

LOWER TUCK



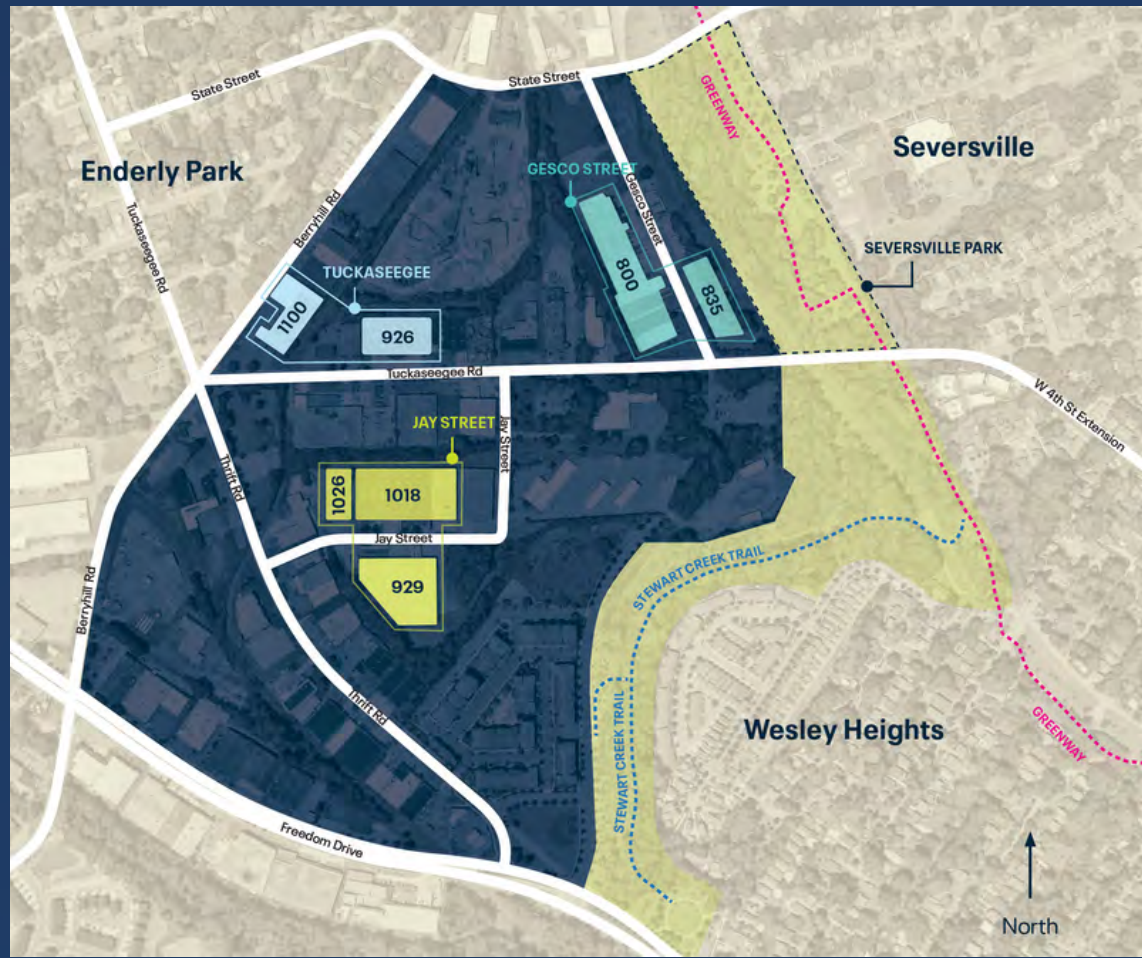
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A PROJECT BY





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

LET'S WALK!

