

GRANDE PROMENADE OUTPARCELS

8432 North Tryon Street
Charlotte , NC 28262



- Adjacent to Grande Promenade Shopping Center
- Across from CMC-University Medical Complex
- Future Light Rail Transit Station

Executive Summary

GRANDE PROMENADE OUTPARCELS



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Gross Acres	5.20
Shape	Rectangular
Topography	Level, graded

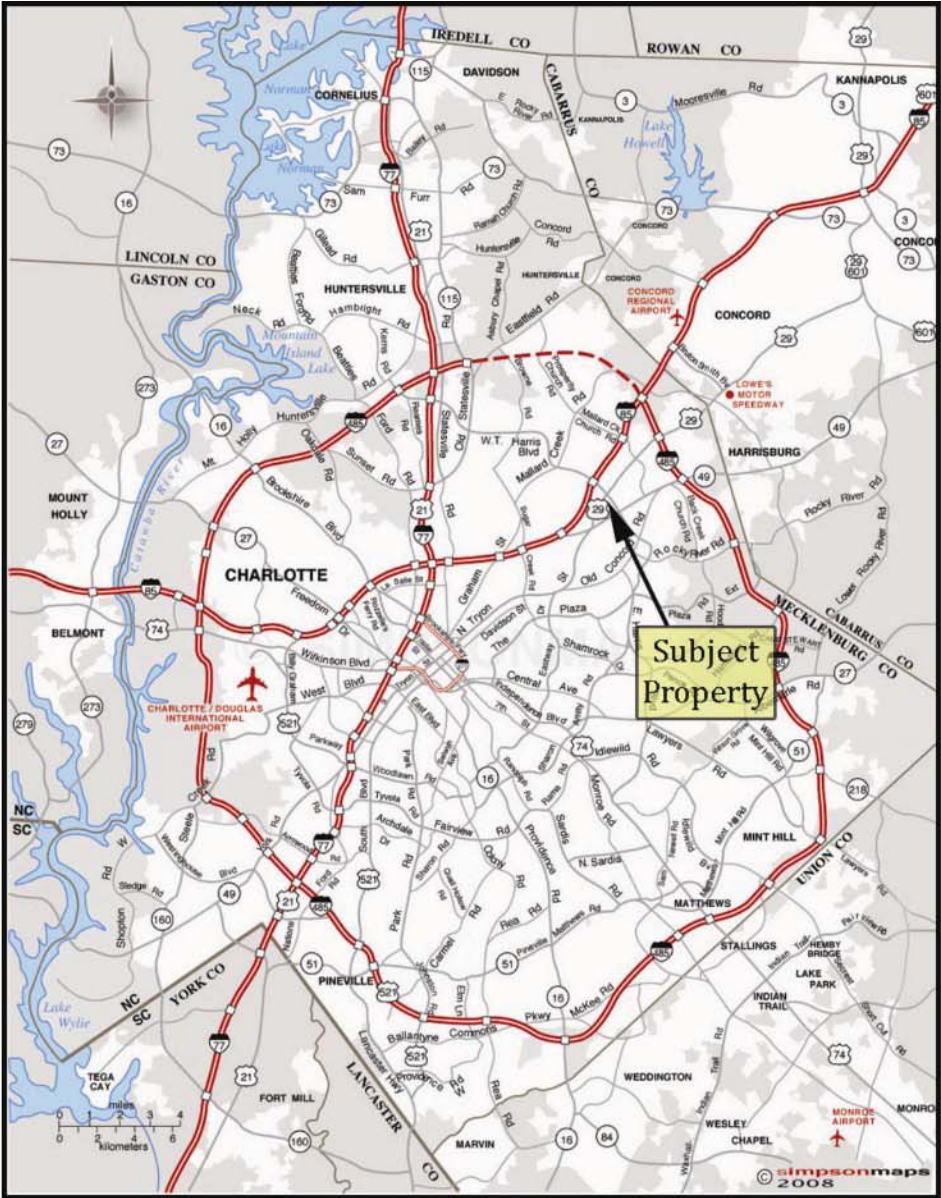
■ University City Retail Parcels

Cross Street	W WT Harris Boulevard	Tax Parcel Number	
Market	Charlotte	Sub Market	University City
Electrical	Yes	Phone	Yes
Water	Yes	Ground Lease	No
Sewer	Yes	Gas	Yes
Zoning	Commercial		

