



CHARLOTTE

NEIGHBORHOOD & BUSINESS
SERVICES



Small Business Lending & Recruitment

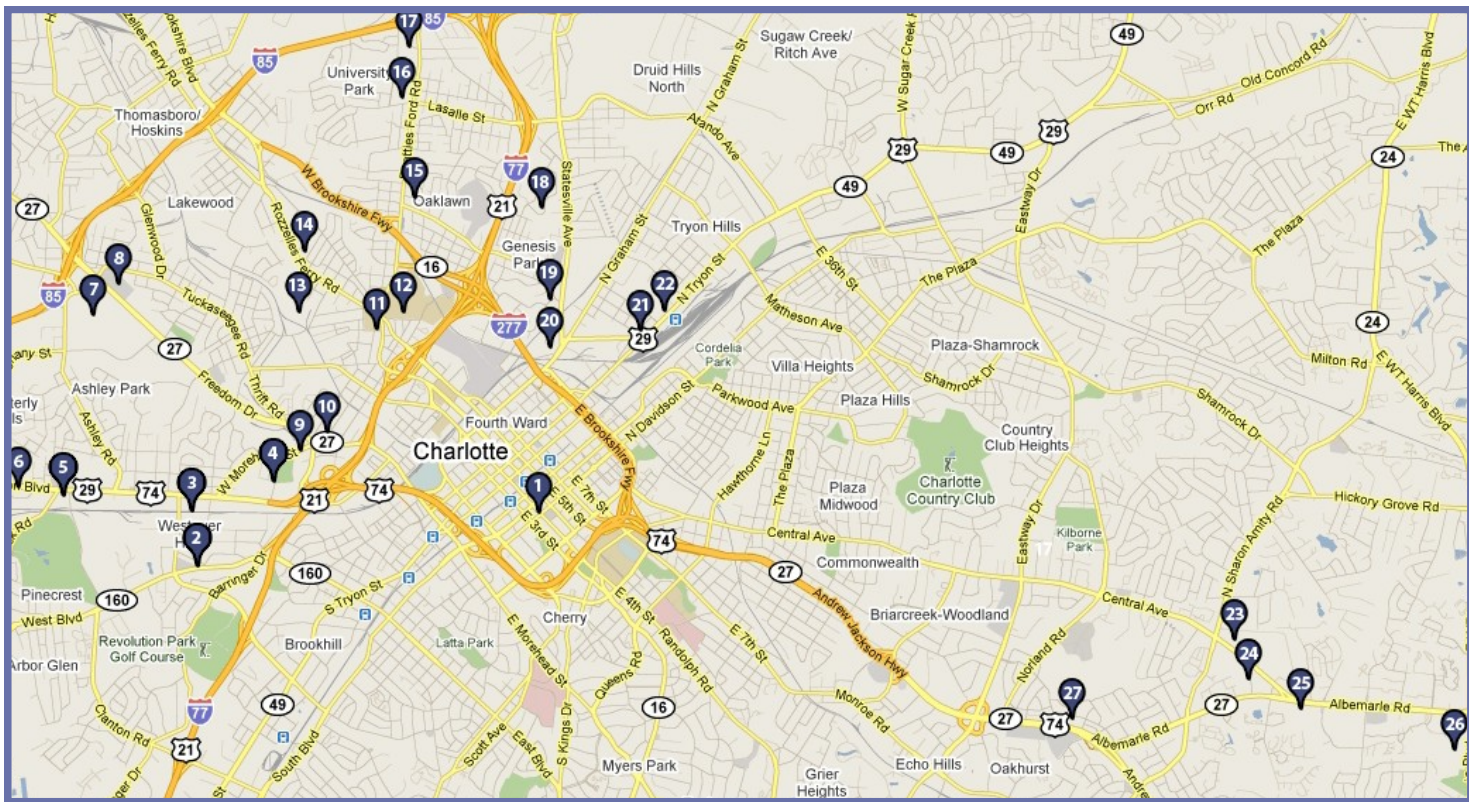
BUSINESS CORRIDOR TOUR

November 2010



BUSINESS CORRIDOR TOUR

- | | |
|-----------------|--|
| 8:30 AM—9:00 AM | Breakfast & Networking Opportunity |
| 9:00 AM—9:15 AM | Welcome by Mayor Anthony Foxx |
| 9:15 AM—9:25 AM | Board the Bus |
| 9:25 AM—Noon | Corridor Tour:
West Boulevard
Wilkinson Boulevard Corridor
Freedom Drive Corridor
Rozzelles Ferry Corridor
Beatties Ford Road Corridor
LaSalle/Statesville
North Tryon Corridor
Eastland Mall Area |



TOUR ROUTE

- 1- Tour Start - Charlotte-Mecklenburg Government Center
- 2- City West Commons Shopping Center

Wilkinson Boulevard Corridor

- 3- Dyestuff Commercial Lofts
- 4- Bryant Park
- 5- Wilkinson Park Business Center
- 6- Business Park (Not Yet Named)

Freedom Drive Corridor

- 7- Valerie C. Woodward Office Center
(Freedom Mall)
- 8- Freedom Mart
- 9- Wesley Village
- 10- Pinky's Westside Grill

