



Freestanding Restaurant *Charlotte, North Carolina (Ballantyne)*

- Freestanding restaurant with good parking ratio
- Class A building near the main entrance to Ballantyne Corporate Park
- Ballantyne Corporate Park has 3.2 million SF of office space
- 600 rooms of lodging for business and leisure travelers on the campus, including “aloft”
- Great density (day and night) and strong demographics within 5 miles
- 64,000 VPD on Johnston Rd.

CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com
www.southeastcommercial.com

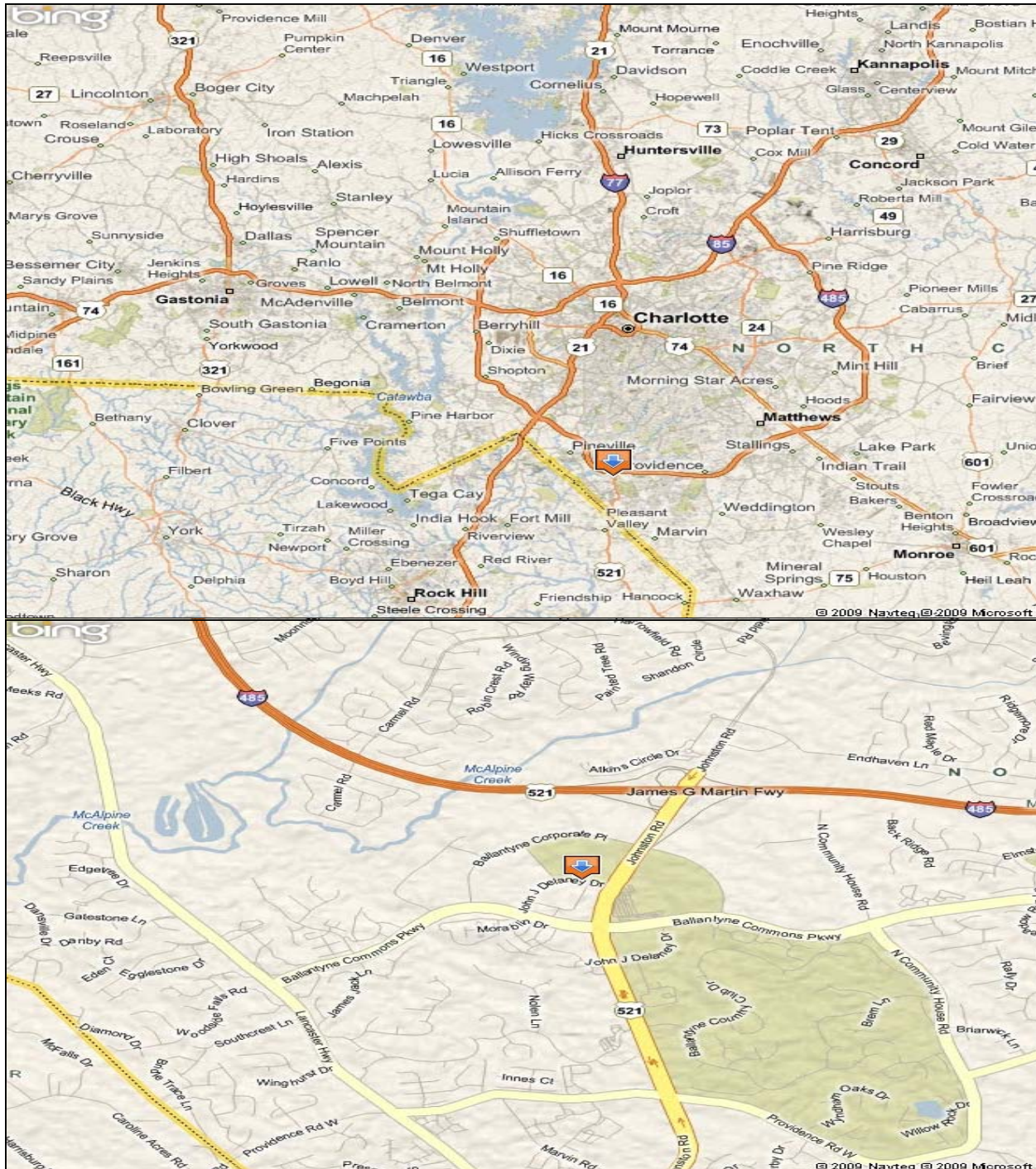
Property Details

Location:	15719 John J. Delaney Dr. Charlotte, NC 28277
County:	Mecklenburg
Lease Rate:	\$30.00/SF NNN
Building Size:	6,900 Square Feet
Land Size:	1.61 Acres
Zoning:	BP (CD) Business Park
Parking Spaces:	101 Spaces
Previous Use:	Flat Rock Grill
Listing Agent:	Michael F. Keiser SouthEast Commercial Real Estate Group, Inc. 1401 West Morehead Street, Ste. 125 Charlotte, NC 28208 Tel: 704-370-3000 x349 Fax: 704-370-6507 Email: mkeiser@southeastcommercial.com

CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com

www.southeastcommercial.com



CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com
www.southeastcommercial.com



- 1. Courtyard Marriott
- 2. Ballantyne One
- 3. Ballantyne Two
- 4. SPX Headquarters
- 5. Brixham Green One
- 6. Brixham Green Two
- 7. Brixham Green Three
- 8. AXA Group
- 9. Hall Building

- 10. ESPN Regional TV
- 11. Frenette Building
- 12. Lending Tree I
- 13. Cullman Building
- 14. Richardson Building
- 15. Lending Tree II
- 16. Chandler Building
- 17. Hixon Building
- 18. Simmons Building

- 19. Crawford Building
- 20. Goddard School
- 21. Betsill Building
- 22. Sherrill Building
- 23. Conlan Circle Building
- 24. BB&T Bank
- 25. Ballantyne Medical One
- 26. Ballantyne Medical Two
- 27. Presbyterian Medical

- 28. Harper Medical Building
- 29. Staybridge Suites
- 30. Allen Tate Building
- 31. Texaco
- 32. Wachovia Bank
- 33. Bank of America
- 34. CVS Pharmacy
- 35. Ballantyne Resort & Spa
- 36. Ballantyne Resort Golf

