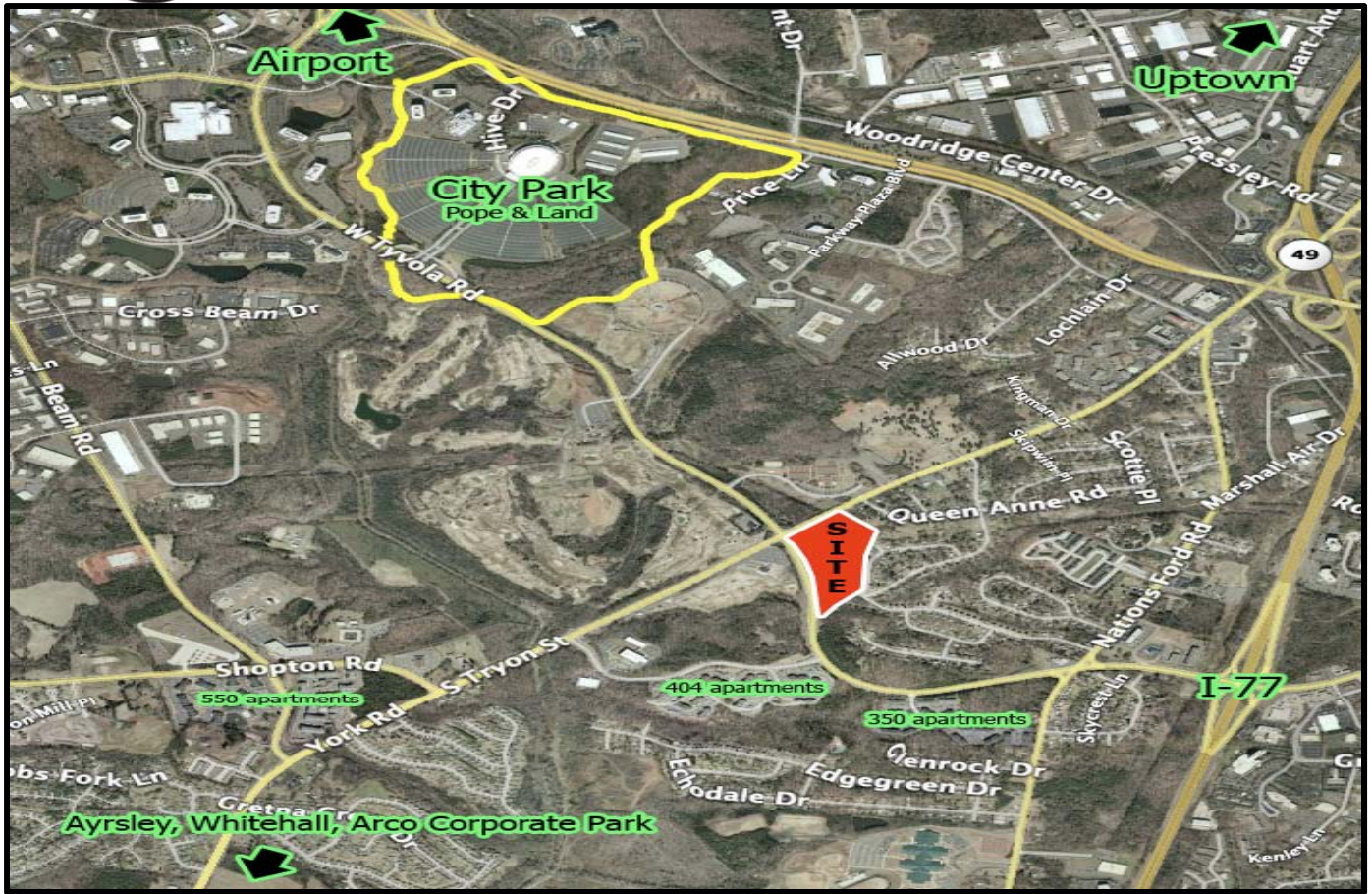




AVAILABLE RETAIL FOR SALE OR LEASE

The Nichols Company • 1200 Central Avenue Charlotte, NC 28204
704-373-9797 (office) • 704-373-9798 (fax) • www.thenicholscompany.com

