

Birkdale Village Charlotte, NC

Area Map

Photos

Site Summary

Aerial Views

Site Plan

Demographics



Presented by:

CAROLINA HOLDINGS, INC.

300 N. Main St., #402

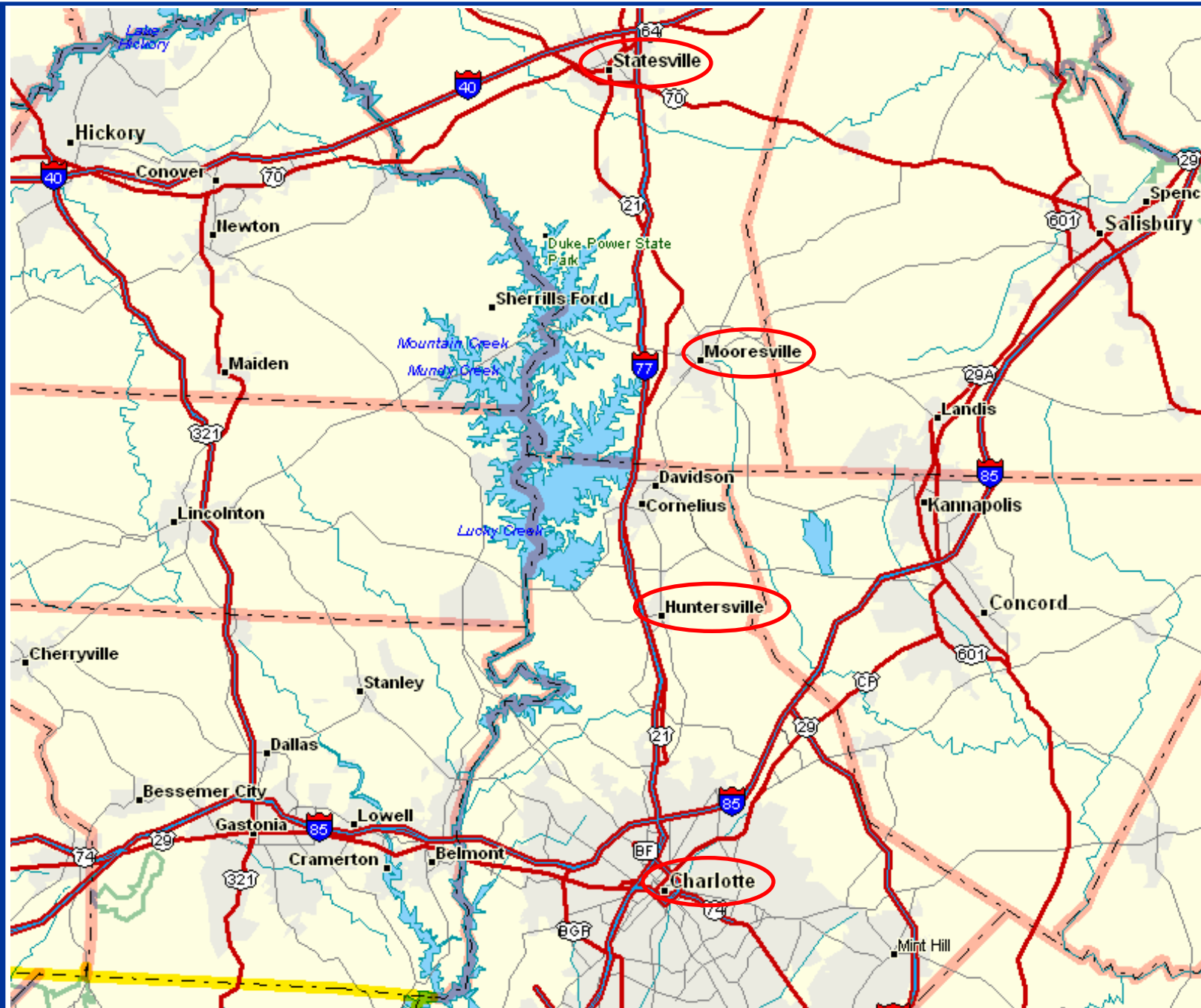
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Birkdale Village