Beatties Ford Road Corridor

- 11- Mosaic Village
- 12- Johnson C. Smith University Bookstore

Rozzelles Ferry Corridor

- 13- Caraustar Mill
- 14- Greenway Business Center

Beatties Ford Road Corridor

- 15- CMPD Metro Police Department
- 16- University Village Shopping Center
- 17- Beatties Ford Streetscape

LaSalle/Statesville Road

- 18- Double Oaks
- 19- NorthEnd Square
- 20- Charlotte Fire Department

North Tryon Corridor

- 21- North Tryon Streetscape Project
- 22- City North Business Center

Eastland Mall Area

- 23- Central Avenue Streetscape Project
- 24- Charlotte Fire Department, Station 42
- 25- Former Upton's
- 26- Delta 6
- 27- Super Wal-Mart

WEST BOULEVARD



November 2010

CITY WEST COMMONS SHOPPING CENTER

Total Project Cost

\$5.4M

City Assistance

HUD Section 108 Loan- \$2,560,000

HUD EDI Grant- \$950,000

City EDRLF Loan- \$900,000

Industry

Retail

Important Facts

- Property was given to City by US Department of Justice as a Weed & Seed Initiative
- Westover Police Division relocated with 100 officers & staff

Available Space

13,612 SF

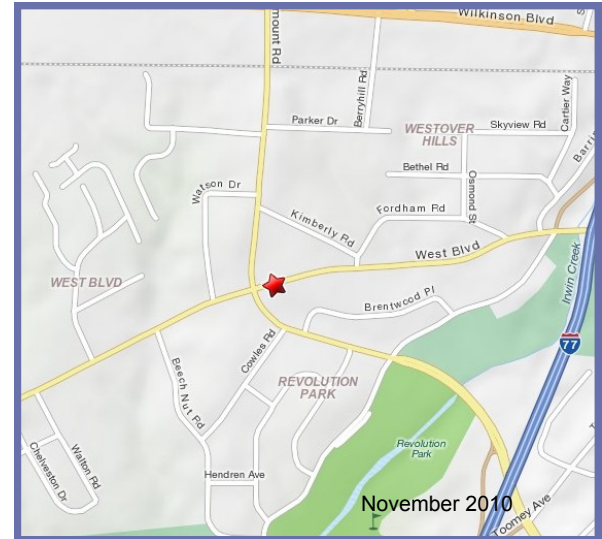
Asking Lease Rate (Price/SF)

\$10.00 – \$15.00

Contact

Josh Beaver, 704-749-5726

1560 West Boulevard



WILKINSON BOULEVARD CORRIDOR



November 2010

DYESTUFF COMMERCIAL LOFTS

Size

60,000 SF

Total Project Cost

\$5M

Industry

Office

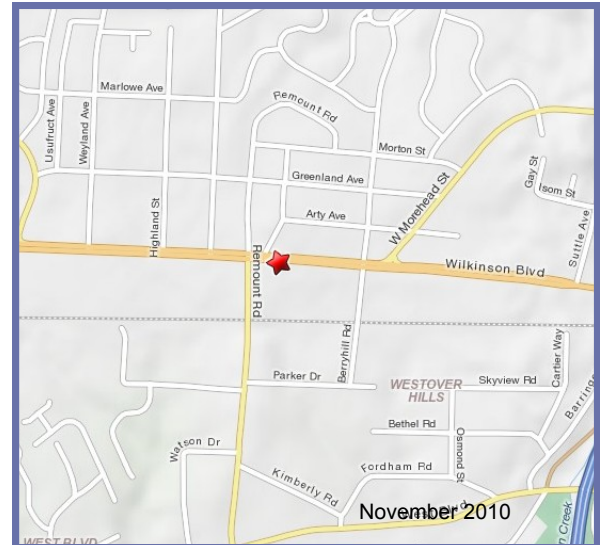
Important Facts

- Available space:
 - 2 spaces for lease (6,164 SF/1,622 SF)
 - 5 suites for sale (3,727 SF—6,829 SF)
- Asking lease rate (Price/SF): \$18
- Sales price (Price/SF): \$125.00 – \$160.00

Contact

Rob Pressley, 704-971-6525

2459 Wilkinson Boulevard



BRYANT PARK

Size

15 acres

Total Project Cost

\$203M (projected build out)

City Assistance

\$3.2M

Industry

Industrial/Office/residential

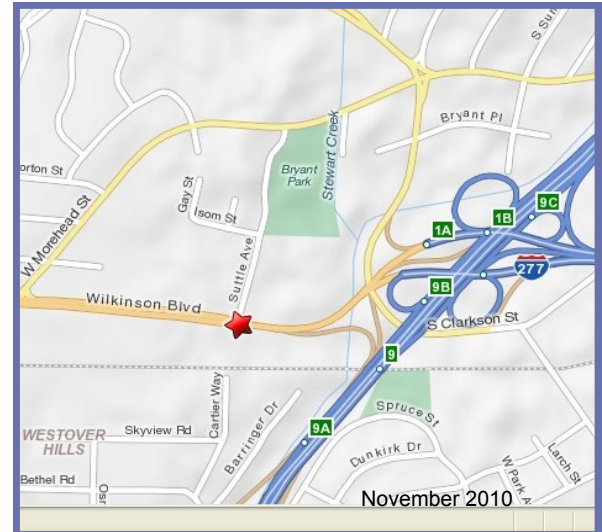
Important Facts

- Available land: 2.4 acres
- Zoning: I-2
- Sales price: \$550,000 per acre

Contact

George Macon, 704-561-5308

Suttle Avenue & Wilkinson Boulevard



WILKINSON PARK BUSINESS CENTER

Size

37 acres

Total Project Cost

\$12M

City Assistance

\$3.8M (local, state & federal)

