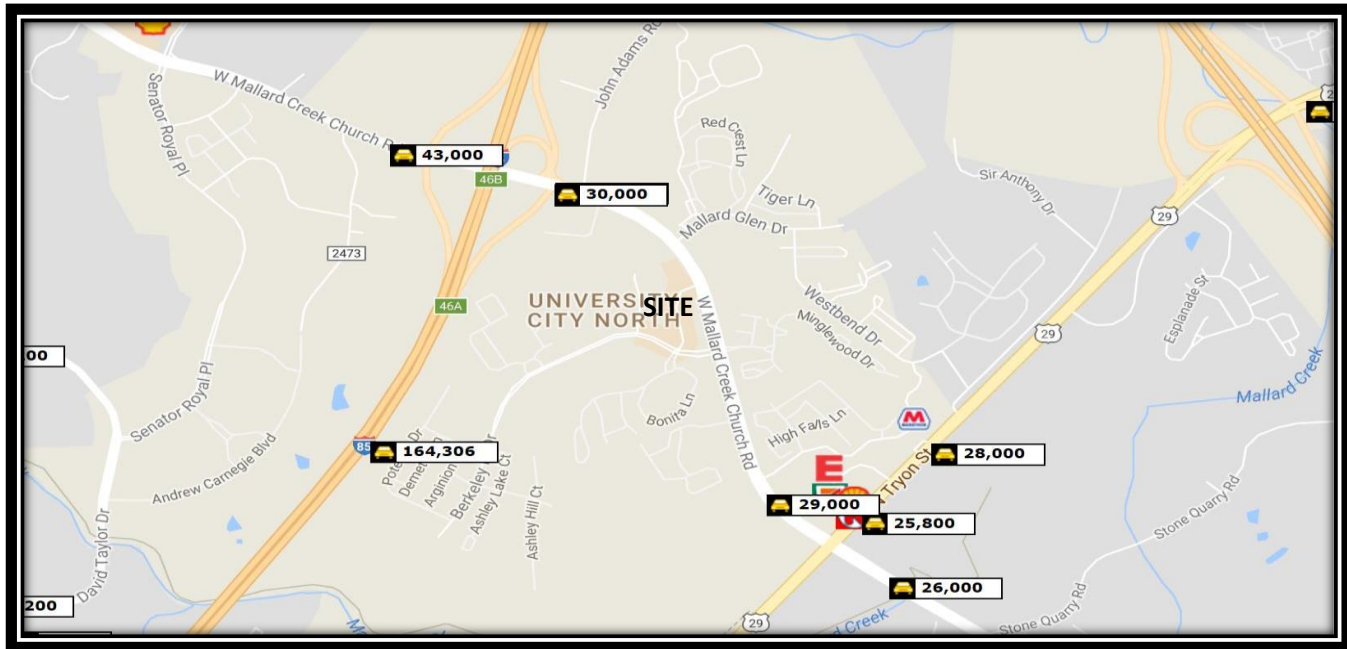


9539 Pinnacle Drive, Charlotte, NC 28262





Pinnacle Point is +/- 37,504 SF retail center located just off I-85 in the growing University area in Charlotte. The three-story center is surrounded by multi-family apartments, boasts great traffic counts, and is elevator accessible. Existing tenants include restaurants and entertainment like Wild Wing Café and Exit Strategy.

PROPERTY DETAILS

<ul style="list-style-type: none"> +/- 37,504 SF Total 	<ul style="list-style-type: none"> \$12-18SF NNN Lease Rate
<ul style="list-style-type: none"> +/- 3,270SF Available for Lease 	<ul style="list-style-type: none"> Space can be subdivided to +/- 935 SF
<ul style="list-style-type: none"> 200' of Frontage on Mallard Creek Rd. 	<ul style="list-style-type: none"> +/- 4.06 Acres
<ul style="list-style-type: none"> Less than 3 Miles from UNCC 	<ul style="list-style-type: none"> Elevator Accessible
<ul style="list-style-type: none"> Less than 1 Mile from I-85 	<ul style="list-style-type: none"> Built in 2008

DEMOGRAPHICS

Population	Total Consumer Spending (3 Miles)	5 year expected growth
<ul style="list-style-type: none"> 1 Mile- 8,960 3 Mile- 67,294 5 Mile- 174,799 	<ul style="list-style-type: none"> \$589,192 	<ul style="list-style-type: none"> + 11.59%



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AVAILABILITY

Ste 350 = +/- 3,720 SF or +/- 935SF

-Former Yoga Studio

-2 Bathrooms

-2 Showers

-Hardwood Floors

-Great Natural Light

-Washer/Dryer Hookup

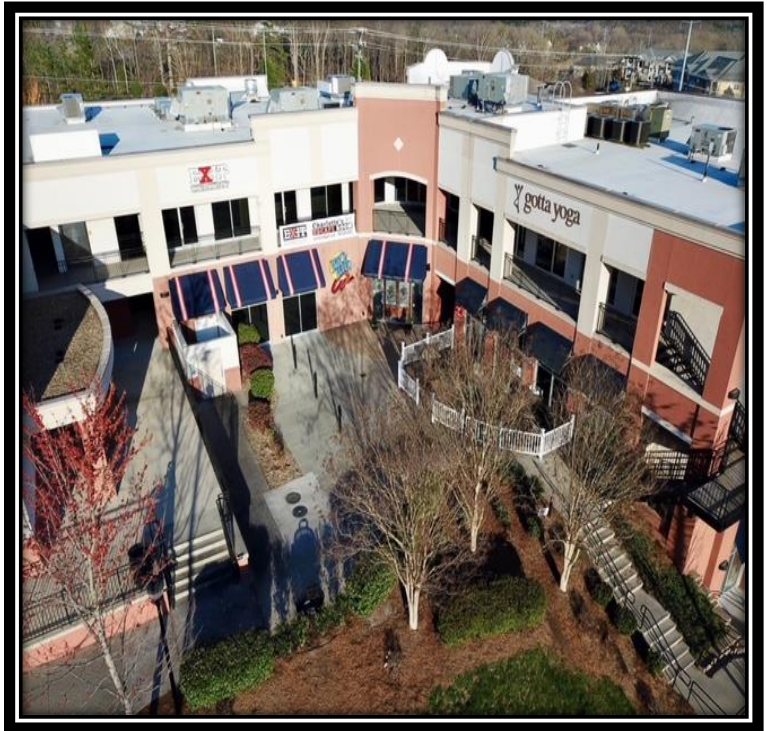
-Great fit for businesses like fitness centers, dance studios, or wellness spas.



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Exterior Pictures



Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
W Mallard Creek Church Rd	John Adams Rd	0.05 E	30,000	2016	0.29
W Mallard Creek Church Rd	I-85	0.10 W	34,720	2010	0.29
W Mallard Creek Church Rd	Alexander Pointe Dr	0.03 NW	29,000	2016	0.45
N Tryon St	US Hwy 29 Service Road	0.07 NE	28,000	2010	0.53
N Tryon St	US Hwy 29 Svc Rd	0.07 NE	25,000	2016	0.53
N Tryon St	W Mallard Creek Church Rd	0.08 SW	25,800	2016	0.55
W Mallard Creek Church Rd	Legranger Rd	0.08 NW	43,000	2016	0.56
I-85	W Mallard Creek Church Rd	0.57 N	124,440	2010	0.61
I- 85	W Mallard Creek Church Rd	0.57 N	164,306	2016	0.61
E Mallard Creek Church Rd	Alexander Glen Dr	0.19 SE	26,000	2016	0.68



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