



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

FOR LEASE

Ballantyne Quad

14021 CONLAN CIRCLE | CHARLOTTE, NC 28277



2,510 SF OF SPACE AVAILABLE

Ballantyne Quad is a 30,715 SF retail development in the heart of Ballantyne providing direct access to Ballantyne Corporate Park. Ballantyne is undergoing a formal transformation process named Ballantyne Reimagined set to be completed in the near future.

Currently Ballantyne Corporate Park offers more than 4.4 million square feet of Class A office space and includes over 300 companies. Access to dozens of restaurants / retail / medical amenities is just a walk away. The area is complemented by beautiful green spaces, bike lanes, recent road improvements as well as over 19 miles of walking paths.

The property provides tenants with direct exposure to Ballantyne Commons Parkway which carries over 20,000 vehicles per day.



BALLANTYNE | REIMAGINED

A GRAND VISION FOR THE FUTURE OF PLACE

Ballantyne Reimagined is to be recognized as a great destination to enjoy life in a high-quality urban community. With time as our most valuable resource, Ballantyne is setting a new standard for place –for life made better and easier.

The transformation process it set to include 4,000 new multi-family units, a 15-acre park, 200 hotel rooms, 300,000 SF of new retail / restaurant / grocery tenants, a new outdoor amphitheatre, significant parks / open space, greenways, and lots more.

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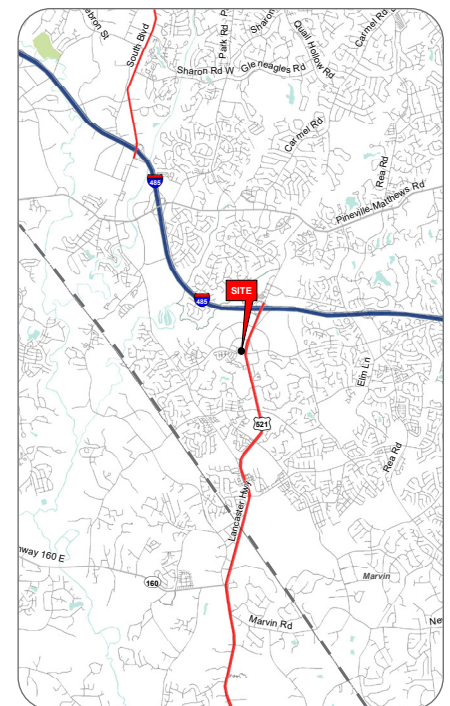
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Site Plan

STE	TENANT	SIZE
B-1	AVAILABLE	2,510 SF
B-2	AAA Cleaners	1,200 SF
B-3	Hello Beautiful	1,253 SF
B-4	Posh Nails	1,500 SF
B-5	Blue Olive	2,315 SF
B-7	Roosters	1,240 SF
B-8	KURE Vapes	1,165 SF
B-9	Sunflower Bakery	2,647 SF
B-10	York Dev Group (2nd Floor)	3,667 SF
A-1	Persis Indian Grill	2,767 SF
A-3	Akropolis	1,402 SF
A-3	Tony's Pizza	2,530 SF
BLDG-C	Duckworths	6,509 SF