Industry

Industrial/Commercial

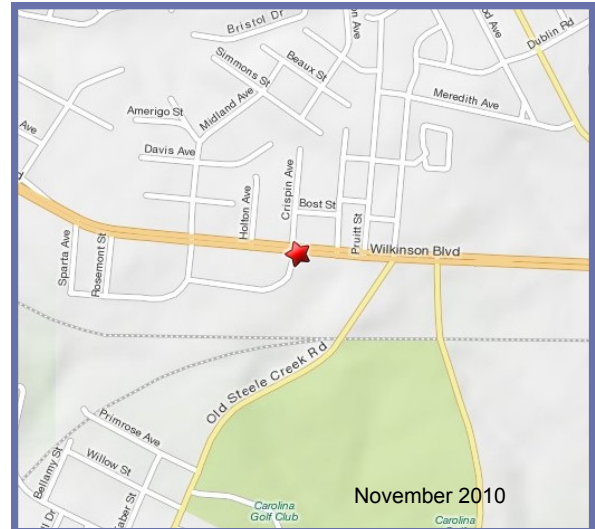
Important Facts

- Brownfield project
- Jobs created: 233
- Available space: NA
- SOLD OUT

Contact

Bob Sweeney, CMDC, 704-365-2152

John Crosland Jr. Drive & Wilkinson Boulevard



BUSINESS PARK NOT YET NAMED

Size

45 acres

Total Project Cost

\$5M

City Assistance

Potential infrastructure assistance and land donation

Industry

Industrial/Commercial

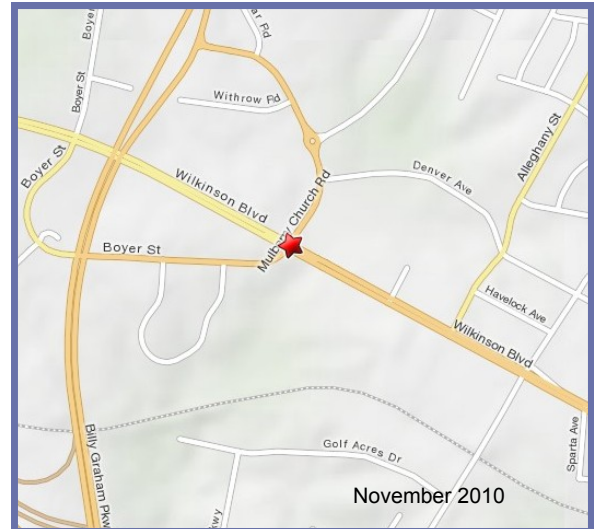
Important Facts

- Developed with the cooperation of CMDC, the Airport and Storm Water Services
- Potential jobs: 200
- Available spaces: 35 developable acres

Contact

Bob Sweeney, CMDC, 704-365-2152

Mulberry Church Road & Wilkinson Boulevard



FREEDOM DRIVE CORRIDOR

(FreeMoreWest)



November 2010

VALERIE C. WOODARD OFFICE CENTER (FREEDOM MALL)

Size

400,000 SF

Total Project Cost

\$34.7M

Industry

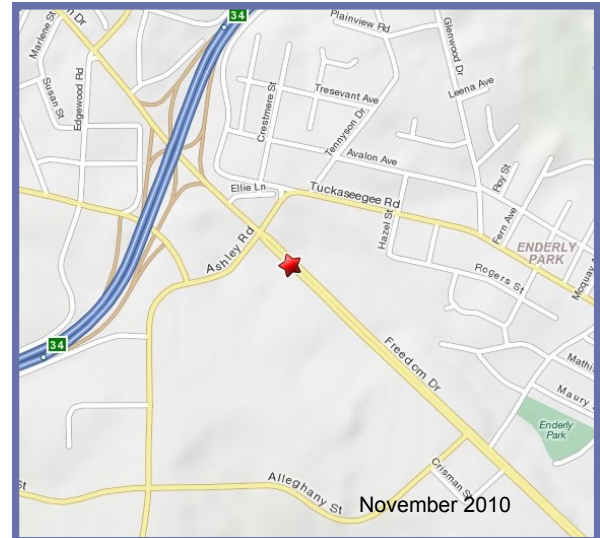
Government

Contact

Jacqueline McNeil, Mecklenburg County

704-432-4502

3205 Freedom Drive



FREEDOM MART (FORMER LOWE'S)