Photos of Birkdale Village





Kingtree Commons
Kingtree, SC



Barnes & Noble
Greenville, SC



CVS
Greenville, SC



Oakwood Square
Greensboro, NC

Our Birkdale Offering

Carolina Holdings is pleased to offer a three-tenant building at the front entrance to Birkdale Village. The entrance is signalized, providing easy ingress and egress. The structure will adhere to the same architectural styling and quality as the existing buildings and will present two façade signs for maximum exposure and visibility. The building will total 15,000 square feet with available spaces ranging from approximately 4,600 – 5,300.

Location

Birkdale Village is a 52 acre mixed-use community, master-planned as a “town center” to include 325,000 SF of high-end retail, restaurants, and entertainment. The development also includes 75,000 SF of office space and 300 apartments and town homes. The nationally recognized architectural design is patterned after a New England seacoast town (Nantucket) with a main, tree-lined thoroughfare with outdoor cafes culminating at a large traffic circle with a water feature. The retail summary is a “Who’s Who” of upscale shopping with Barnes & Noble, Williams Sonoma, Talbot’s, Ann Taylor, Dick’s Sporting Goods, Victoria’s Secret, Bath & Body Works, Banana Republic, and Eastern Federal just to name a few.

Commentary

Birkdale is located in Huntersville, approximately 14 miles north of Charlotte, North Carolina, at Exit 25 on Interstate 77. Huntersville is the second fastest-growing city in North Carolina, with a population that has doubled in the last 10 years alone. There are five upscale golf course communities located within a five mile radius of Birkdale.

The Birkdale name is well-recognized and is synonymous with quality. Visibility, access, and location are superior. The initial developers are a joint venture between Pappas Properties and Crosland Group, two well-known and highly regarded real estate concerns with over 50 years of collective development experience.

Birkdale is considered to be Charlotte’s most advanced mixed-use development. It places office and residence above and behind the shopping center area. The “town square” has a central fountain plaza with restaurants and shops on all four surrounding corners. The retailers are more lifestyle anchors catering to a friendly pedestrian environment.

There are 1,200 single family residences surrounding the property. Birkdale Green has starting prices around \$200,000 while the Birkdale golf community and accompanying homes begin at \$350,000.

