

The Gold Xchange

Leasing by:

WHITESIDE INDUSTRIAL
PROPERTIES



332 W Bland St. Charlotte • Gold District of Historic South End

PROPERTY HIGHLIGHTS

Potential Uses: Creative, Office, Retail, Restaurant, Showroom

Corners: W. Bland & South Church St.

Square Footage: \pm 42,000 SF

Available Space: 100: 3,457 SF for Retail and Showroom
200: 3,214 SF for Restaurant/Bar
300: 5,894 SF-12,487 SF for Creative Office
310: 2,804 SF for Restaurant
400: 1,800-8,706 SF for Mixed Uses
500: 1,538-5,453 SF for Mixed Uses

Pricing: \$28-\$34 psf NNN (Office will be FS)

Transit: Bland St. Light Rail Station is 3 blocks away



WHITESIDE INDUSTRIAL PROPERTIES

Interior Spaces Feature:

- ◆ Exposed Brick
- ◆ 16'-21' Ceilings with Wooden Roof Deck
- ◆ Light Well
- ◆ Original Arched Windows
- ◆ Oldest Building is 1920's Brick Construction



332 W Bland St. is an adaptive reuse project of several buildings totaling 42,000 SF in The Gold District of Historic South End, some of which date back to the 1920's. We are seeking creative office, showroom, retail, and restaurant tenants that appreciate the pedestrian friendly neighborhood and access to the Bland St. Light Rail Station.

For more information please contact:

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The neighborhood boasts eco-friendly apartment communities, high-rise condos, historic lofts, luxury apartments and townhomes. You can walk to Uptown, and have easy access to I-77, I-85, the airport, the light rail and B-cycle bike share. This access, coupled with a unique mix of creative office space, is why over 870 businesses call South End home.



DIMENSIONAL FUND ADVISORS

- ◇ 25,000 SF of Retail
- ◇ 254,000 SF of Office space
- ◇ 300+ jobs



THE RAILYARD SOUTHEND

- ◇ 30,000 SF of Retail; restaurant space & stores or studios
- ◇ 300,000 SF of Office Space
- ◇ Around 100 micro-unit apartments
- ◇ 15,000 SF “Yard”, giant patio for community



STILES OFFICE BUILDING

- ◇ 2 - 25,000 square foot plates
- ◇ 1 - 12,800 square foot plate on ground floor

Legend:

- = Site
- = Brewery
- = Restaurant /Taproom
- = Apartment/Condo
- = Shops

South End Facts

- ◇ 16,500 workers
- ◇ 8,000 residents
- ◇ 40% of residents between 25-34 years of age
- ◇ 197 shops and restaurants
- ◇ 82% of shops and restaurants are locally-owned
- ◇ 14,000 average daily light rail riders
- ◇ 4 Charlotte B-cycle bike share stations
- ◇ 4.5 miles of the Charlotte Rail Trail
- ◇ 4 Lynx light rail stations



Over the next 10 to 20 years, South End will flourish as the “Creative District of the Carolinas.” It will continue to grow as a dynamic urban neighborhood, enriching the lives of the entire community through its many recreational, historical and commercial offerings.

197 Shops & Restaurants
\$25.45 Avg. Rent per SF
1.4 Million SF of retail



3MM SF of office space
16,500 Workers

8,000+ Residents 6,142+ housing units
65K Median household income



This Focus Area will continue to be home to a unique shopping experience. Nowhere else in Charlotte can one find a mix of arts, home furnishings, interior and architectural design firms, and consumer goods shops so well-integrated into residential neighborhoods of single-family homes, town-homes and apartments. South End will be a regional destination, supported by a wide variety of visitor amenities. As the LYNX light rail system continues to expand, the area will become even more accessible. The growing transit network and the roads that accompany it will bring more people to the district.

4,509 Housing units planned/under construction
1.07MM SF of office planned/under construction
398,000 SF of retail planned/under construction



427,000 Avg. Blue Line monthly ridership
4 Bike share stations 4 Light rail stops
18.6 Miles of Blue Line light rail



8 Craft breweries 5.2MM Regional Visitors
53 Food trucks 53 Food trucks
450 hotel rooms planned

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