



WHITE POINT
PARTNERS

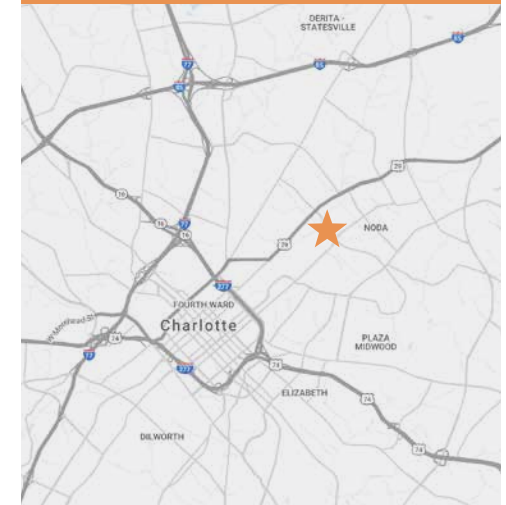
RESTAURANT/RETAIL SPACE
AVAILABLE FOR LEASE

Chadbourn Restaurant Space

2520 N BREVARD STREET, CHARLOTTE, NC 28205



AVAILABLE
FOR LEASE



RESTAURANT/ RETAIL SPACE

- Up to ±2,987 SF adaptive reuse of Chadbourn Mill “powerhouse” building
- Restaurant/Retail space with 1,086 SF patio and mezzanine level sits below existing smokestack
- Part of mixed-use mill redevelopment with 40,000 SF of creative office
- Over 1,000 multifamily units under development within ¼ mile
- Located in high growth Mill District along the newly opened Light Rail Extension

Demographics

	1-Mile	3-Mile	5-Mile
2018 Population	9,353	105,566	267,974
2018 Avg Household Income	\$63,510	\$73,633	\$74,791
2018 Daytime Population	5,540	120,515	204,668
Projected 5 Year Growth	6.53%	2.79%	2.21%

Traffic Counts

	VDP
North Davidson Street	11,000
North Brevard Street	2,500

CONTACT INFORMATION

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matt@whitepointpartners.com
o: 704.761.6612

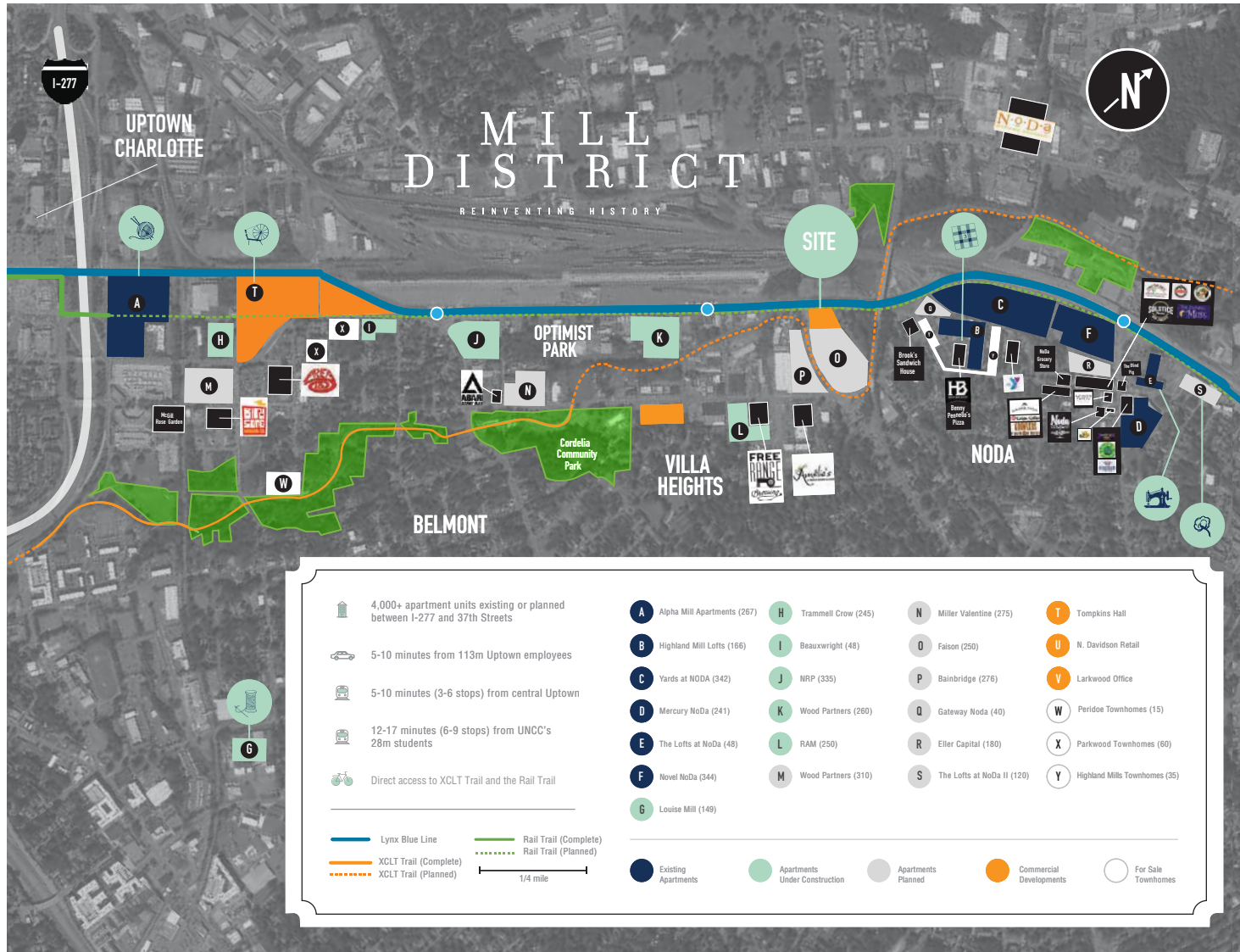
Two Morrocroft Centre
4064 Colony Road, Suite 310
Charlotte, NC 28211