Other CHI Projects



Circuit City
Winston-Salem, NC



Jackson Plaza
Cookeville, TN



Kinko's
Greenville, SC



Wendover Square
High Point, NC

Traffic Counts

W. Sam Furr Road at I-77	20,000 CPD
I-77 N. of Sam Furr Road	77,000 CPD
I-77 S. of Sam Furr Road	80,000 CPD

Demographic Overview

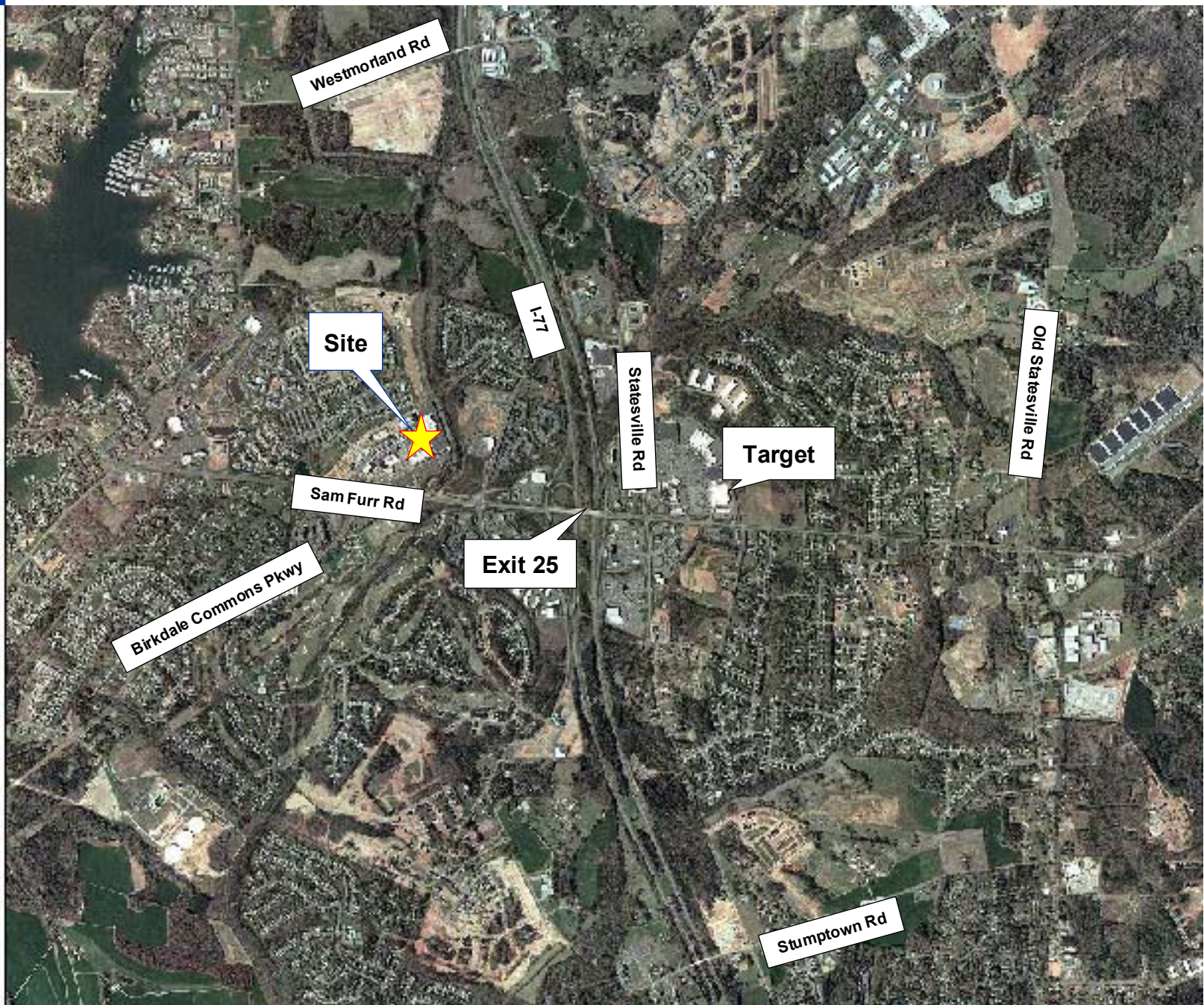
2004 Estimates	5 Mile	7 Mile	10 Mile
Population	54,003	76,585	170,537
Avg HH Income	\$110,043	\$104,846	\$91,446

1990 – 2000 Growth	127.27%	126.38%	114.47%
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Site Summary