Size

16 acres

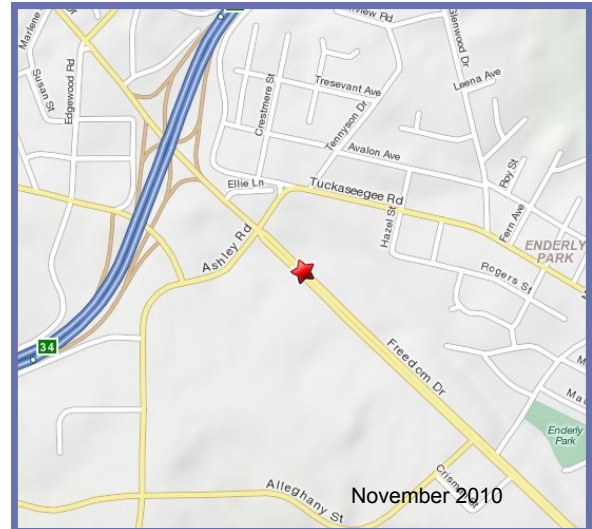
Sales Price

\$4M

Contact

Mike Romelotti, 704-842-7696

3200 Freedom Drive



WESLEY VILLAGE

Size

21 acres

Total Project Cost

\$33M

City Assistance

\$1.36M

Industry

Residential

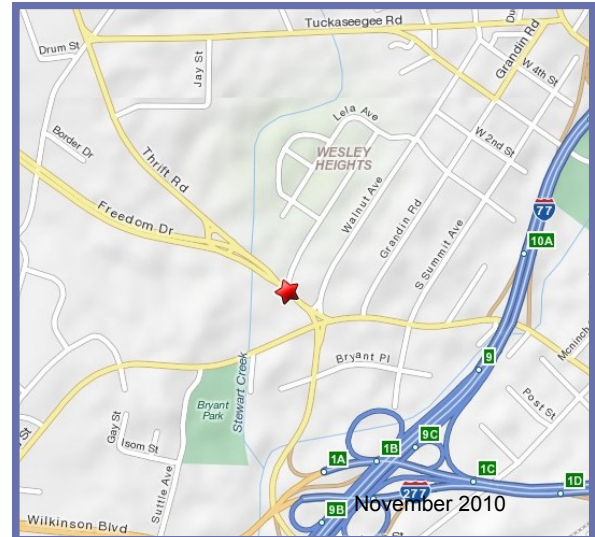
Important Facts

- Stewart Creek Parkway completed

Contact

Carter Seigle, Wood Partners, 704-332-8995

2715 Wet Stone Way



PINKY'S WESTSIDE GRILL

Total Project Cost

\$850,000

City Assistance

Facade grant recipient

Commercial Building Retrofit program applicant

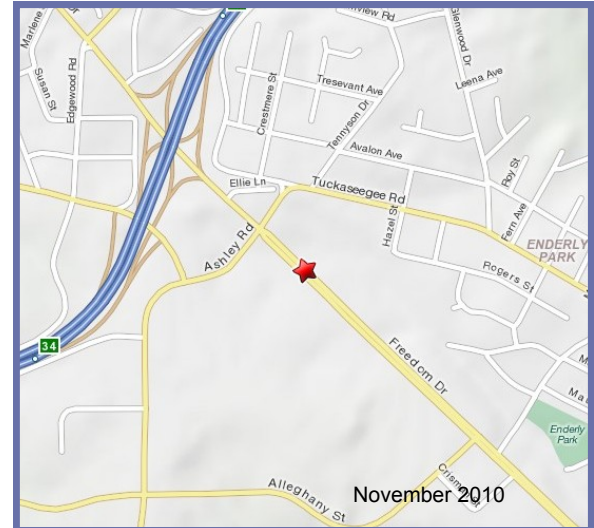
Industry

Restaurant

Contact

John Nichols, 704-373-9797

1600 West Morehead



ROZZELLES FERRY CORRIDOR



November 2010

GREENWAY BUSINESS CENTER

Size

18.7 acres, 15 parcels, includes three buildings

City/County Assistance

\$2.3M contribution to land purchase and
\$500,000 grant for renovations to existing
buildings for lease

Industry

Industrial/Office

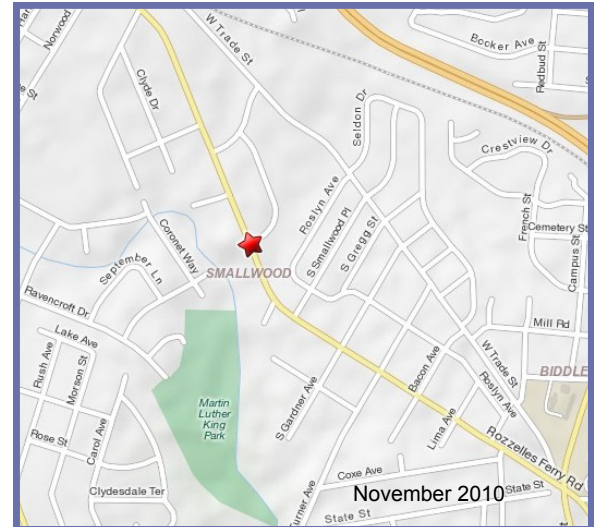
Sales Price

Call Bob Sweeney

Important Facts

- Former public housing site
- Preserving old buildings
- Supports Stewart Creek Greenway

