

# METROPOLITAN

1111 METROPOLITAN AVE | CHARLOTTE, NC | 28204 | AVAILABLE FOR LEASE



PARTNER **XTEAM**



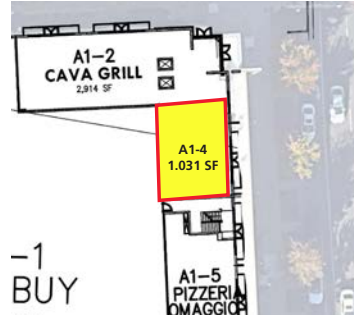
**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE



# - New for 2024 -

4 Small Spaces  
Remain Available For Lease

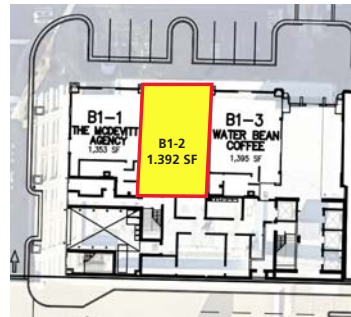
**A1-4: 1,031 SF**



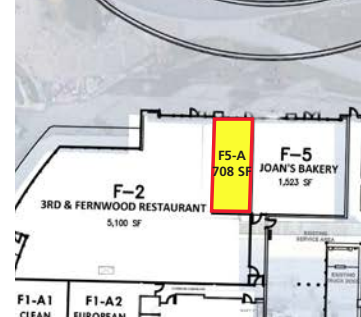
**A1-6: 1,754 SF**



**B1-2: 1,392 SF**



**F-5A: ±708 SF**



A modern district brimming  
with culture and  
centered in  
it all.



# CHARLOTTE, NC

An aerial photograph of Charlotte, North Carolina, taken at sunset. The sky is a mix of orange, yellow, and light blue. In the foreground, a large stadium with a blue roof is visible. The city skyline is filled with various skyscrapers, including the Bank of America Corporate Center. The sun is low on the horizon, creating a lens flare effect.

## TRANSPORTATION HUB

- 2nd largest hub of world's largest airline, *American Airlines*
- 10th named among "America's Best Airports" - *Travel & Leisure Magazine*
- 5th most active airport in the world in total operations
- 46.4 million passengers welcomed at Charlotte Douglas International Airport in 2018