WHITEPOINTPARTNERS.COM

PRICING

CALL FOR PRICING

NEIGHBORHOOD AERIAL - THE MILL DISTRICT



RENDERINGS AND AERIALS



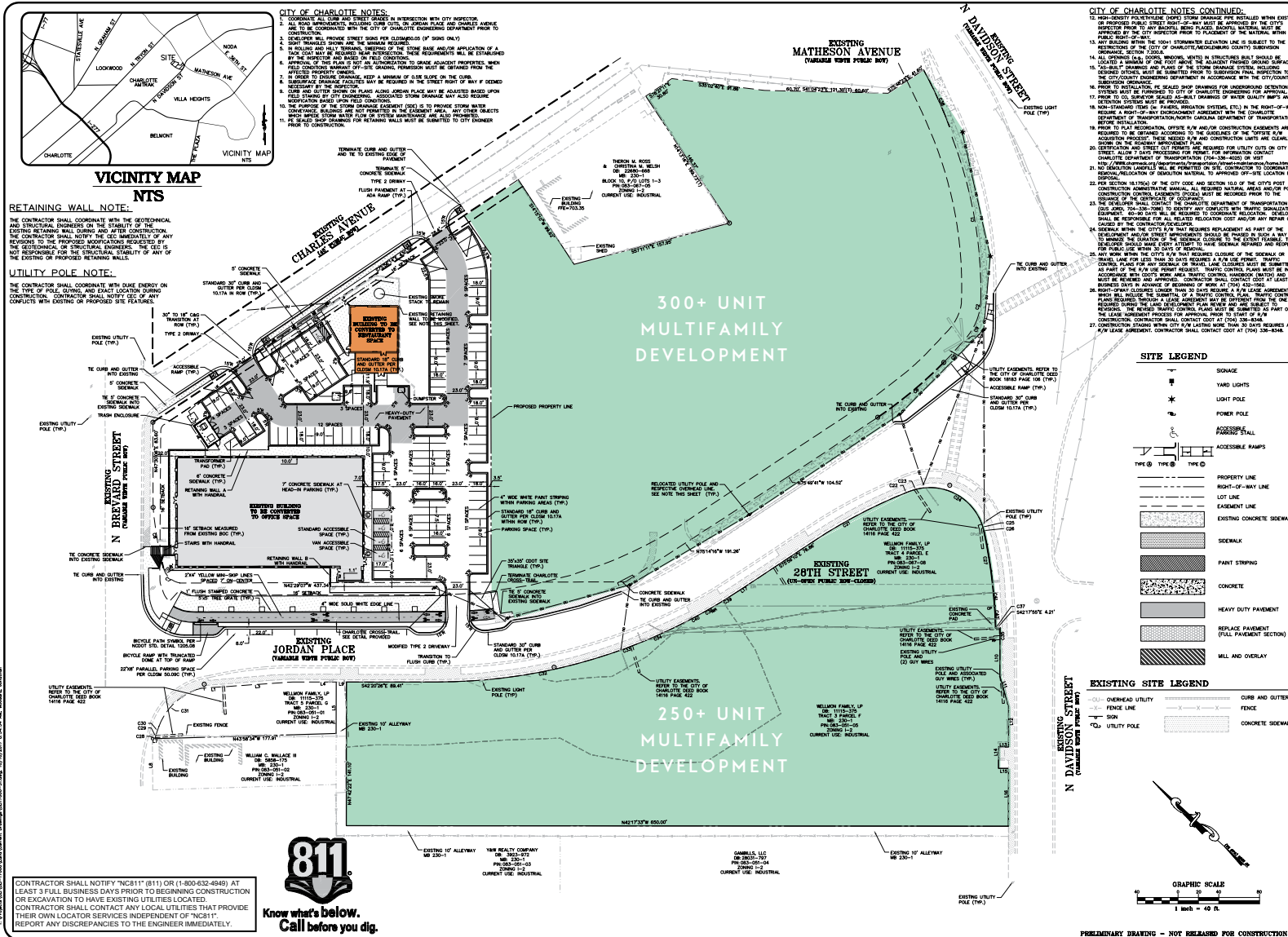
Up to ±2,987 SF Standalone Restaurant/Retail (*Conceptual renderings; final design subject to change*)