■ Property Descriptions

Land Improvements	Infrastructure is in place as part of retail development, pads are graded with Utilities onsite.
Ingress/Egress	Access to site is from traffic light where McCullough Drive intersects with North Tryon Street, as well as access to W WT Harris Boulevard.
Best Use	Retail, Medical Office.
Zoning	Existing Zoning is MUDD-O for commercial use as part of Grande Promenade Retail Development.
Area	Charlotte's University City was built primarily around the concept of the University Research Park and the University of North Carolina at Charlotte, which were in the planning stages more than 40 years ago. The area continues to be a growing community, with over 150,000 residents centered around the intersection of North Tryon Street and WT Harris Boulevard. This intersection acts as the hub of the community where the 745,000 square foot University Place Mixed Use Development, the 500,000 square foot University Executive Office Park, the 130 bed CMC-University medical complex, and the 202,000 square foot Grande Promenade shopping center are all located. UNC-Charlotte is also nearby, the current enrollment of 23,000 students expected to grow closer to 35,000. The proposed Northeast Light Rail Line will run along the Tryon Street corridor and scheduled to have a station directly adjacent to property.

Locator Map



Aerial



Demographic and Income Profile

Grande Promenade pad sites

Latitude: 35.302908

Longitude: -80.749404

Ring: 1 mile radius

Summary	2000	2010	2015
Population	2,563	3,094	3,637
Households	1,261	1,565	1,876
Families	514	585	685
Average Household Size	1.82	1.80	1.79
Owner Occupied HUs	374	419	495
Renter Occupied HUs	887	1,146	1,381
Median Age	27.6	27.4	27.6

Trends: 2010-2015 Annual Rate	Area	State	National
Population	3.29%	0%	0.76%
Households	3.69%	0%	0.78%
Families	3.21%	0%	0.64%
Owner HHs	3.39%	0%	0.82%
Median Household Income	2.5%	0%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	122	9.7%	116	7.4%	113	6.0%
\$15,000 - \$24,999	132	10.5%	101	6.4%	93	5.0%
\$25,000 - \$34,999	163	12.9%	110	7.0%	99	5.3%
\$35,000 - \$49,999	265	21.0%	314	20.1%	259	13.8%
\$50,000 - \$74,999	267	21.2%	384	24.5%	502	26.8%
\$75,000 - \$99,999	194	15.4%	231	14.8%	282	15.0%
\$100,000 - \$149,999	93	7.4%	260	16.6%	449	23.9%
\$150,000 - \$199,000	8	0.6%	29	1.9%	46	2.5%
\$200,000+	17	1.3%	21	1.3%	32	1.7%
Median Household Income	\$46,571		\$59,010		\$66,754	
Average Household Income	\$54,640		\$67,751		\$76,808	
Per Capita Income	\$25,671		\$32,916		\$37,828	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	161	6.3%	193	6.2%	226	6.2%
5 - 9	95	3.7%	105	3.4%	123	3.4%
10 - 14	74	2.9%	82	2.6%	99	2.7%
15 - 19	179	7.0%	222	7.2%	229	6.3%
20 - 24	504	19.6%	650	21.0%	757	20.8%
25 - 34	812	31.7%	933	30.1%	1,133	31.2%
35 - 44	314	12.2%	320	10.3%	361	9.9%
45 - 54	187	7.3%	252	8.1%	276	7.6%
55 - 64	108	4.2%	186	6.0%	237	6.5%
65 - 74	54	2.1%	71	2.3%	103	2.8%
75 - 84	50	1.9%	54	1.7%	60	1.7%
85+	27	1.1%	29	0.9%	32	0.9%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,666	65.0%	1,623	52.5%	1,800	49.5%
Black Alone	582	22.7%	924	29.9%	1,142	31.4%
American Indian Alone	7	0.3%	11	0.4%	12	0.3%
Asian Alone	217	8.5%	322	10.4%	408	11.2%
Pacific Islander Alone	2	0.1%	5	0.2%	6	0.2%
Some Other Race Alone	40	1.6%	117	3.8%	153	4.2%
Two or More Races	49	1.9%	92	3.0%	115	3.2%
Hispanic Origin (Any Race)	95	3.7%	269	8.7%	368	10.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

