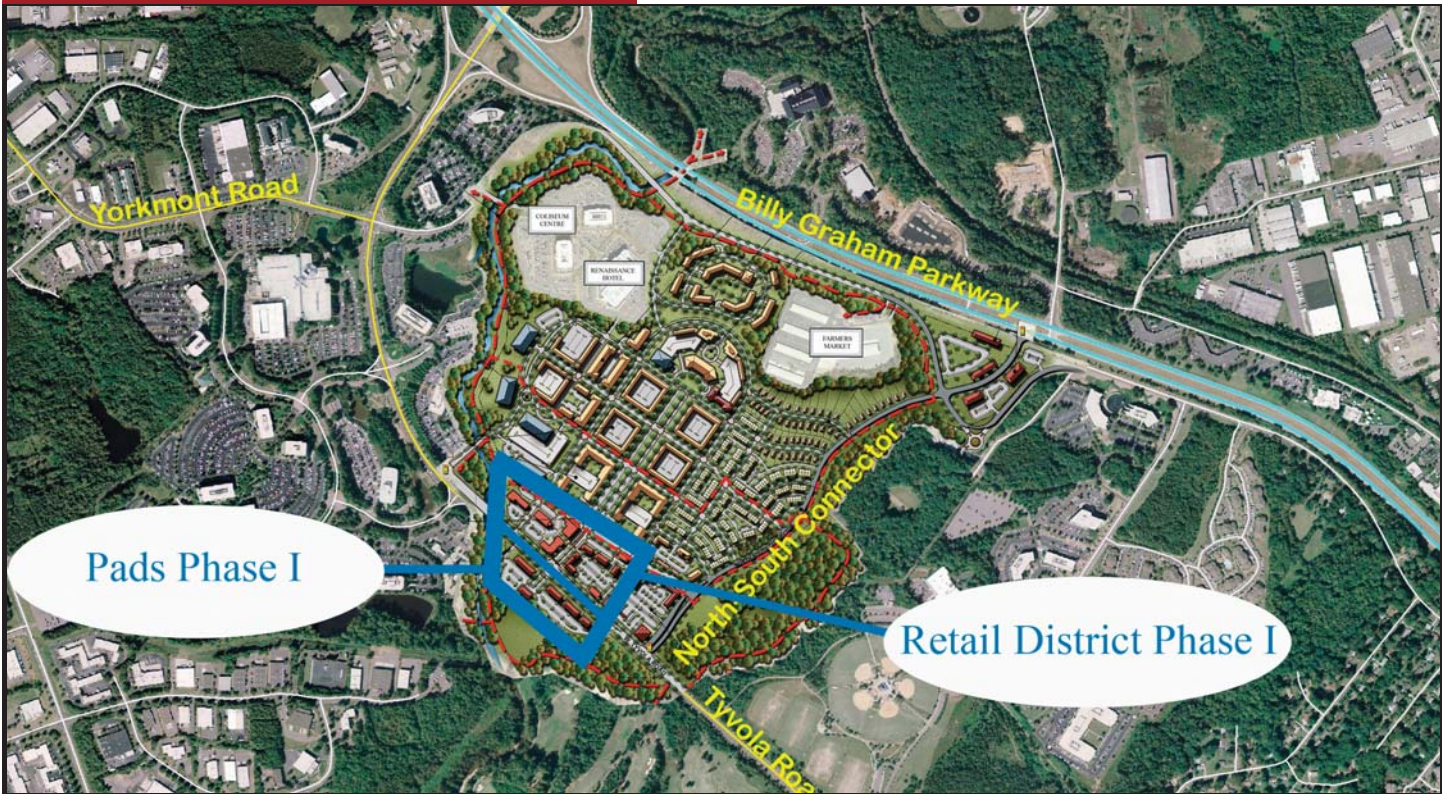


City Park

Charlotte, North Carolina

170 acre mixed use, recreational project that includes Retail, Residential, Hotel and Office



Location Tyvola Rd and Paul Buck Rd.
Charlotte, NC 28266
Mecklenburg County

Size Phase I A - 14,000 SF
Phase I B - 40,000 SF &
3 Pad Sites

Parking 350 spaces
(+/- 5 spaces per 1,000 SF)