22%

Of Charlotte MSA households live within ten(10) miles of Ballantyne

71,000+



Millennials between the ages of 29-34 live within 10 miles of Ballantyne



#1

Elementary, Middle & High School in county school system



69%

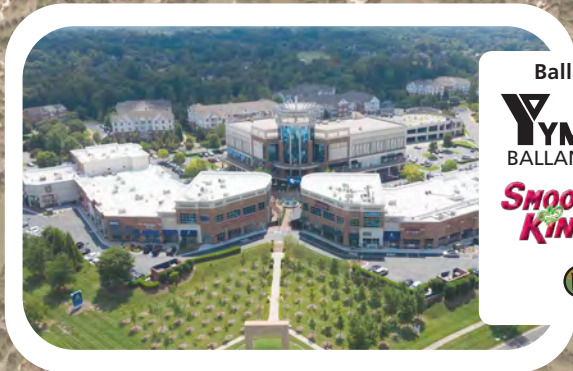
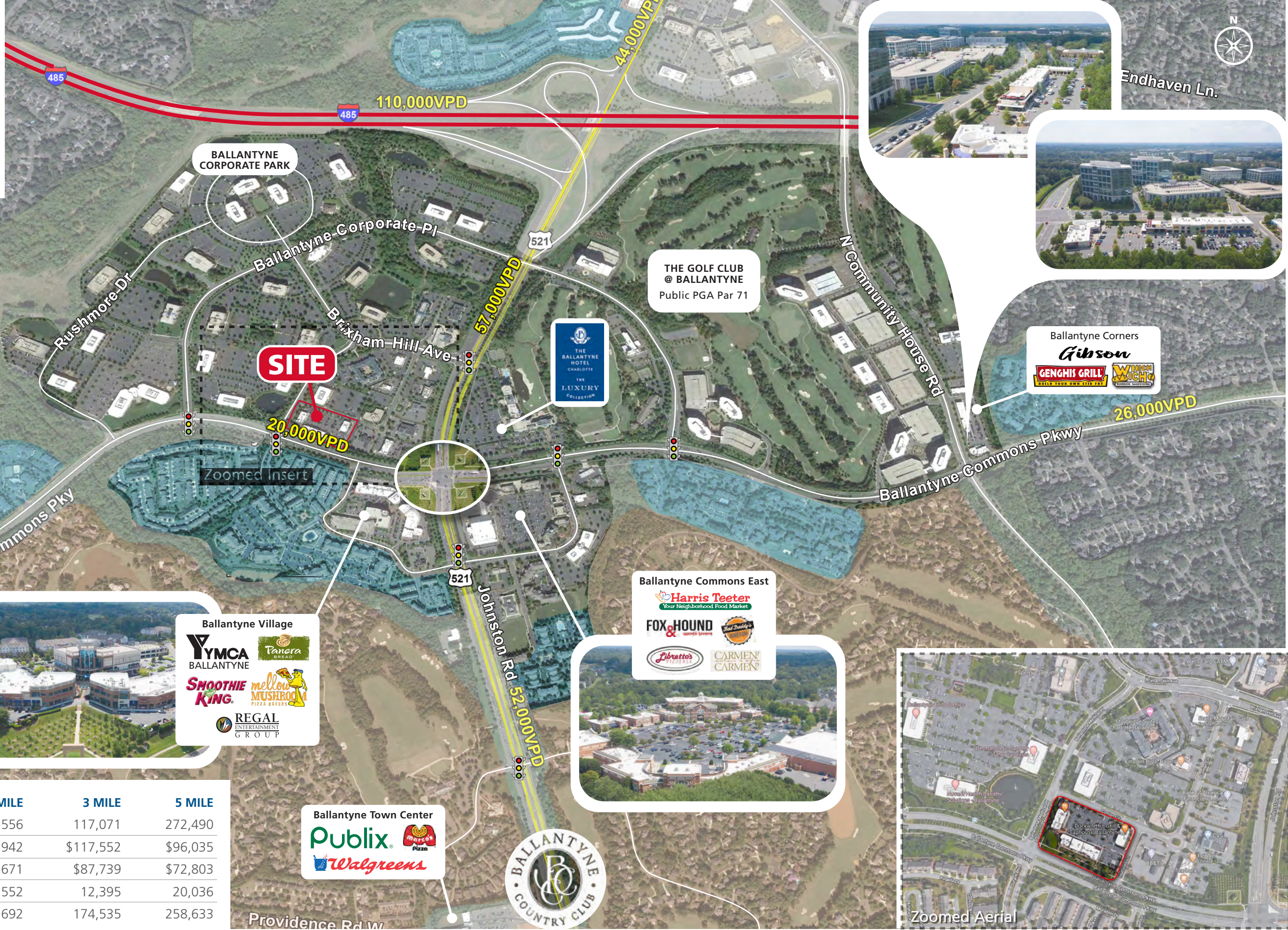
Local growth rate increase since 2001
2X Charlotte MSA

3X North Carolina | 4X National Rate

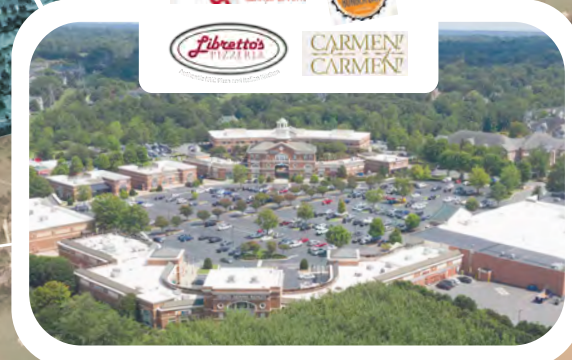
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- Single Family Homes
- Apartments / Townhomes



- Ballantyne Village**
- YMCCA BALLANTYNE
 - Panera BREAD
 - SMOOTHIE KING
 - mellow MUSHROOM PIZZA BAKERS
 - REGAL ENTERTAINMENT GROUP



- Ballantyne Commons East**
- Harris Teeter Your Neighborhood Food Market
 - FOX & HOUND
 - Libretto's PIZZERIA
 - CARMEN'S CARMEN'S



- Ballantyne Town Center**
- Publix
 - Walgreens



DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	13,556	117,071	272,490
AVERAGE HH INCOME	\$174,942	\$117,552	\$96,035
MEDIAN HH INCOME	\$116,671	\$87,739	\$72,803
BUSINESS ESTABLISHMENTS	2,552	12,395	20,036
DAYTIME EMPLOYMENT	35,692	174,535	258,633



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Ballantyne Reimagined’s approach and vision is based upon the development principles of:

- Walkability
- Mixed Uses
- Quality Architecture & Public Civic Spaces
- Transit Orientation
- Connectivity
- Home Style Mix
- Clustered Living
- Sustainability

Ballantyne Reimagined’s guiding design principles include advancing:

- Urbanity
- Outdoor Lifestyle
- Health & Wellness
- Discovery
- Integration
- Authenticity



Green space remains a critical piece of Ballantyne Reimagined. Ballantyne will have 100+ acres of green space, with the creation of 10 parks, five of them the size of Romare Bearden Park or larger (including one 20-acre park). Northwood will create a greenway connection and bridge to the existing Lower McAlpine Greenway connecting vast park, sidewalk, walking trails and bike paths within Ballantyne to extensive south Charlotte greenway system.