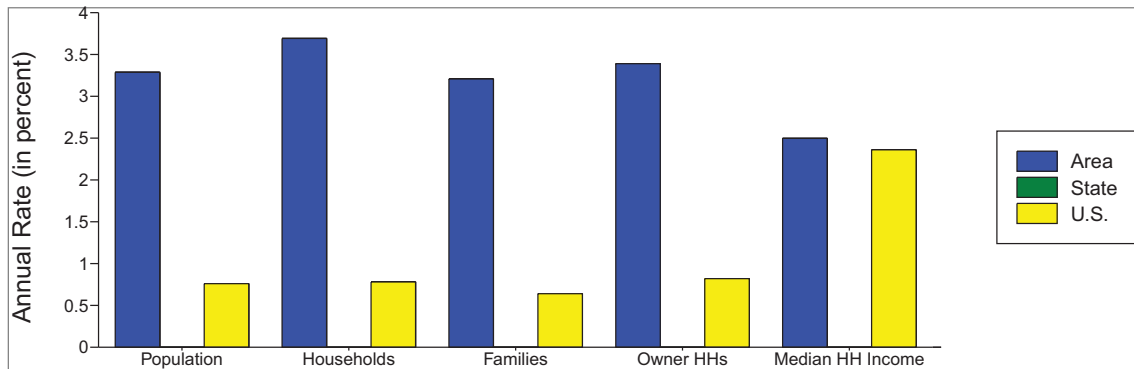
Grande Promenade pad sites

Latitude: 35.302908

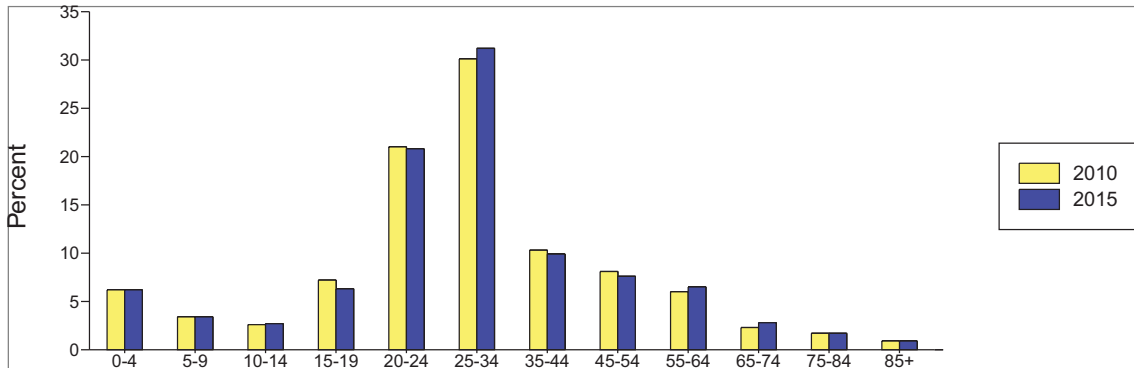
Longitude: -80.749404

Ring: 1 mile radius

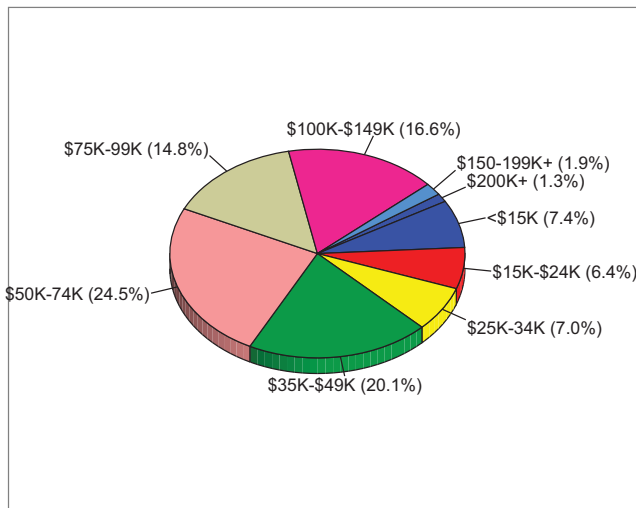
Trends 2010-2015



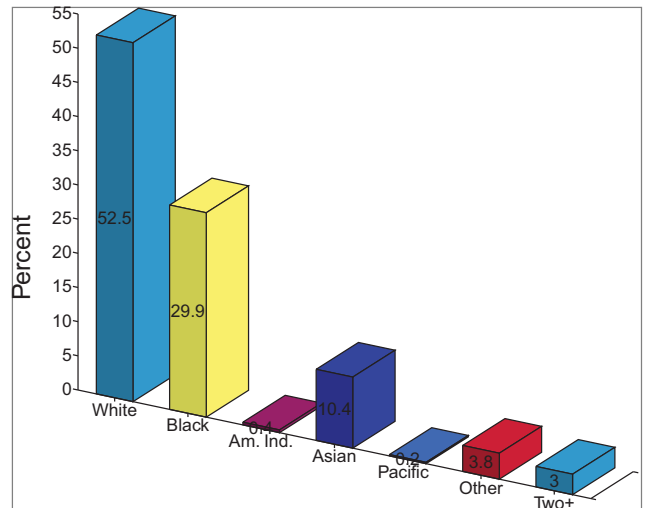
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 8.7%

Demographic and Income Profile

Grande Promenade pad sites

Latitude: 35.302908

Longitude: -80.749404

Ring: 3 miles radius

Summary	2000	2010	2015
Population	45,976	67,450	77,810
Households	16,654	25,977	30,562
Families	9,384	13,626	15,665
Average Household Size	2.54	2.44	2.41
Owner Occupied HUs	8,125	12,699	14,761
Renter Occupied HUs	8,529	13,279	15,802
Median Age	26.7	27.9	28.2