400K SF
office, retail, showroom

greenway access

SURFACE PARKING



WELCOME TO THE NEIGHBORHOOD



NOTABLE AREA DEVELOPMENT

EXISTING



625K
RSF
OFFICE



250K
RSF
RETAIL

PLANNED/UNDER CONSTRUCTION



380K
RSF
OFFICE

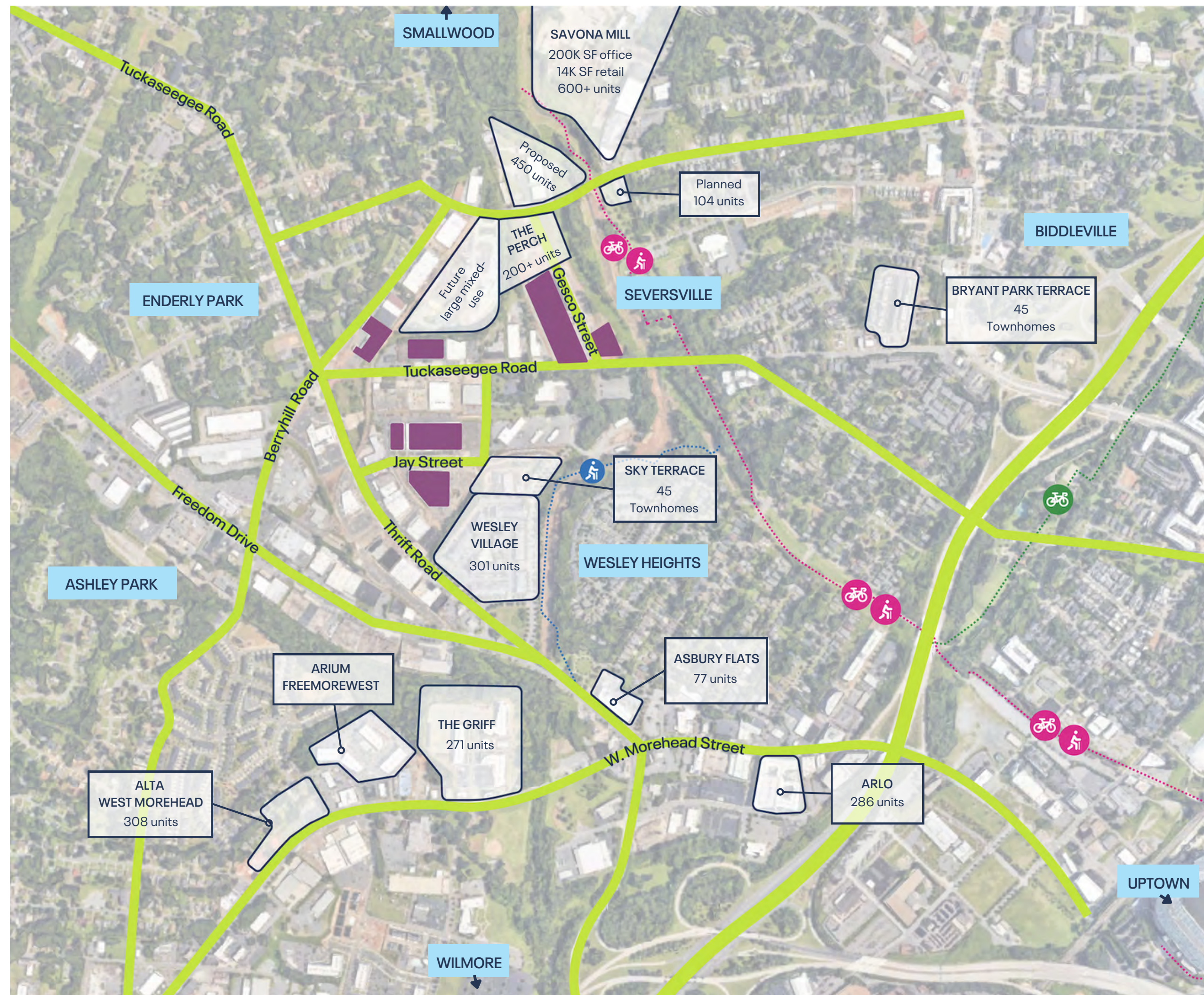


14K
RSF
RETAIL

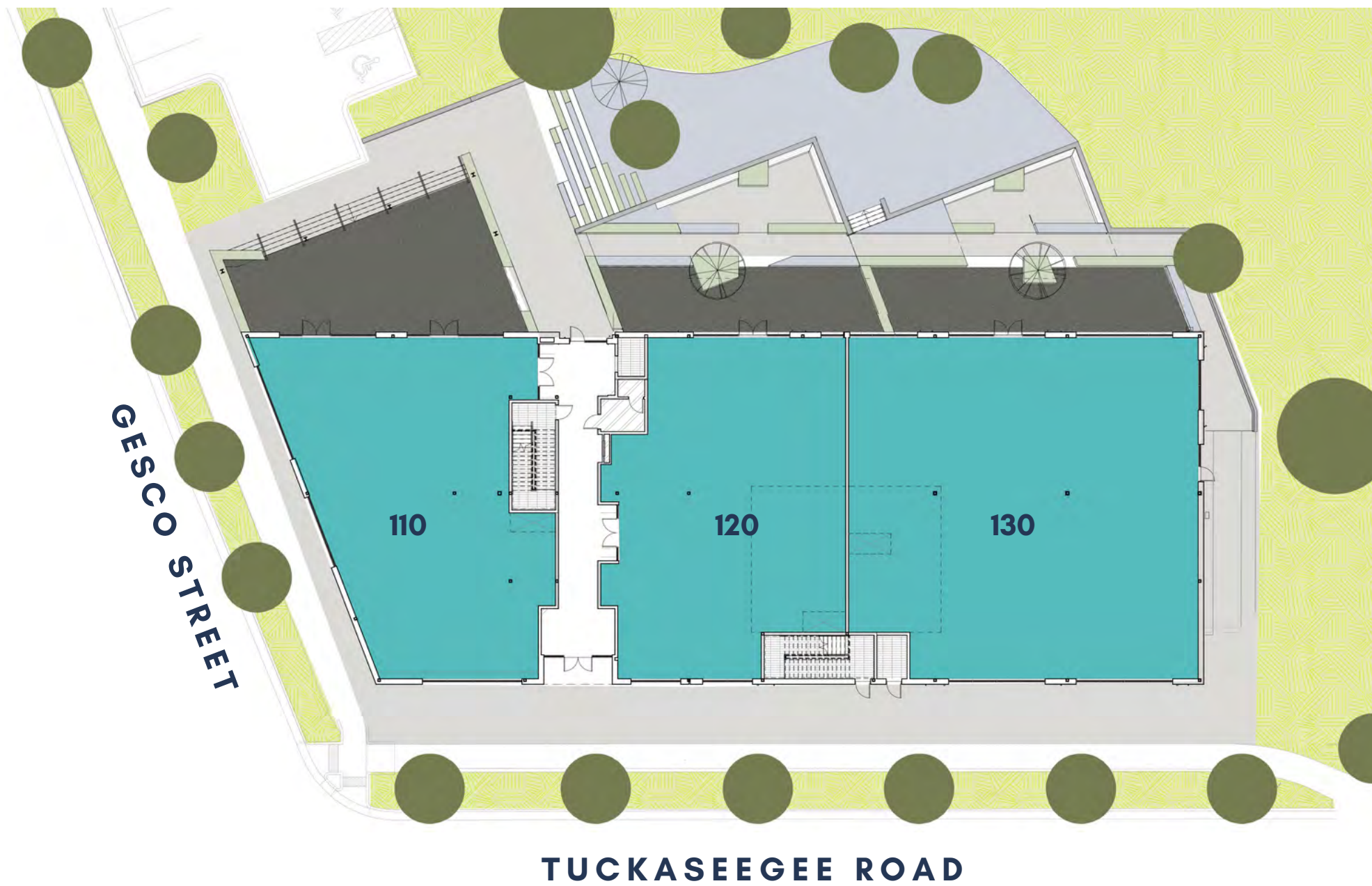


CHANGE IN MEDIAN HOME SALES PRICE 2017-2022

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



835 GESCO STREET



SUITE	INTERIOR SF	OUTDOOR SF	USE
110	2,516	1,420	F&B/RETAIL
120	3,413	780	F&B/RETAIL
130	5,407	911	F&B/RETAIL

LOWER TUCK



Views over Stewart Creek



Adjacent to greenway trail



Easy on-site surface parking



Potential 2-story format