- 37. Dana Rader Golf School
- 38. The Lodge
- 39. Gibson Building
- 40. Corporate Villas
- 41. Irby Building
- 42. Hayes Building
- 43. Harris Building
- 44. Boyle Building
- 45. aloft Hotel

Leasing: 704-248-2000
 Property Services: 704-248-2121
 Security: 704-649-8200

Better Ways to Live, Work, Play and Stay.

Aerial Updated: January 2009
 Provided by The Bissell Companies



CONTACT INFORMATION

Michael Keiser
 704.370.3000 Ext. 349
mkeiser@southeastcommercial.com
www.southeastcommercial.com

Property Details



Front View of Building



Rear View of Building



Dining Room



Bar



Monument Sign



View Corridor from Johnston. Subject on left

CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com
www.southeastcommercial.com

Demographics



Executive Summary

Michael Keiser

15719 John J Delaney Dr, Charlotte, NC,
28277

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	7,478	72,350	141,940
Male Population	49.3%	49.0%	49.0%
Female Population	50.7%	51.0%	51.0%
Median Age	35.0	35.3	36.5
2009 Income			
Median HH Income	\$104,712	\$86,643	\$85,287
Per Capita Income	\$55,169	\$45,180	\$45,756
Average HH Income	\$132,559	\$112,010	\$114,500
2009 Households			
Total Households	2,688	29,168	56,389
Average Household Size	2.77	2.46	2.50
2009 Housing			
Owner Occupied Housing Units	56.5%	62.8%	64.6%
Renter Occupied Housing Units	32.5%	28.2%	26.5%
Vacant Housing Units	11.0%	9.0%	8.9%
Population			
1990 Population	1,298	24,669	60,203
2000 Population	3,732	45,387	95,497
2009 Population	7,478	72,350	141,940
2014 Population	9,020	86,757	167,918
1990-2000 Annual Rate	11.14%	6.29%	4.72%
2000-2009 Annual Rate	7.8%	5.17%	4.38%
2009-2014 Annual Rate	3.82%	3.7%	3.42%

In the identified market area, the current year population is 141,940. In 2000, the Census count in the market area was 95,497. The rate of change since 2000 was 4.38 percent annually. The five-year projection for the population in the market area is 167,918, representing a change of 3.42 percent annually from 2009 to 2014. Currently, the population is 49.0 percent male and 51.0 percent female.