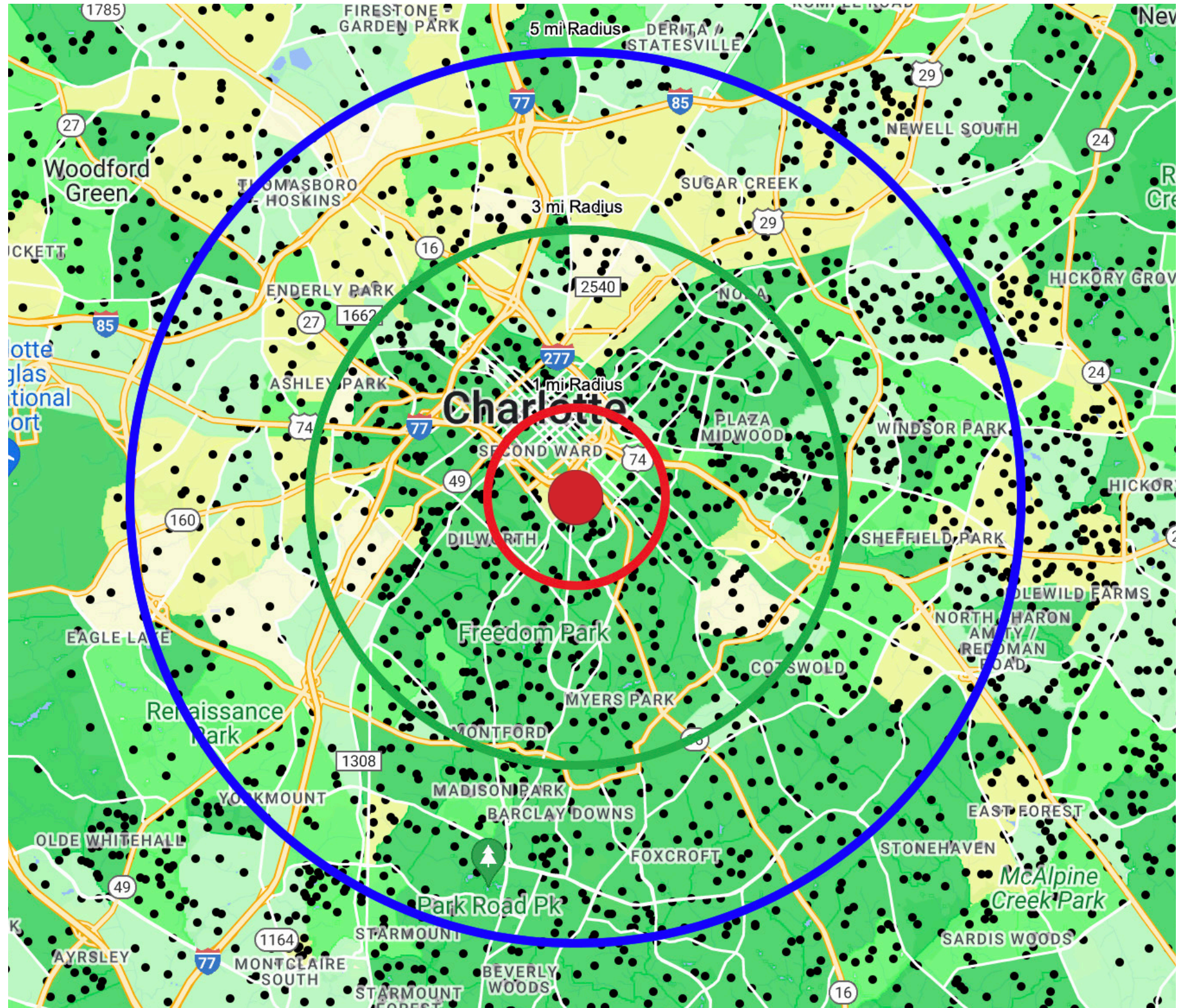
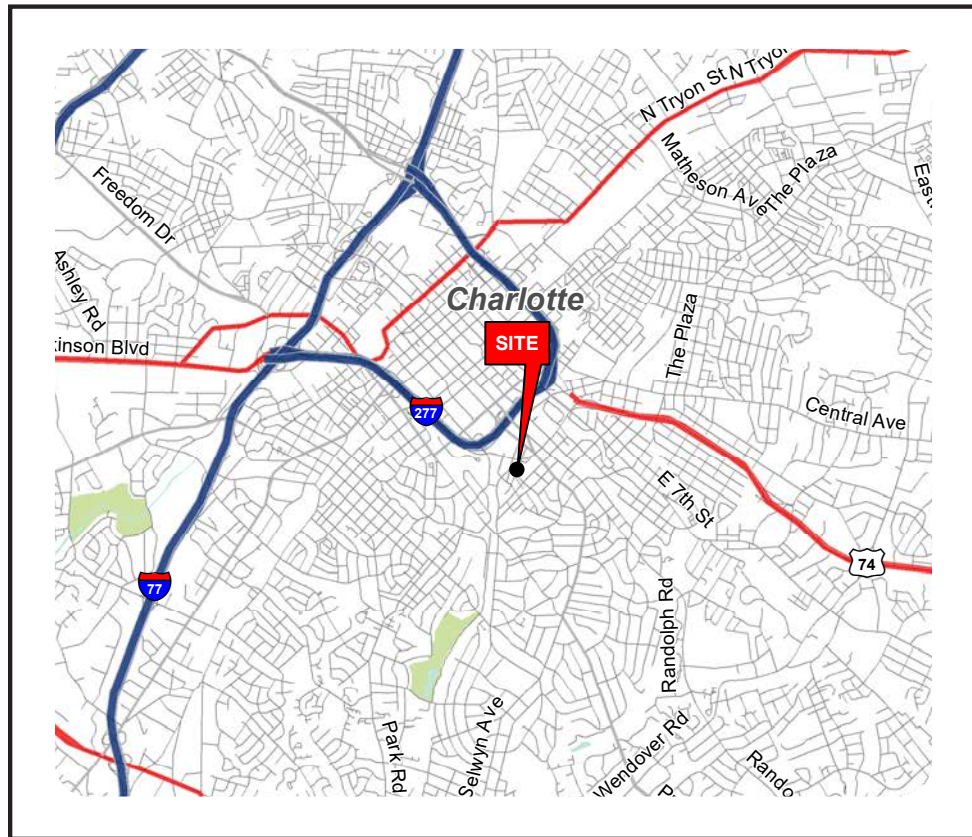
7.4 million people live within a 100-mile radius of Charlotte, allowing it to emerge as a financial, distribution & transportation center for the entire urban region.