2700 Rozzelles Ferry Road



BEATTIES FORD ROAD CORRIDOR



November 2010

CMPD METRO POLICE DEPARTMENT

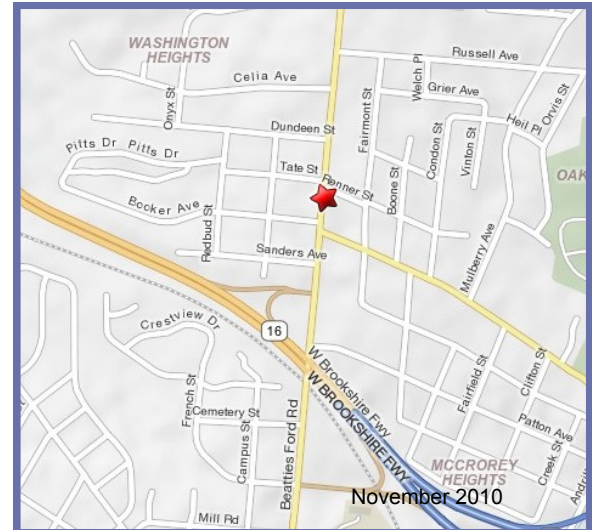
Size

11,837 SF

City Investment

\$4.62M

1116 Beatties Ford Road



UNIVERSITY VILLAGE SHOPPING CENTER

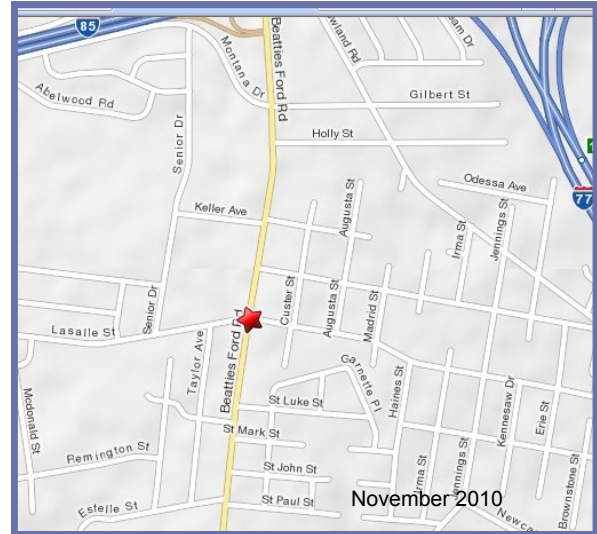
City Investment

\$900,000 City Loan

Industry

Retail

LaSalle Street & Beatties Ford Road



BEATTIES FORD STRETScape

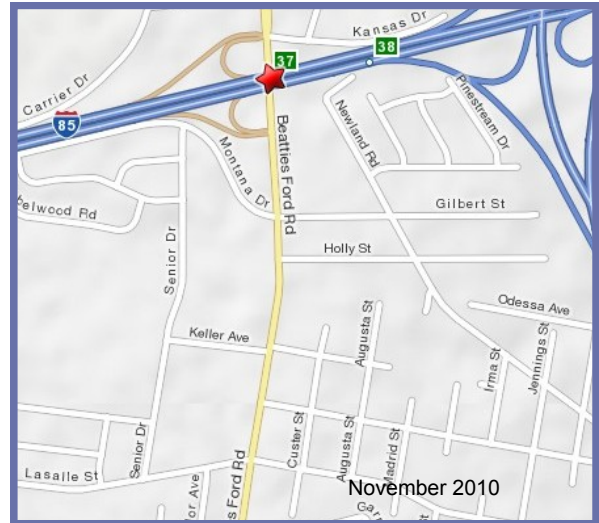
City Investment

\$3.65M

Important Facts

- Project will provide median and pedestrian refuges along Beatties Ford Road from Lasalle Street to I-85

Beatties Ford Road from LaSalle Street To I-85



JOHNSON C. SMITH UNIVERSITY BOOKSTORE

Size

15,000 SF

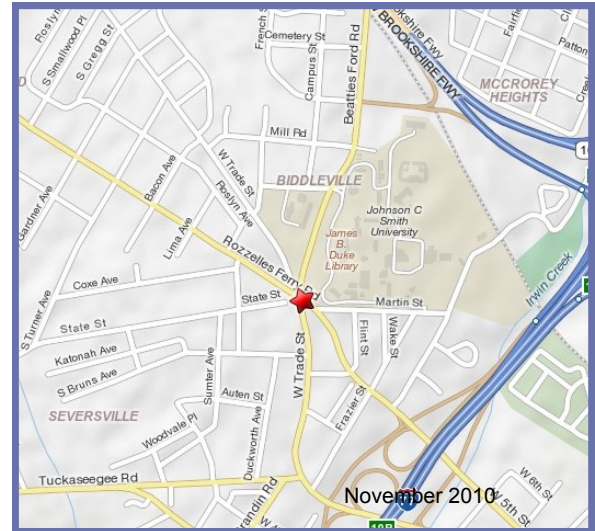
Industry

Education/Retail

Important Facts

- Environmental assessment underway

West Trade Street & West Fifth Street (Five Points)