Access Traffic Light Access

Features

- 4 million SF of existing office space within walking distance
- Accessible to hotel guests of 1,000+ hotel rooms
- Adjoining Renaissance Park which features 8 fields, bike trails, tennis courts, & public golf course

Traffic 24,000 vpd- Tyvola Road
46,300 vpd - Billy Graham S. of W Blvd
(NC DOT Traffic Count, 2008)

Tenants Contact for leasing information

Available 54,000 SF

Demographics:	3-Mile	5-Mile
Population*	30,105	125,345
Median HH Income**	\$41,537	\$50,742
Daytime Population***	56,628	180,208

Pellerin & Salomon
Real Estate Services, LLC



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jenniferc@ps-realestate.com

Ashley Robinson
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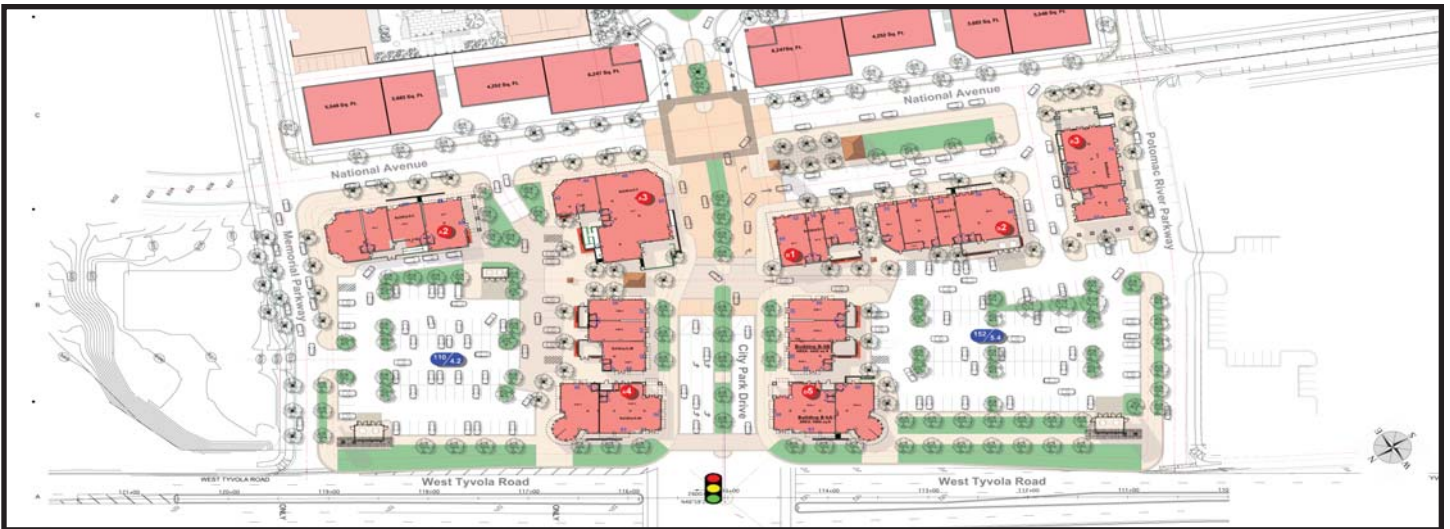
www.ps-realestate.com

*Source: Postal Count, Sites USA, 2009 **Source: US Census 2000, Sites USA, 2008 ***Source: AGS, 2008

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Retail District



City Park - Phase I

- 65,000 SF Free Standing Retail Space
- 160 Town Homes (for sale)
- 180 Medium Density Multi Family (for rent)
- 350 High Density Urban Multi Family With 30,000 SF of Ground Floor Retail
- 150 Room Boutique Hotel
- 125,000 SF Office Building

The Master Plan

- 2,500 residential units
- 200,000 square feet of retail space
- 350 hotel rooms
- 400,000 square feet of office space
- Signature retail and recreational amenities including acres of parks, a 3 mile traffic-free trail system, and a Farmer's Market