- RANKED AMONG THE TOP 10 CITIES in the world for overall quality of life (Numbeo 2020)
- 2ND TOP METRO in US for economic growth potential
- #2 - 'AMERICA'S FASTEST GROWING CITIES' US Census Bureau
- 6 FORTUNE 500 COMPANIES Headquartered in the Charlotte metro area
- 15 FORTUNE 1000 COMPANIES Headquartered in the Charlotte metro area



# DEMOGRAPHICS

<b>2023</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	15,051	132,884	280,904
Daytime Employment	40,557	123,817	233,697
Average HH Income	\$142,551	\$149,030	\$132,219
Business Establishments	3,245	12,337	22,827

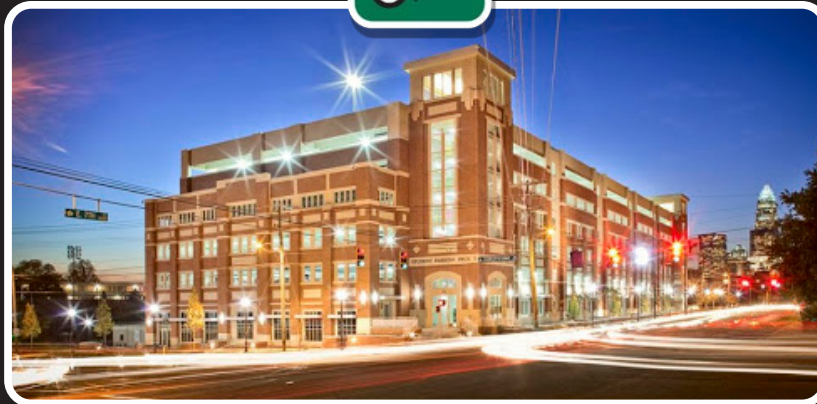




# Large institutions are located within one-mile of the Metropolitan



- The flagship hospital is a Level One Trauma and Transplant Center with 874 beds
- Ranked the best Regional Hospital since 2016
- Levine Cancer Institute, Carolinas Rehabilitation and Levine's Children Hospital are located on the Atrium Health Campus
- Wake Forest and Atrium will develop a medical school within .25 miles of the campus
- The affiliated hospital, Atrium Health Mercy, is an 185 bed acute care facility located within one mile of the Metropolitan



One of the largest community colleges in the state, CPC has 19,957 students. Students, who are able to earn associate degrees can choose from 21 different curriculums.



- The 622 bed hospital is recognized for Neonatal Intensive Care, The Stroke and Neurosciences Center and Behavioral Health Department
- Novant Health operates in the Carolinas in addition to Georgia and Virginia
- Novant operates the Hemby Children's Hospital which offers specialty medical care and therapy for infants, children and teens





RESTAURANT

E1-1 OPEN RICE KITCHEN  
E1-2 PISCES  
E1-4 DRESSLER'S

F-2 3RD & FERNWOOD RESTAURANT  
F-5A 708 SF AVAILABLE  
F-5 JOAN'S BAKERY  
F3-A LOST WORLDS BREWING  
F1-A1 CLEAN YOUR DIRTY FACE CENTER  
F1-A2 EUROPEAN WAX TERTIAL BUSINESS  
Removery