Trends: 2010-2015 Annual Rate	Area	State	National
Population	2.9%	0%	0.76%
Households	3.3%	0%	0.78%
Families	2.83%	0%	0.64%
Owner HHs	3.06%	0%	0.82%
Median Household Income	2.31%	0%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,648	9.9%	1,785	6.9%	1,725	5.6%
\$15,000 - \$24,999	1,773	10.6%	1,651	6.4%	1,512	4.9%
\$25,000 - \$34,999	2,260	13.6%	1,973	7.6%	1,758	5.8%
\$35,000 - \$49,999	3,176	19.1%	4,361	16.8%	3,636	11.9%
\$50,000 - \$74,999	3,895	23.4%	6,221	23.9%	7,787	25.5%
\$75,000 - \$99,999	2,197	13.2%	4,427	17.0%	5,224	17.1%
\$100,000 - \$149,999	1,207	7.2%	4,167	16.0%	6,839	22.4%
\$150,000 - \$199,000	257	1.5%	824	3.2%	1,260	4.1%
\$200,000+	246	1.5%	566	2.2%	821	2.7%
Median Household Income	\$47,325		\$62,696		\$70,294	
Average Household Income	\$55,951		\$72,698		\$81,536	
Per Capita Income	\$20,627		\$28,407		\$32,336	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,067	6.7%	4,582	6.8%	5,334	6.9%
5 - 9	2,838	6.2%	3,631	5.4%	4,227	5.4%
10 - 14	2,394	5.2%	3,167	4.7%	3,622	4.7%
15 - 19	4,475	9.7%	5,857	8.7%	5,901	7.6%
20 - 24	8,151	17.7%	11,424	16.9%	13,050	16.8%
25 - 34	10,342	22.5%	14,643	21.7%	17,510	22.5%
35 - 44	6,546	14.2%	8,803	13.1%	9,829	12.6%
45 - 54	4,249	9.2%	7,230	10.7%	7,740	9.9%
55 - 64	2,107	4.6%	4,745	7.0%	5,954	7.7%
65 - 74	1,038	2.3%	2,047	3.0%	3,031	3.9%
75 - 84	571	1.2%	960	1.4%	1,193	1.5%
85+	199	0.4%	360	0.5%	419	0.5%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,726	51.6%	29,508	43.7%	32,702	42.0%
Black Alone	15,517	33.8%	24,837	36.8%	29,480	37.9%
American Indian Alone	164	0.4%	300	0.4%	337	0.4%
Asian Alone	2,467	5.4%	4,600	6.8%	5,781	7.4%
Pacific Islander Alone	31	0.1%	78	0.1%	81	0.1%
Some Other Race Alone	3,142	6.8%	6,255	9.3%	7,153	9.2%
Two or More Races	928	2.0%	1,873	2.8%	2,276	2.9%
Hispanic Origin (Any Race)	4,773	10.4%	10,188	15.1%	12,385	15.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