Households	1 Miles	3 Miles	5 Miles
1990 Households	360	9,495	23,278
2000 Households	1,321	18,309	38,146
2009 Households	2,688	29,168	56,389
2014 Households	3,274	34,997	66,506
1990-2000 Annual Rate	13.88%	6.79%	5.06%
2000-2009 Annual Rate	7.98%	5.16%	4.32%
2009-2014 Annual Rate	4.02%	3.71%	3.36%

The household count in this market area has changed from 38,146 in 2000 to 56,389 in the current year, a change of 4.32 percent annually. The five-year projection of households is 66,506, a change of 3.36 percent annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2000. The number of families in the current year is 37,523 in the market area.

Housing

Currently, 64.6 percent of the 61,914 housing units in the market area are owner occupied; 26.5 percent, renter occupied; and 8.9 percent are vacant. In 2000, there were 41,042 housing units—65.6 percent owner occupied, 27.7 percent renter occupied and 6.7 percent vacant. The rate of change in housing units since 2000 is 4.55 percent. Median home value in the market area is \$234,917, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.08 percent annually to \$260,405. From 2000 to the current year, median home value changed by 2.87 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com

www.southeastcommercial.com

Demographics



Executive Summary

Michael Keiser

15719 John J Delaney Dr, Charlotte, NC,
28277

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$52,554	\$46,226	\$46,423
2000 Median HH Income	\$70,514	\$65,672	\$65,495
2009 Median HH Income	\$104,712	\$86,643	\$85,287
2014 Median HH Income	\$104,420	\$90,679	\$88,973
1990-2000 Annual Rate	2.98%	3.57%	3.5%
2000-2009 Annual Rate	4.37%	3.04%	2.9%
2009-2014 Annual Rate	-0.06%	0.91%	0.85%
Per Capita Income			
1990 Per Capita Income	\$18,430	\$20,046	\$22,560
2000 Per Capita Income	\$38,267	\$34,777	\$36,855
2009 Per Capita Income	\$55,169	\$45,180	\$45,756
2014 Per Capita Income	\$57,960	\$47,189	\$47,891
1990-2000 Annual Rate	7.58%	5.66%	5.03%
2000-2009 Annual Rate	4.03%	2.87%	2.37%
2009-2014 Annual Rate	0.99%	0.87%	0.92%
Average Household Income			
1990 Average Household Income	\$54,506	\$53,047	\$57,881
2000 Average Household Income	\$98,727	\$87,203	\$91,721
2009 Average HH Income	\$132,559	\$112,010	\$114,500
2014 Average HH Income	\$137,902	\$116,787	\$120,151
1990-2000 Annual Rate	6.12%	5.1%	4.71%
2000-2009 Annual Rate	3.24%	2.74%	2.43%
2009-2014 Annual Rate	0.79%	0.84%	0.97%

Households by Income

Current median household income is \$85,287 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$88,973 in five years. In 2000, median household income was \$65,495, compared to \$46,423 in 1990.

Current average household income is \$114,500 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$120,151 in five years. In 2000, average household income was \$91,721, compared to \$57,881 in 1990.

Current per capita income is \$45,756 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$47,891 in five years. In 2000, the per capita income was \$36,855, compared to \$22,560 in 1990.

Population by Employment

Total Businesses	556	3,135	5,261
Total Employees	8,164	33,288	54,630

Currently, 88.7 percent of the civilian labor force in the identified market area is employed and 11.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 92.2 percent of the civilian labor force, and unemployment will be 7.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 74.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 77.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 10.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 12.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 85.3 percent of the market area population drove alone to work, and 4.9 percent worked at home. The average travel time to work in 2000 was 26.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.7 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 16.4 percent were high school graduates only (29.8 percent in the U.S.)
- 7.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 36.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 15.0 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

CONTACT INFORMATION

Michael Keiser
704.370.3000 Ext. 349
mkeiser@southeastcommercial.com

www.southeastcommercial.com