MOSAIC VILLAGE

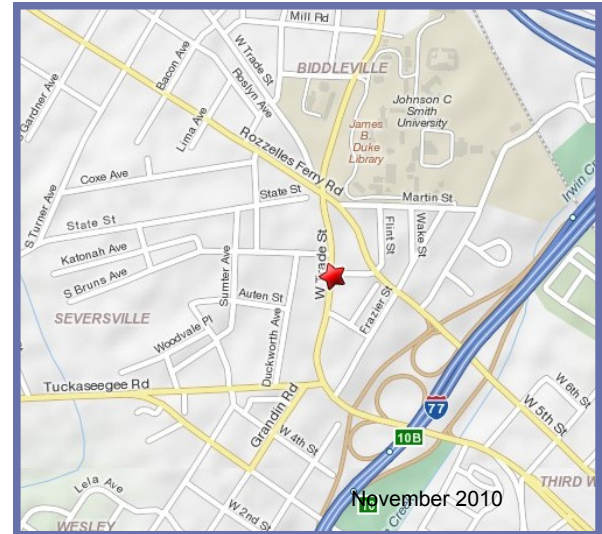
Industry

Residential/Student Housing

Important Facts

- Student housing and retail being designed for Griffin land

West Trade Street & Burns Avenue



LASALLE/STATESVILLE



November 2010

DOUBLE OAKS

Size

98 acres

City Assistance

\$3.6M Synthetic TIF

HUD Section 108 Loan- \$10M

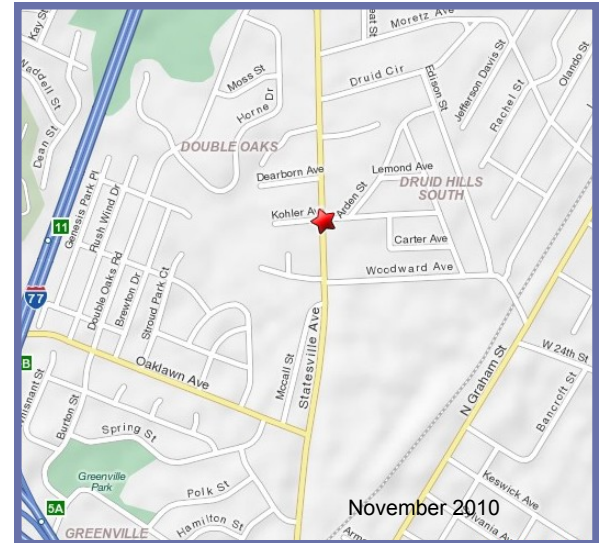
Industry

Residential/Retail

Important Facts

- 940 Residential Units (mixed income)

Statesville Avenue & Kohler Avenue



NORTHEND SQUARE

Size

Seven acres

City Assistance

Sale of City land

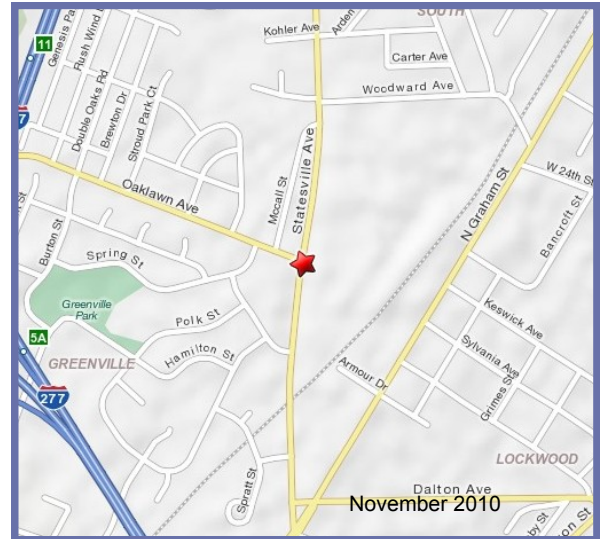
Industry

Mixed use

Important Facts

- Residential component stalled due to economy
- Retail may proceed

Oaklawn Avenue & Statesville Avenue



CHARLOTTE FIRE DEPARTMENT HEADQUARTERS BUILDING

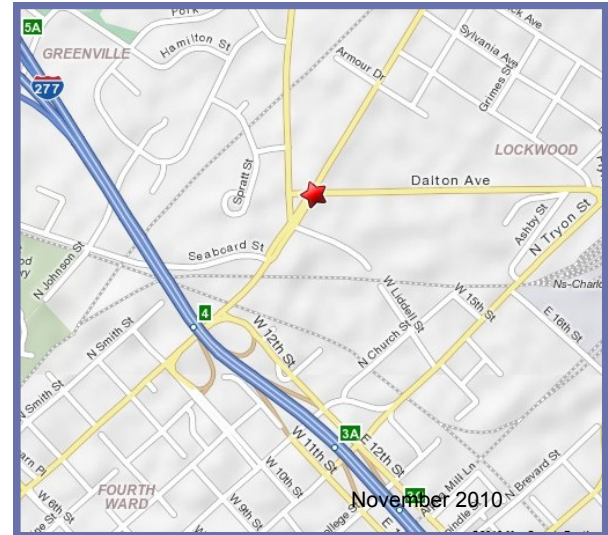
Size

TBD (projected completion date 2013)