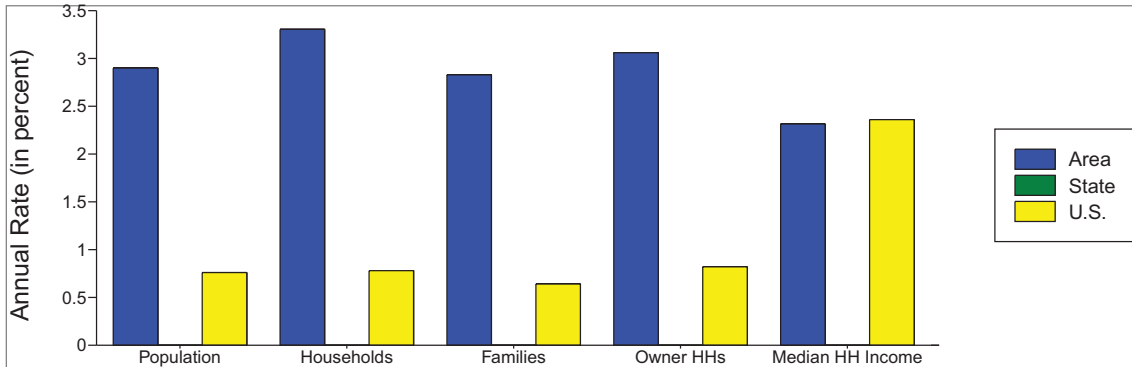
Grande Promenade pad sites

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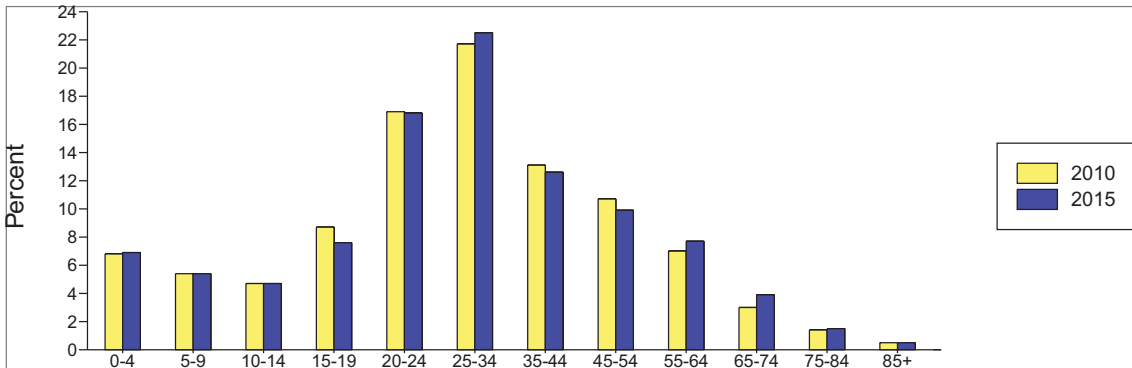
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Ring: 3 miles radius

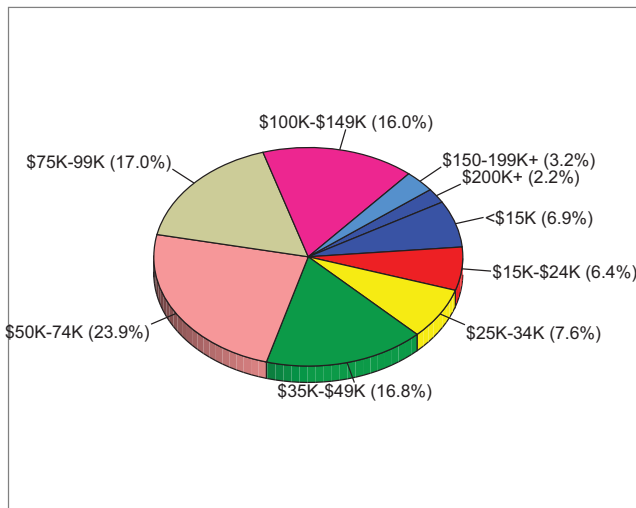
Trends 2010-2015



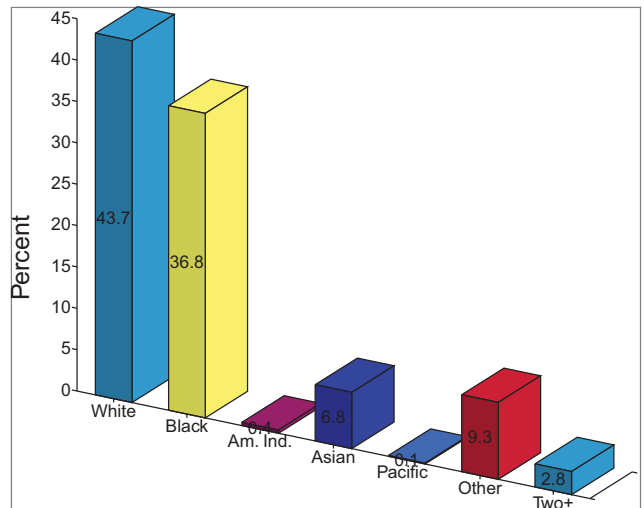
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 15.1%

Demographic and Income Profile

Grande Promenade pad sites

Latitude: 35.302908

Longitude: -80.749404

Ring: 5 miles radius

Summary	2000	2010	2015
Population	116,788	171,573	199,569
Households	42,875	65,485	76,993
Families	27,151	39,389	45,607
Average Household Size	2.63	2.55	2.53
Owner Occupied HUs	24,844	37,726	44,381
Renter Occupied HUs	18,031	27,758	32,611
Median Age	29.4	30.6	30.7