Josh Beaver: Josh@thenicholscompany.com



CITY CROSSING

South Tryon Street @ West Tyvola Road

Charlotte, NC 28217

Zoning: CC

Square Footage Available for Lease:
+/-110,000sf

Acreage: 9.63

Call for Pad Site Sales & Leasing Information

Contact: Josh Beaver

(704) 373-9797



NICHOLS



AERIAL

Ideal for any and all retail uses including child care facilities, C-Stores, fast food operators, grocery stores and restaurants. 100,000sf Mini Storage facility to open September 2009 on site.



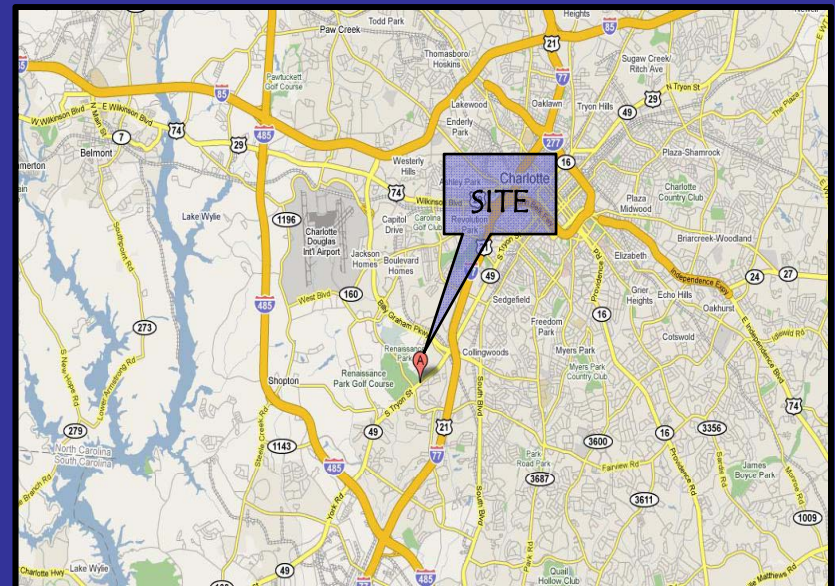
SITE

Site has incredible access and visibility. There are +/- 5 Million square feet of office and over 800 hotel rooms within a 1 mile radius. This prominent intersection boasts daily traffic counts of 60,000vpd.



LOCATION

Well positioned on the corner of South Tryon Street and West Tyvola Road, property is within close proximity to Charlotte-Douglas International Airport, I-77 and I-485.