Vacant  
8,344 SF

METROPOLITAN AVENUE

C-1 TRADER JOE'S  
12,933 SF  
C-2 MIDTOWN BALLROOM  
C-4 SALON LOFTS  
B1-1 THE MODERNIST  
B1-2 PENDING  
B1-3 WATER BEAN COFFEE  
B1-4  
B1-5 & 1-7 LIT FITNESS  
CLEANERS  
Public Parking

A1-1 BEST BUY  
30,000 SF  
Marshall's  
Burlington  
Upper Floor  
32,967 SF  
A1-2 CAVA GRILL  
A1-5 PIZZERIA OMAGGIO  
A1-6

PENDING

Future  
COOK-OUT

petco

at home  
The Home Décor Superstore

TARGET

Public  
Parking

CHARLOTTE TOWNE AVENUE  
14,500 VPD

S. KINGS DRIVE



**Atrium Health  
Future Medical School  
and Facilities**

**Pappas Properties  
'Midtown'  
(New Development)**

**SITE**

- at home (coming soon)
- PETCO
- Public Parking
- BEST BUY
- TRADER JOE'S
- Marshalls

**19,957 STUDENTS**

ABC  
TAZIKIS  
verizon  
corepower  
YOGA

Arby's  
SUBWAY  
Bank of America  
TD

Orangetheory FITNESS

**NOVANT HEALTH**

**15,400 EMPLOYEES  
654 BEDS**

**NOVANT HEALTH**  
Heart & Vascular

**Dilworth**

**\$596,932 MEDIAN HOME PRICE**

1010 Dilworth Apartments  
184 units

Lincoln at Dilworth  
380 units

Greenside  
225 units

Berkshire Dilworth  
296 units

**Atrium Health**

**Atrium Health  
Levine Children's**

**24,900 EMPLOYEES  
874 BEDS**

**Elizabeth**

**\$379,284 MEDIAN HOME PRICE**

**Myers Park**

**\$878,420 MEDIAN HOME PRICE**





# Pappas Properties 'Midtown'

20K SF Retail  
300+ Apartment Homes  
150 Hotel Rooms

145K SF of Office  
360 SF of Medical Office



# UPTOWN



**Atrium Health  
Future Medical School  
and Facilities**

**Future  
Baxter St  
Connection**

**SITE**

Metropolitan  
Future  
280 Apartment  
Units

## Dilworth

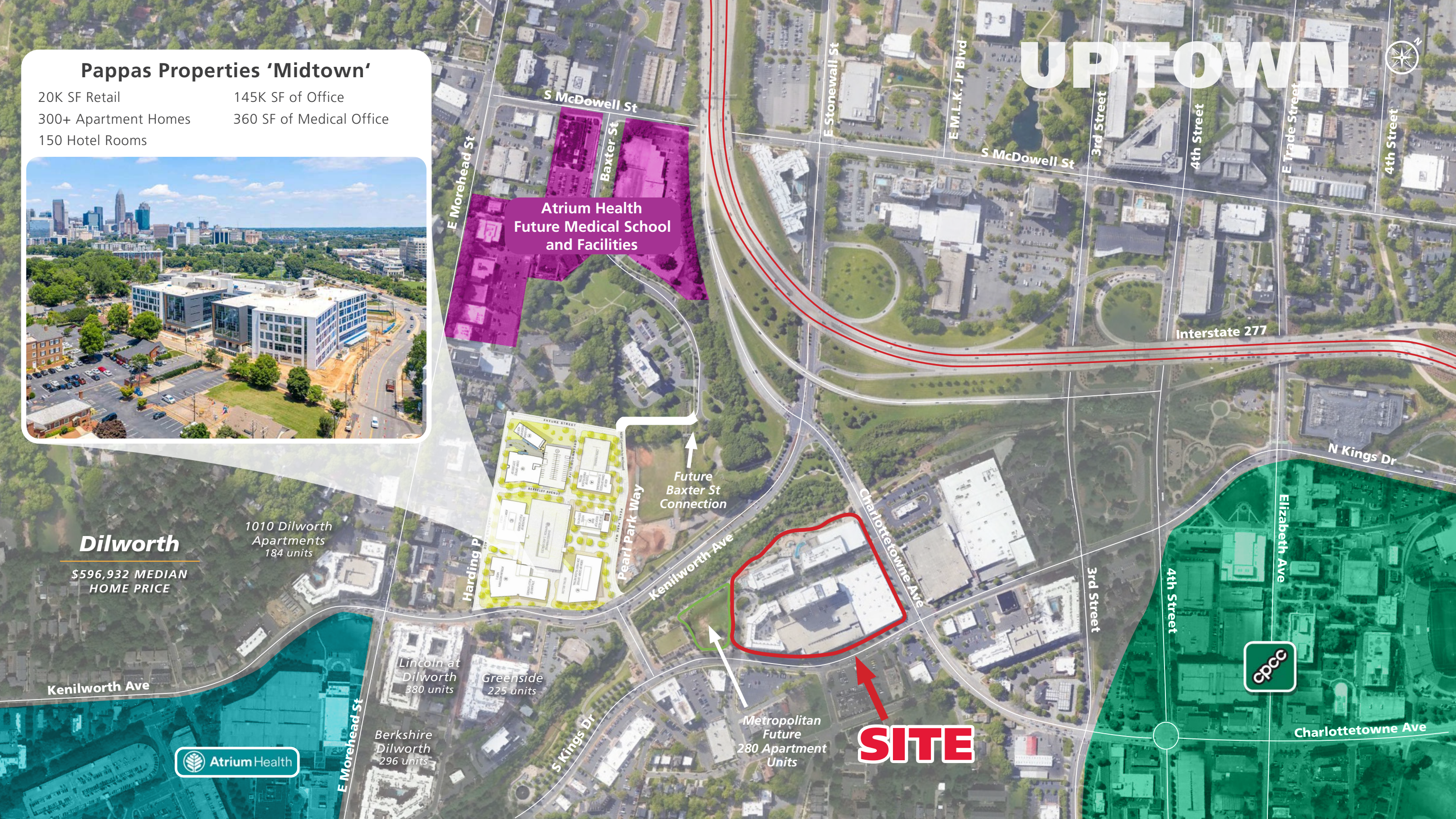
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Dilworth  
296 units





# METROPOLITAN

104 RESIDENTIAL CONDOS