Trends: 2010-2015 Annual Rate	Area	State	National
Population	3.07%	0%	0.76%
Households	3.29%	0%	0.78%
Families	2.97%	0%	0.64%
Owner HHs	3.3%	0%	0.82%
Median Household Income	2.6%	0%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	4,591	10.7%	4,629	7.1%	4,499	5.8%
\$15,000 - \$24,999	4,703	11.0%	4,480	6.8%	4,104	5.3%
\$25,000 - \$34,999	5,673	13.2%	5,056	7.7%	4,493	5.8%
\$35,000 - \$49,999	7,796	18.2%	10,065	15.4%	8,434	11.0%
\$50,000 - \$74,999	9,819	22.9%	14,518	22.2%	17,944	23.3%
\$75,000 - \$99,999	5,320	12.4%	11,379	17.4%	13,374	17.4%
\$100,000 - \$149,999	3,538	8.2%	11,243	17.2%	18,118	23.5%
\$150,000 - \$199,000	776	1.8%	2,445	3.7%	3,642	4.7%
\$200,000+	692	1.6%	1,673	2.6%	2,383	3.1%
Median Household Income	\$47,191		\$64,406		\$73,232	
Average Household Income	\$56,871		\$75,350		\$84,435	
Per Capita Income	\$21,379		\$29,288		\$33,103	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,702	7.5%	12,769	7.4%	14,863	7.4%
5 - 9	8,590	7.4%	11,372	6.6%	13,347	6.7%
10 - 14	7,750	6.6%	10,502	6.1%	12,270	6.1%
15 - 19	8,992	7.7%	12,935	7.5%	13,593	6.8%
20 - 24	13,136	11.2%	19,388	11.3%	22,261	11.2%
25 - 34	23,802	20.4%	30,804	18.0%	37,197	18.6%
35 - 44	19,411	16.6%	25,874	15.1%	27,871	14.0%
45 - 54	13,364	11.4%	22,549	13.1%	24,854	12.5%
55 - 64	6,667	5.7%	14,594	8.5%	18,461	9.3%
65 - 74	3,735	3.2%	6,421	3.7%	9,630	4.8%
75 - 84	2,039	1.7%	3,185	1.9%	3,842	1.9%
85+	600	0.5%	1,180	0.7%	1,381	0.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,925	48.7%	73,707	43.0%	83,489	41.8%
Black Alone	45,877	39.3%	69,615	40.6%	81,952	41.1%
American Indian Alone	436	0.4%	768	0.4%	868	0.4%
Asian Alone	5,114	4.4%	9,372	5.5%	11,835	5.9%
Pacific Islander Alone	59	0.1%	158	0.1%	169	0.1%
Some Other Race Alone	6,313	5.4%	13,852	8.1%	16,238	8.1%
Two or More Races	2,062	1.8%	4,101	2.4%	5,018	2.5%
Hispanic Origin (Any Race)	10,379	8.9%	23,591	13.7%	29,210	14.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