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

Contact:
Josh Beaver: Josh@thenicholscompany.com



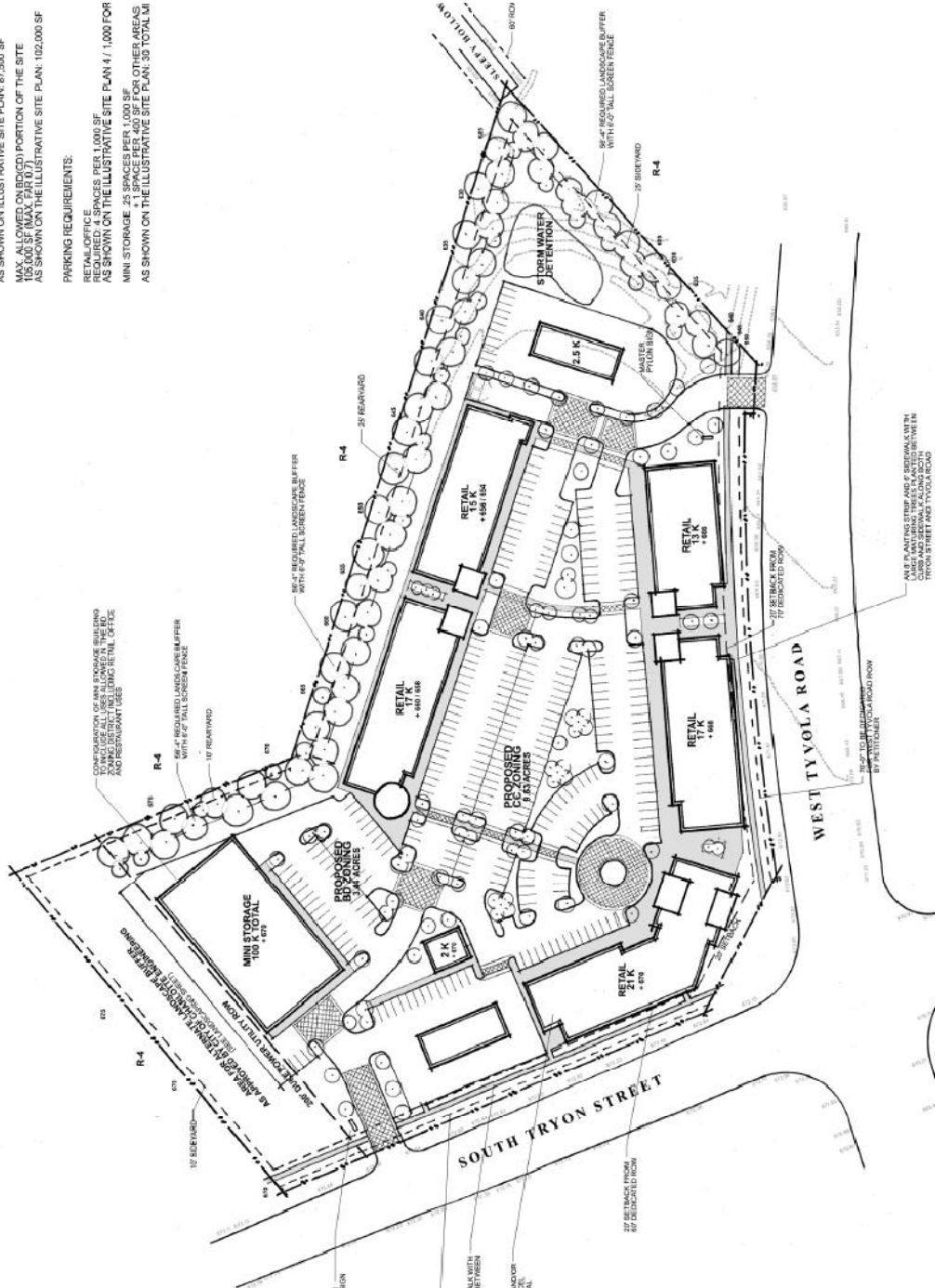
AVAILABLE

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OFFICE: 30,000 SF
 AS SHOWN ON ILLUSTRATIVE SITE PLAN; 87,500 SF
 MAXIMUM ALLOWED ON PORTION OF THE SITE
 MAXIMUM ALLOWED ON PORTION OF THE SITE
 AS SHOWN ON THE ILLUSTRATIVE SITE PLAN: 102,000 SF

PARKING REQUIREMENTS:

RETAIL OFFICE
 REQUIRED: 4 SPACES PER 1,000 SF
 AS SHOWN ON THE ILLUSTRATIVE SITE PLAN 4 / 1,000 FOR
 MINI STORAGE: 25 SPACES PER 1,000 SF
 OTHER AREAS
 AS SHOWN ON THE ILLUSTRATIVE SITE PLAN: 35 TOTAL VA



Demographics	1 Mile	3 Mile	5 Mile
Population	4,368	50,103	132,958
Avg HH Income	\$59,090	\$52,352	\$76,032

BE TO BE REFINISHED
 PER SOUTH TRYON ROAD ROW
 BY FIVE FOOTER
 ANE PLANTING STRIP AND 11' SIDEWALK WITH
 CURB AND SIDEWALK ALONG BOTH
 TRYON STREET AND TYVOLA ROAD
 CONFORMANCE OF MULTI TRAFFIC AND/OR
 SUBJECT TO CHANGE BASED ON FINAL
 LENDING PLAN

Contact:
 Josh Beaver: Josh@thenicholscompany.com