City Investment

\$16M (land acquisition - \$3.3M)

500 Dalton Avenue



NORTH TRYON CORRIDOR



November 2010

NORTH TRYON STREETSCAPE PROJECT

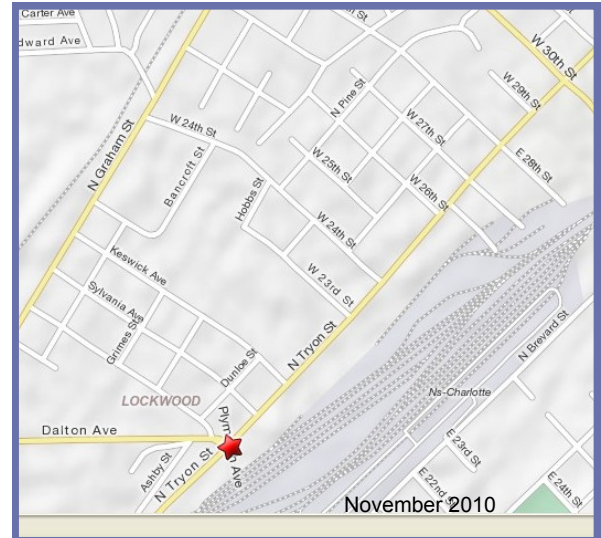
City Investment

\$9.5M from ED Initiatives Fund

Important Facts

- City study identifies catalyst sites
- Infrastructure improvements:
 - Installing crosswalks, sidewalks, planting strips, decorative lighting and bike lanes
- Design activities completed by 1st quarter, 2012

North Tryon Street from Dalton Avenue to 30th Street



CITY NORTH BUSINESS CENTER

Size

225,000 SF

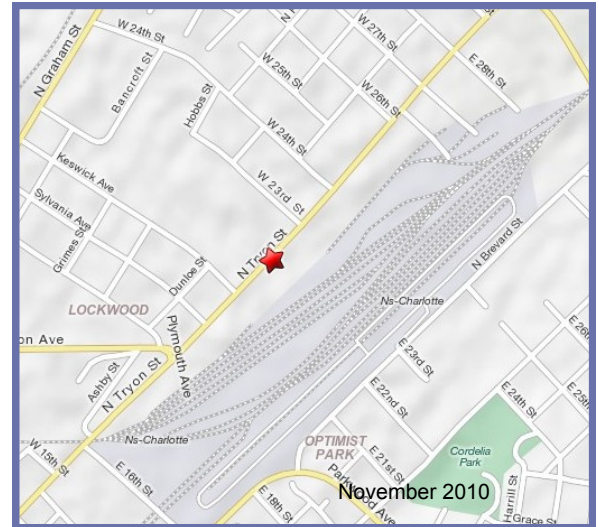
Industry

Office/Retail

Contact

Linda Holden, 704-332-5655

1801 North Tryon Street



EASTLAND MALL AREA



November 2010

CENTRAL AVENUE STREETScape PROJECT

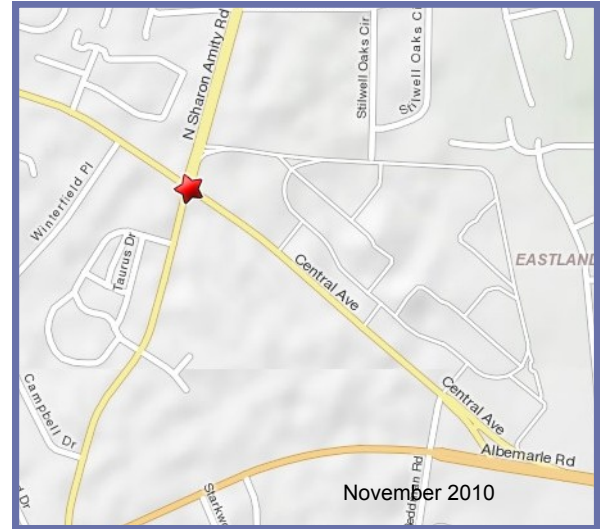
City Investment

\$4.5M

Important Facts

- Planning activities complete
- Real estate activities in-progress and scheduled to end 1st quarter, 2011
- Work includes landscaped medians, bicycle lanes and widened sidewalks

Central Avenue from Sharon Amity to Albemarle Road



CHARLOTTE FIRE DEPARTMENT, STATION 42

Size

40,000 SF
(projected completion date: 3rd quarter, 2011)