170,589 SF OF OFFICE SPACE

171,644 SF OF RETAIL AND RESTAURANT SPACE

1,100 PARKING SPACES

Metropolitan is an urban mixed-use development situated within one mile of Uptown (The Central Business District), immediately south of Interstate 277 providing direct access to Highway 74, Interstate 77 and Interstate 85.

Trader Joe's anchors the project whose other co-tenancy includes Best Buy and Marshalls. Target is located immediately north of the project. The property includes a 1.3 acre lot, which will be developed for approximately 280 multi-family homes.



**280 Proposed  
Apartments Units**



# TENANTS



Dresslers



Eat The Frog Fitness



Joan's Bakery & Deli



Pizza Omaggio



Pisces



# TENANTS



Lost Worlds



Teriyaki Madness



Which Wich



Third & Fernwood



Trader Joe's



Modern Salon & Spa



Waterbean Coffee



# DESIGN & EVENTS



Metropolitan hosts a variety of events intended to elevate experiences, ranging from live music, rooftop workouts and seasonal markets.

Vivid mural designs can be found throughout the property showcasing local artists and giving a nod to the creative spirit of the property.





The image shows the exterior of Dressler's Restaurant at dusk. The building has a modern facade with large glass windows and a prominent sign that reads "DRESSLER'S RESTAURANT". The outdoor patio is furnished with tables and chairs, and is covered by several large white umbrellas. String lights are strung across the patio, and the interior of the restaurant is visible through the glass doors. People are seen dining at the tables, and staff members are visible in the background.

# DRESSLER'S

RESTAURANT

## METROPOLITAN

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**XTEAM**  
RETAIL ADVISORS