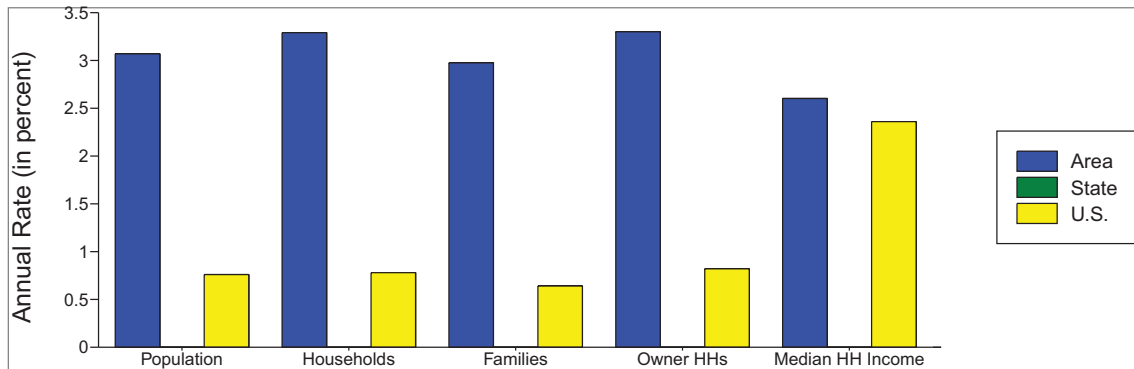
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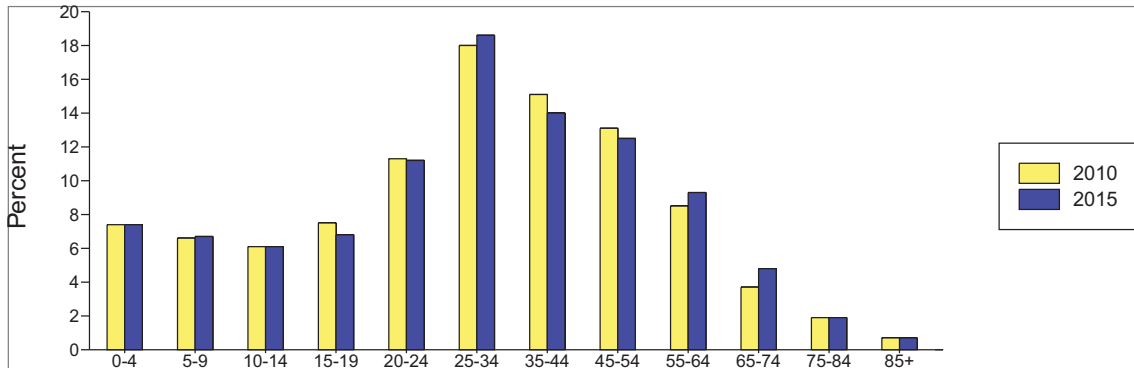
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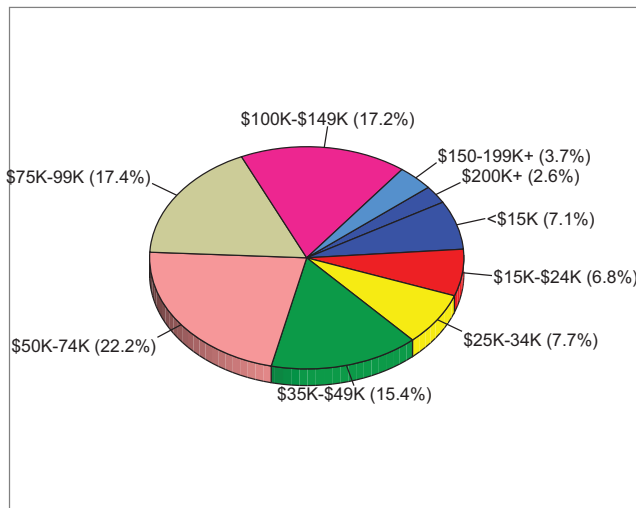
Trends 2010-2015



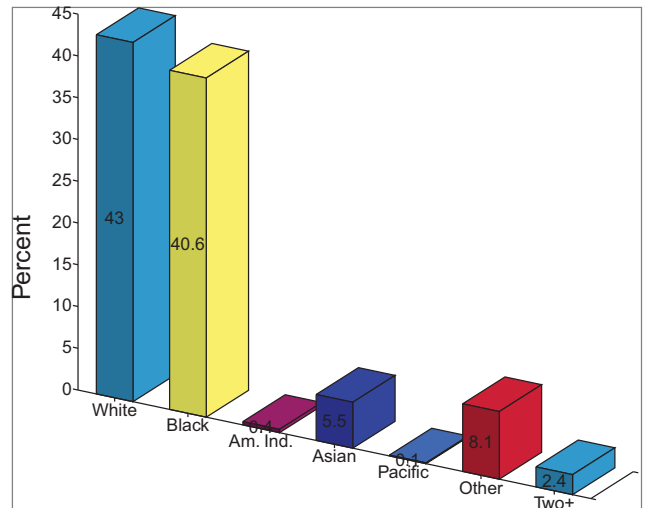
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 13.7%