City Investment

\$7M

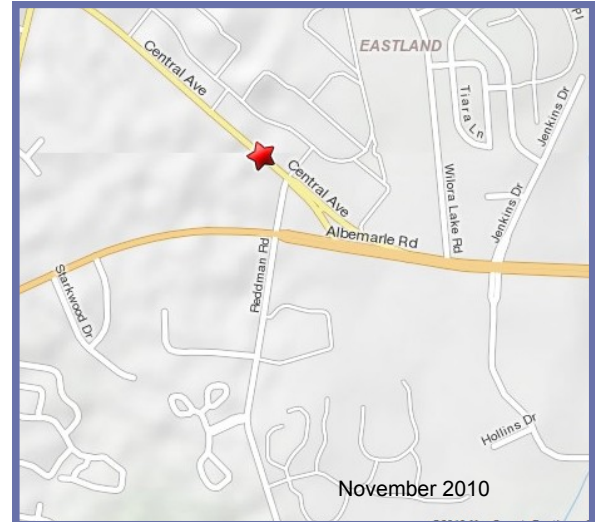
Industry

Government

Important Facts

- Projected completion date: 3rd quarter, 2011
- Design work in-progress

5620 Central Avenue



FORMER UPTON'S

Size

6.75 acres

Sales Price

1.6M

City assistance

\$45,000 Demolition Grant

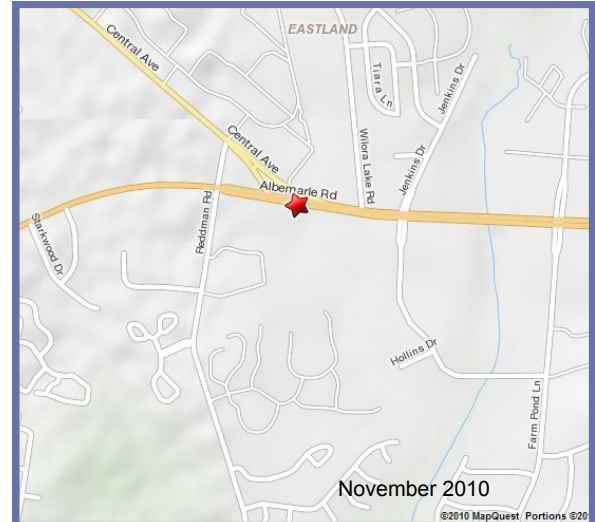
Industry

Retail

Contact

BMC International Real Estate, 704-576-8080

5800 Albemarle Road



DELTA 6

Size

5.08 acres

Industry

Retail

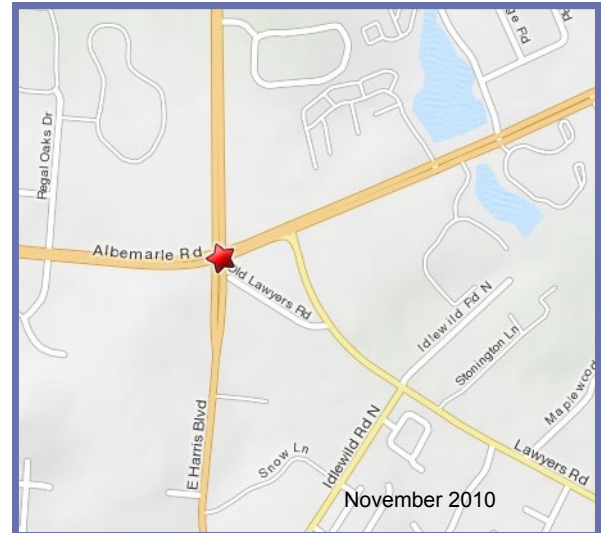
Important Facts

- Former Delta 6 theater location
- Adjacent to Walgreen's
- Sales price: \$1.8M

Contact

Judd McAdams, 704-374-9998

East WT Harris Boulevard & Albemarle Road



SUPER WAL-MART

Size

18.79 acres
155,000 SF

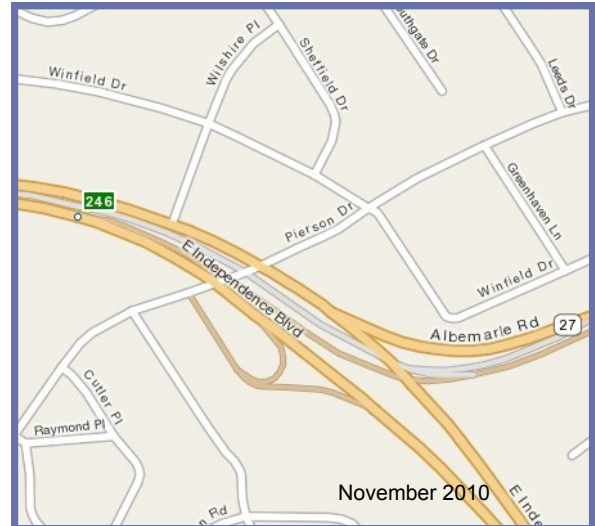
Industry

Retail

Important Facts

- Redevelopment of old Amity Gardens Shopping Center
- Construction Underway

Independence Boulevard & Pierson Drive



600 East Trade Street
Charlotte, NC 28202

Contact: Christopher Hemans, 704-432-3025, chemans@ci.charlotte.nc.us

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November 2010