

the ellis

512 N. COLLEGE ST, CHARLOTTE, NC 28202



FOR LEASE. RETAIL FOR LEASE.



the ellis

The Ellis is an exceptional mixed-use community developed in the Queen City, strategically located only five blocks from Trade & Tryon in the heart of Charlotte's First Ward. Adjacent to the 4.5 acre First Ward Park and the Blue Line light rail's Ninth Street Station, this project consists of 549 residential apartment homes and 19,654 SF of street-level retail and is within 15-minute walking distance to over 57,000 employees.

The community provides an attractive opportunity to service a growing retail market. Unique to this retail space are the high-end store front glass and masonry, 18' clear heights and ample guest parking, designed to interact with the pedestrian friendly street frontage along North Ellis Lane and the LYNX Blue Line.

PROPERTY DETAILS ▾

19.6K

TOTAL
RETAIL SF



UPTOWN
CHARLOTTE, NC



DELIVERS
IMMEDIATELY



PATIO
OPPORTUNITIES



SEEKING F&B
OR RETAIL SERVICES

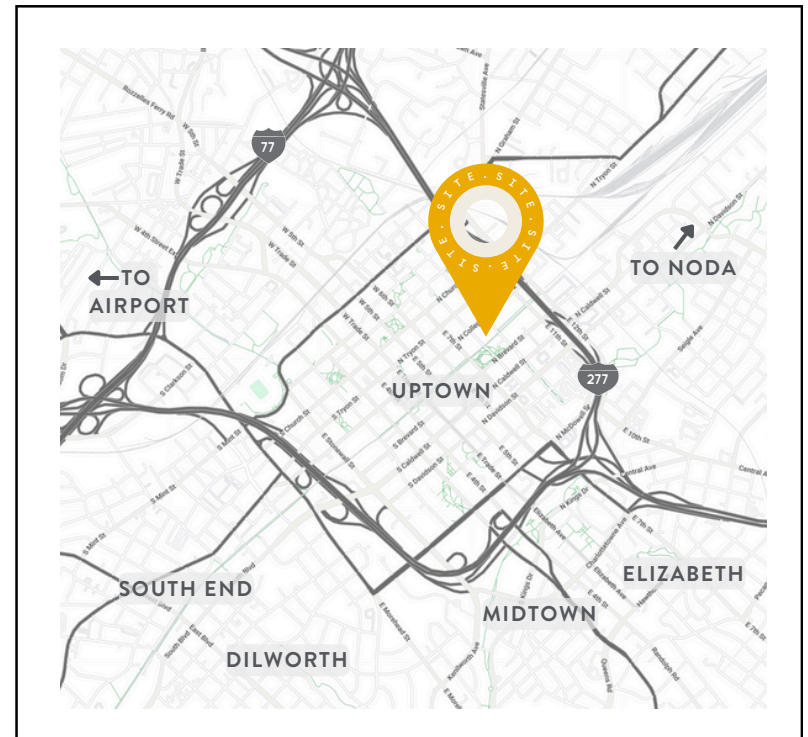


Adjacent to the
4.5-acre
First Ward Park



Situated below
549 residential
apartments +
next to newly built
231-room
Homewood Suites

community. convenience. connection



ORIENTATION MAP ^

SITE PLAN ▾



 AVAILABLE

RETAIL FEATURES ▾



11' storefront height, high-end storefront glass & masonry



18' ceiling height



100 dedicated retail spaces (90 deck, 10 surface)



Light rail access & visibility

DELIVERY CONDITIONS ▾

ELECTRIC: 490/277V 3 phase for each tenant from a common electric room

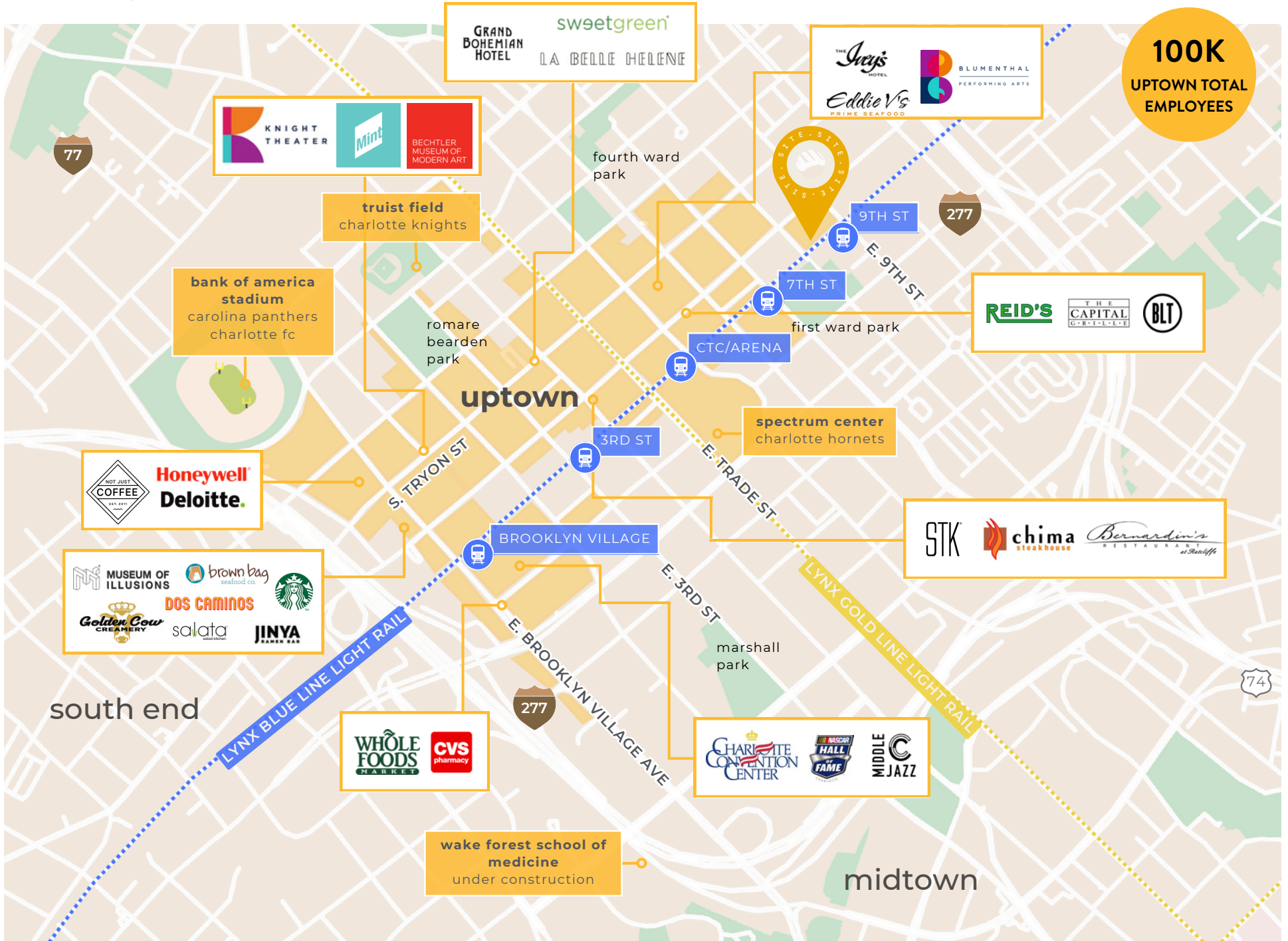
WATER: 2" cold water stub-out provided. Hot water and metering by Tenant.