40,000 SF of Office Redevelopment (*Conceptual renderings; final design subject to change*)



SITE PLAN



CITY OF CHARLOTTE NOTES:

1. COORDINATE ALL CURB AND STREET SPACES IN INTERSECTION WITH CITY INSPECTOR.
2. ALL NEW IMPROVEMENTS, INCLUDING CURB CUTS, JORDAN PLACE AND CHAIRMAN AVENUE, SHALL BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. EXISTING CURB, REMOVE EXISTING CURB AND RECONSTRUCT WITH NEW CONSTRUCTION OF CONC ONLY.
4. EXISTING SIDEWALKS SHALL BE RECONSTRUCTED WITH NEW CONSTRUCTION OF CONC ONLY.
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CITY OF CHARLOTTE NOTES CONTINUED:

12. HIGH-CENTRAL POLYETHYLENE DUCT (HCD) SHALL BE INSTALLED WITHIN EXISTING OR PROPOSED UTILITY TRENCHES. HCD SHALL BE INSTALLED AT THE CITY INSPECTOR'S DISCRETION. HCD SHALL BE INSTALLED AT THE CITY INSPECTOR'S DISCRETION.
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VICINITY MAP

RETAINING WALL NOTE:

THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS ON THE STABILITY OF THE EXISTING RETAINING WALLS, CURBS AND AT THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY OF ANY CRACKS OR STRUCTURAL DEFICIENCIES. THE CITY IS NOT RESPONSIBLE FOR THE STRUCTURAL STABILITY OF ANY OF THE EXISTING OR PROPOSED RETAINING WALLS.

UTILITY POLE NOTE:

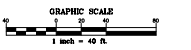
THE CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY ON THE TYPE OF POLE, GUINING, AND EXACT LOCATION DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ANY CONFLICTS WITH EXISTING OR PROPOSED SITE FEATURES.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMP
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CONCRETE SIDEWALK
- SEWER
- PAINT STRIPS
- CONCRETE
- HEAVY DUTY PAVEMENT
- REPLACE PAVEMENT (FULL PAVEMENT SECTION)
- MILL AND OVERLAY

EXISTING SITE LEGEND

- OVERHEAD UTILITY
- FENCE LINE
- UTILITY POLE
- CURB AND GUTTER
- FENCE
- CONCRETE SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



