

# LOWER TUCK



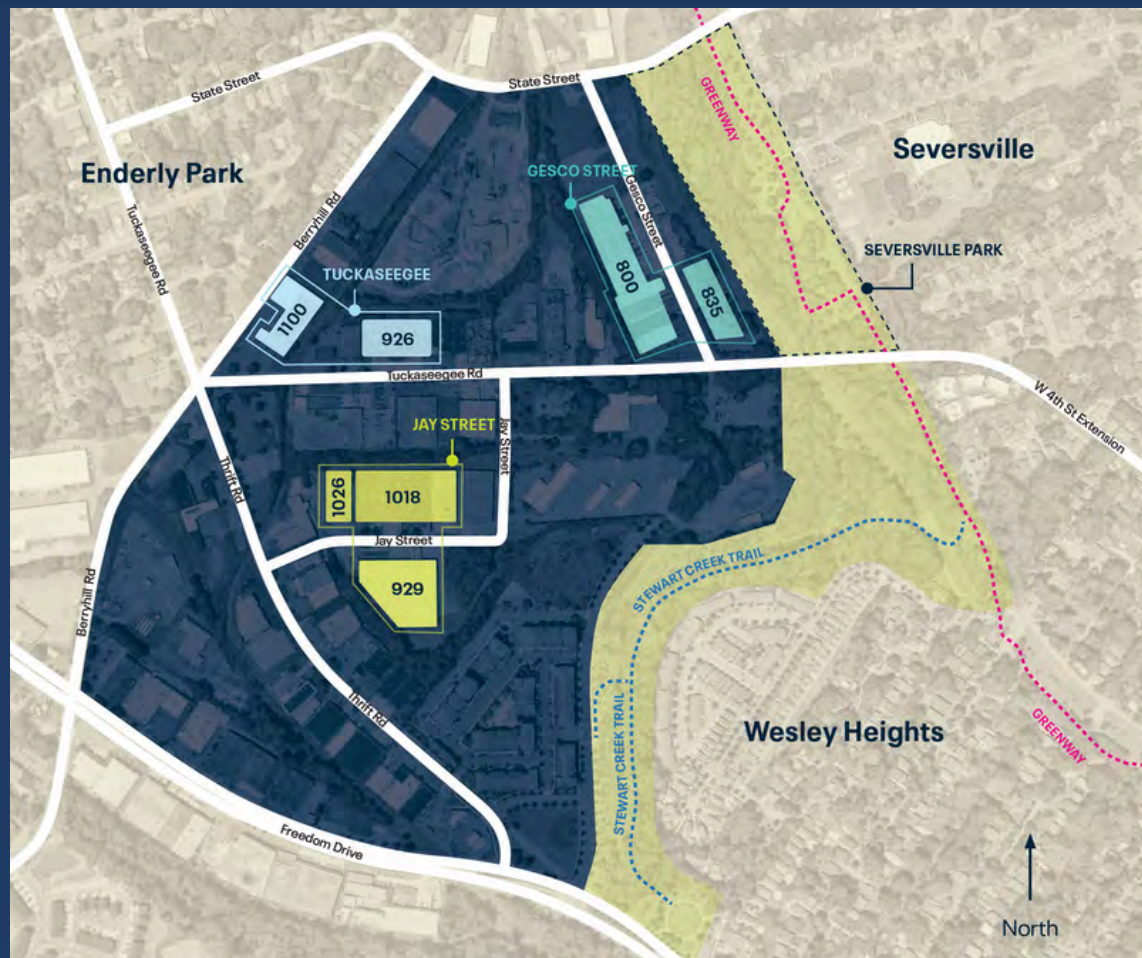
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A PROJECT BY





## EXCEPTIONAL ACCESSIBILITY

1.6 MILES  
PANTHERS STADIUM

1.2 MILES  
I-77

5.5 MILES  
CLT AIRPORT

1.9 MILES  
I-85

0.8 MILES  
UPTOWN

2.3 MILES  
SOUTH END

6 remixed warehouse buildings  
+1 new construction

FREE-MORE WEST neighborhood



ample patio + useable outdoor space

FAST GROWING



SURFACE PARKING



400K SF

office, retail, showroom



LET'S WALK!



