and Operated.



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

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

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

PROPERTY PHOTOS

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8,008 SF

GROSS BUILDING AREA
Exterior Sheathing

7,768 SF

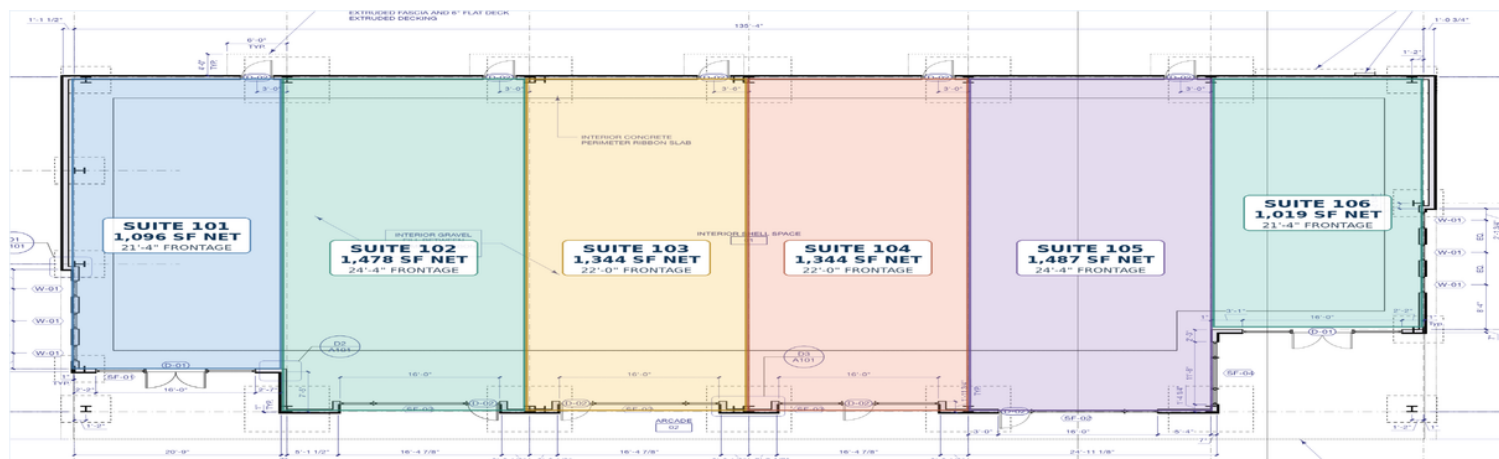
NET BUILDING AREA
Interior paint-to-paint

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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