NATURAL GAS: 2" stub-out provided. 2.0 PSI metering/pressure reducer by Tenant

CHASE/VENT: Includes 12"x 36" type 1 shaft to roof, 1,500-5,500 CFM flow rate

GREASE TRAPS: Four 1,500 gallon grease traps

TRASH: Two designated retail trash rooms adjacent to parking garage

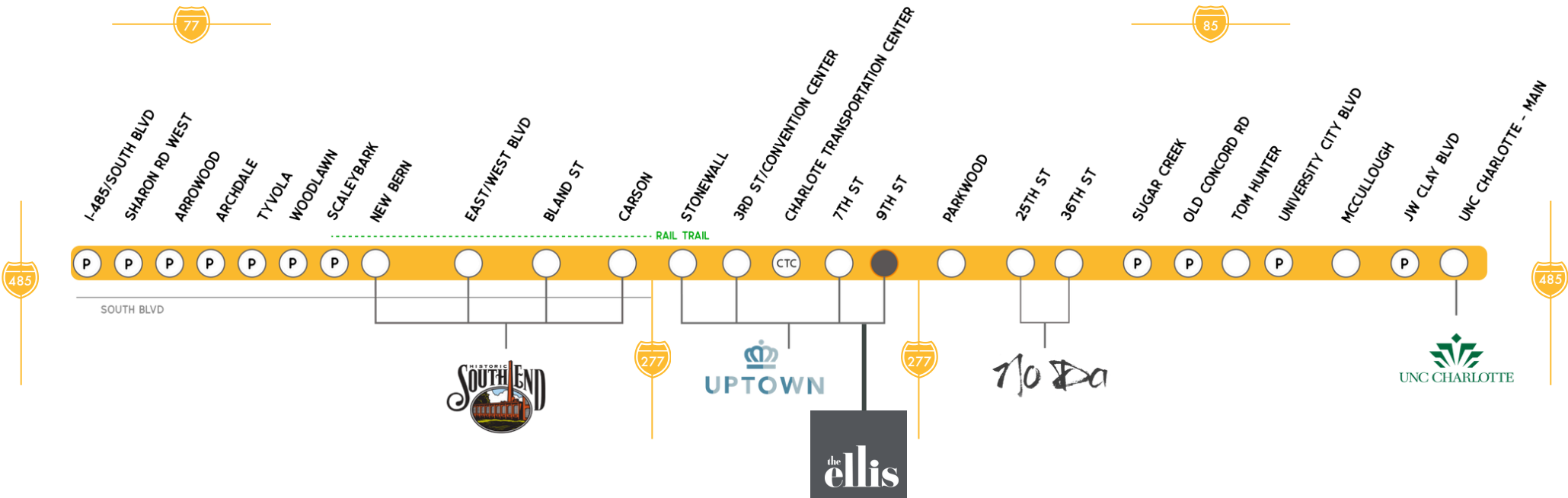


92
WALK SCORE



 **25,000 + EXPECTED RIDERS PER DAY.**

Steps from the 9th Street Station, The Ellis retail is designed to interact with the pedestrian-friendly street frontage along North Ellis Lane & the LYNX Blue Line. The Blue Line runs 18 miles with 26 stations connecting Pineville and South Charlotte to NoDa and UNC Charlotte.



the
ellis

RESHAPING FIRSTWARD



GET IN TOUCH ▾



THRIFT
COMMERCIAL REAL ESTATE SERVICES

LUCY BUTLER

L BUTLER@THRIFTCRES.COM

(704) 420-3858

CHARLES THRIFT

CHARLES@THRIFTCRES.COM

(704) 622-1795



LEASE. UPTOWN. RETAIL. SPACE.
FOR. LEASE.
the ellis

KKR