greenway access



**WELCOME TO THE NEIGHBORHOOD**



# NOTABLE AREA DEVELOPMENT

## EXISTING



**625K**  
RSF  
OFFICE



**250K**  
RSF  
RETAIL

## PLANNED/UNDER CONSTRUCTION



**380K**  
RSF  
OFFICE

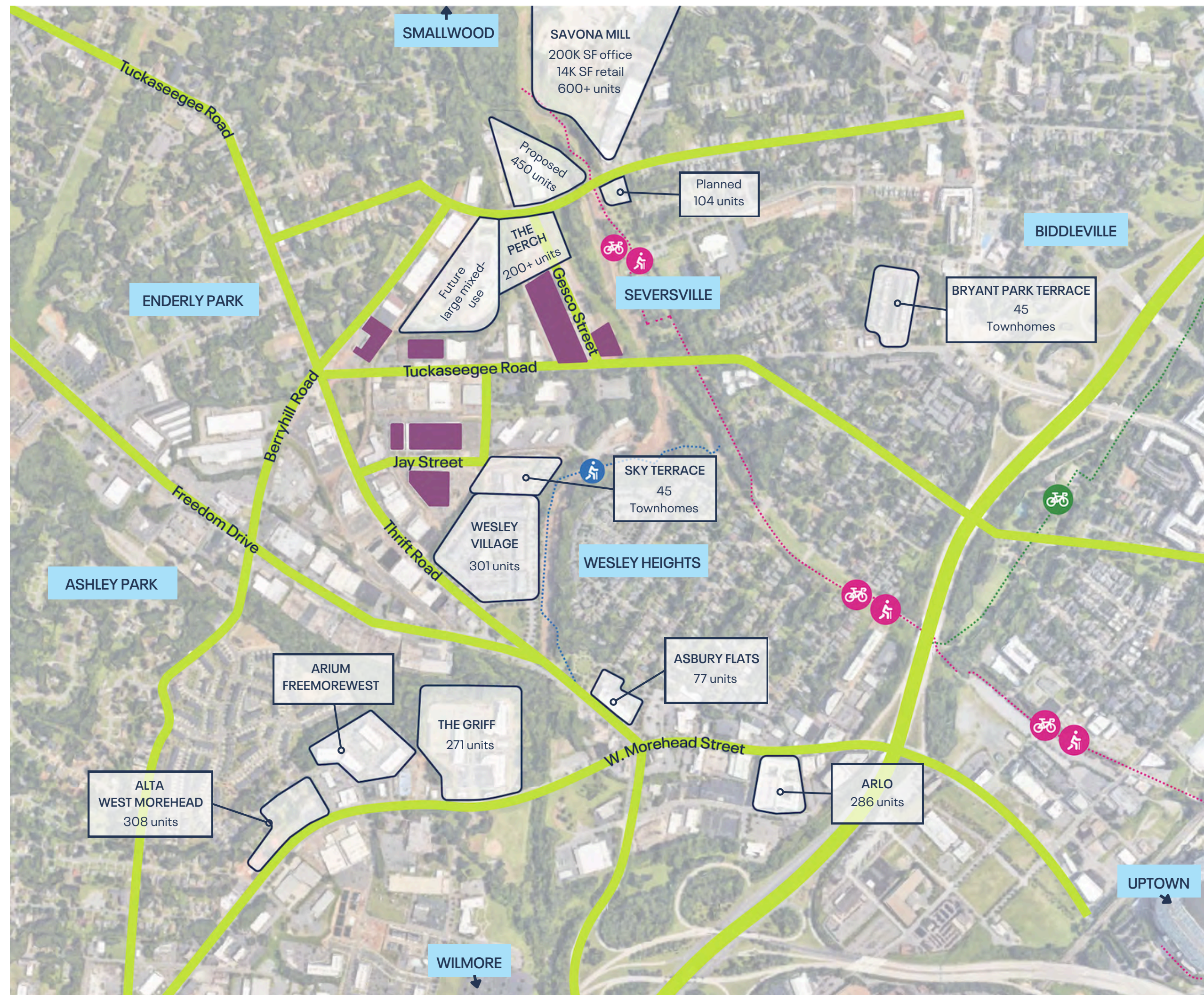


**14K**  
RSF  
RETAIL

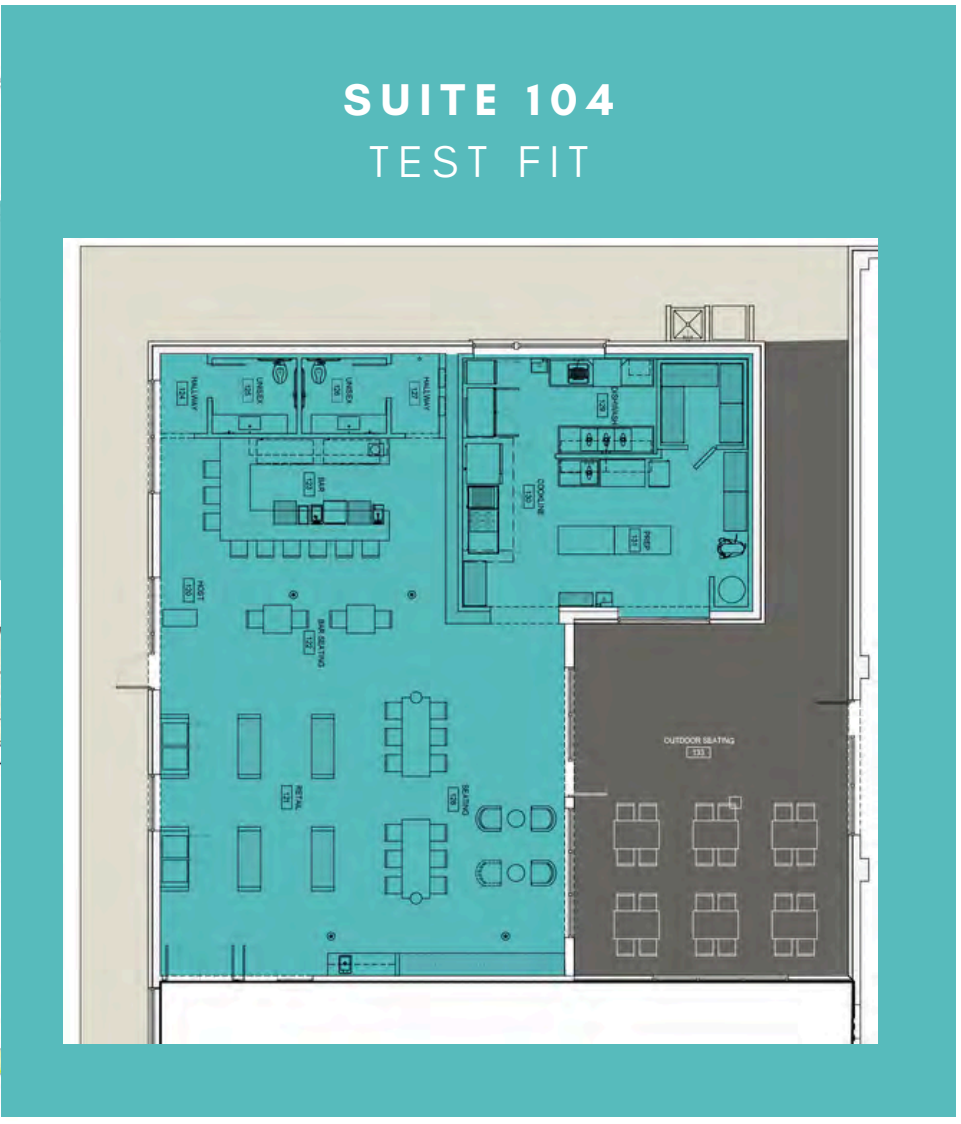


## CHANGE IN MEDIAN HOME SALES PRICE 2017-2022

<b>ASHLEY PARK</b> ↑ 139%	<b>SEVERSVILLE</b> ↑ 91%	<b>UPTOWN</b> ↑ 27%
<b>SMALLWOOD</b> ↑ 81%	<b>ENDERLY PARK</b> ↑ 350%	<b>BIDDLEVILLE</b> ↑ 151%
<b>WILMORE</b> ↑ 34%	<b>WESLEY HEIGHTS</b> ↑ 29%	



700 TUCKASEEGEE RD



Available Retail    Office    Patio

SUITE	INTERIOR SF	OUTDOOR SF	USE
101	1,590	100	F&B/RETAIL
102	1,596	-	F&B/RETAIL
104	2,440	1,436	F&B/RETAIL



7,981 SF  
F&B/Retail



88,463 SF  
Office



Easy on-site  
surface parking



Private  
patios



SUITE 104 PATIO