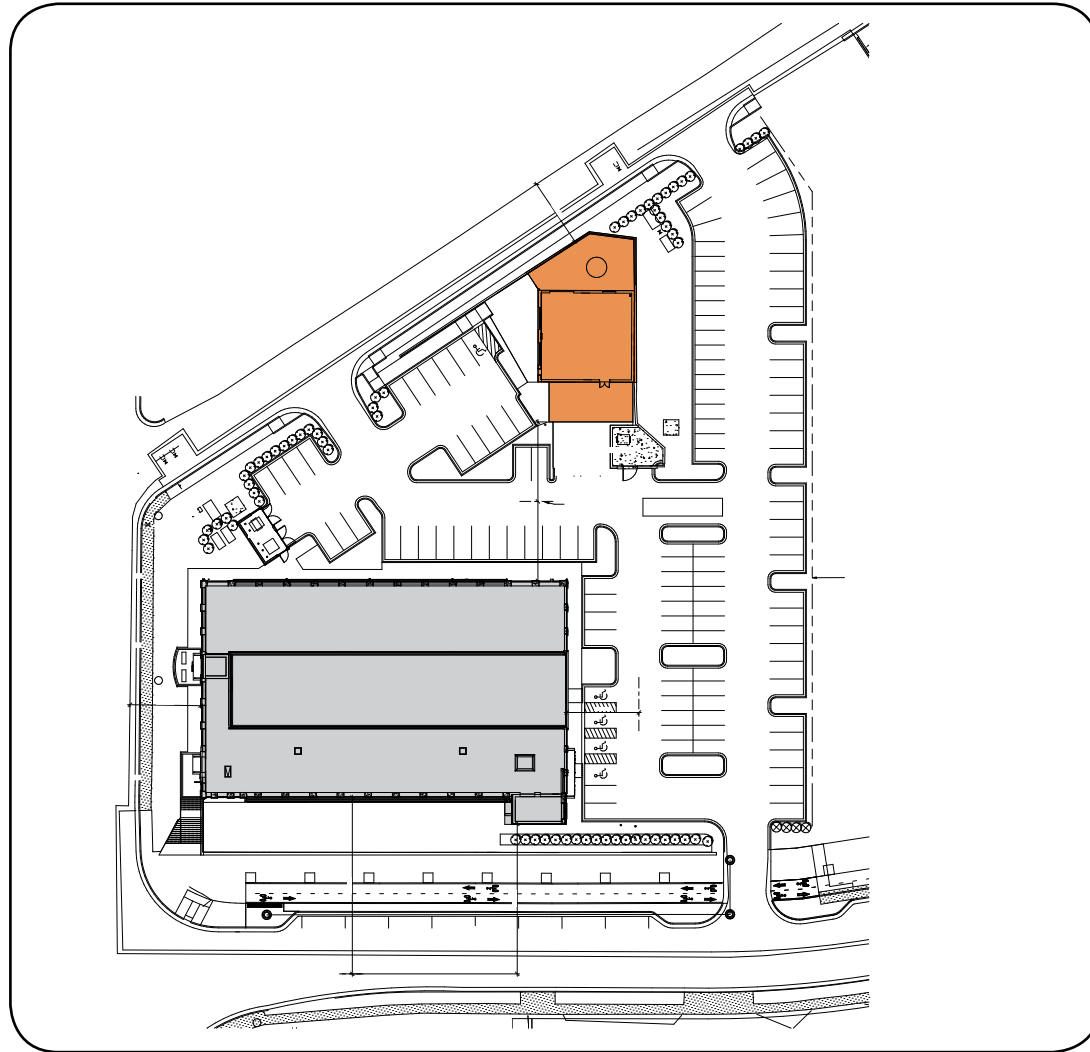
WHITE POINT PARTNERS
4009 FOUNTAIN ROAD
SUITE 430
CHARLOTTE, NC 28211

CHADBURN MILLS
JORDAN PLACE
CHARLOTTE, NORTH CAROLINA

MCADAMS

PROJECT NO: CL1-17000
DRAWING NO: CL17000-S1
DATE: 08-25-17
SCALE: 1"=40'
SHEET: C-2

BUILDING FLOOR PLAN





WHITE POINT
PARTNERS

ACQUISITIONS • DEVELOPMENT • INVESTMENTS

Two Morrocroft Centre, 4064 Colony Road, Suite 310, Charlotte, NC 28211
WHITEPOINTPARTNERS.COM