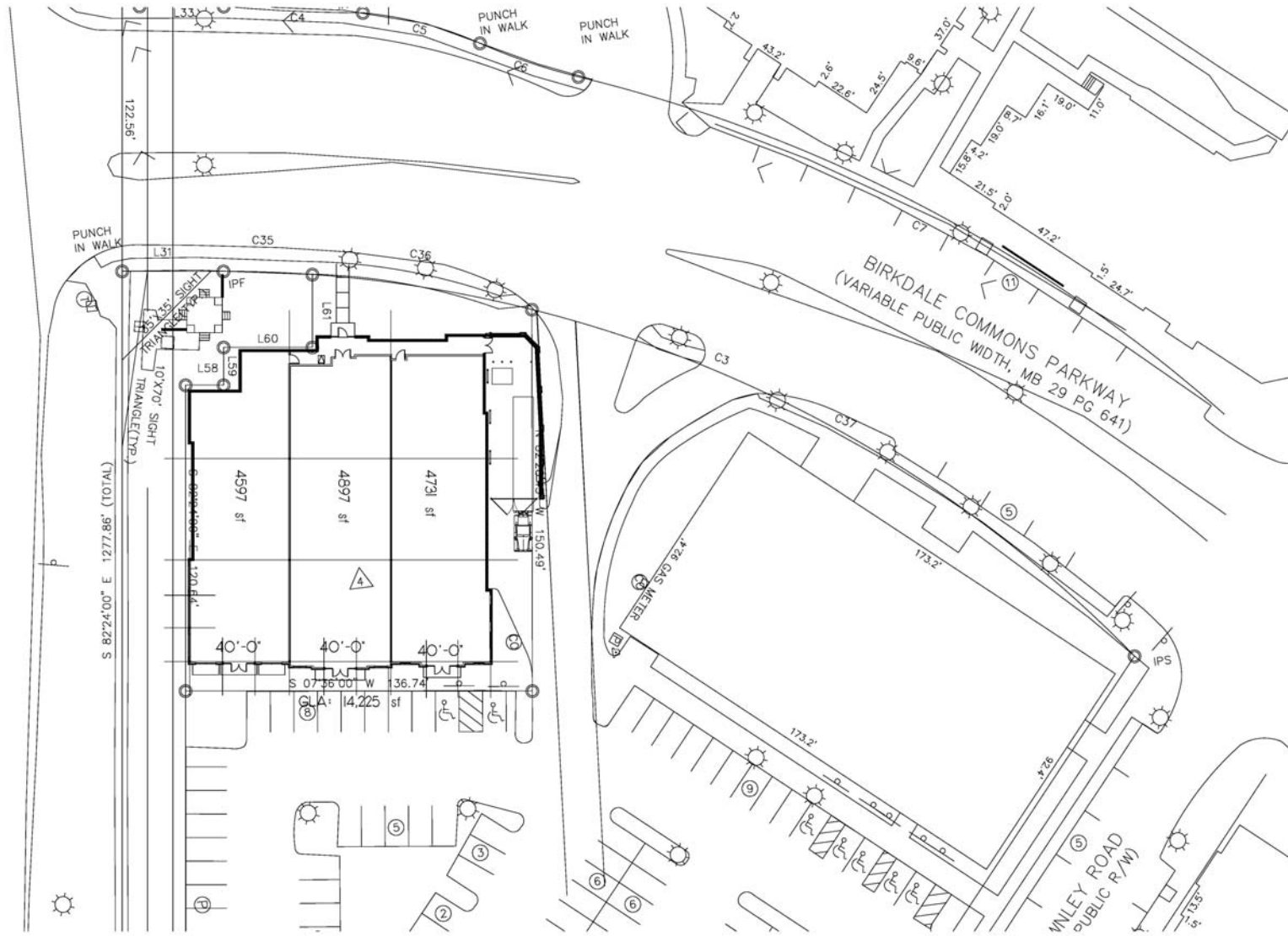








Site Plan – Detail







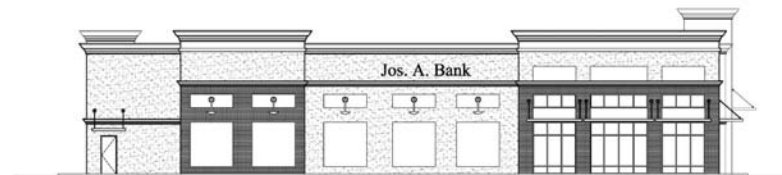
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



Birkdale

Charlotte, N.C.

Area Map

Prepared For: CHI
Project Code:

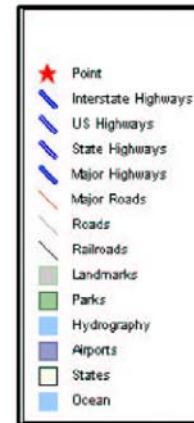
Order #: 962948660
Site: 01



SAM FURR RD AT I 77 S
HUNTERSVILLE, NC 28070

5.00, 7.00 and 10.00 Mile Radii

Coord: 35.442500 -80.869400



SEE ADDITIONAL
DEMOGRAPHIC
INFO ATTACHED
IN EMAIL



Prepared on: May 18, 2004
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1 800 866 6511

0 miles 2.21 4.42



REPORTS

Demographics

