

B BALLANTYNE VILLAGE



CHARLOTTE, NORTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM



INVESTMENT HIGHLIGHTS



GENERATIONAL MIXED-USE CENTER IN A HIGH GROWTH, AFFLUENT CHARLOTTE MARKET - BALLANTYNE



ANCHORED BY TOP NATIONAL ACCOUNTING SERVICES FIRM, CLIFTONLARSONALLEN, WITH SIGNIFICANT TERM REMAINING & \$2 BILLION IN ANNUAL REVENUE (2024)



SIGNIFICANT NOI GROWTH VIA NUMEROUS MARK-TO-MARKET OPPORTUNITIES



SECURE INCOME STREAM WITH CLA REPRESENTING ~30% OF GLA



STAY-WORK-PLAY LIFESTYLE CENTER ADJACENT TO A 186 ROOM AC HOTEL



6.8 YEARS OF WALT & AVG. ROLLOVER OF 5% OVER THE NEXT 5 YEARS



BEST-IN-CLASS TENANT LINEUP: STRONG NATIONAL AND LOCAL BRANDS & DIVERSE INCOME STREAM



ONE OF THE MOST SOUGHT AFTER RESIDENTIAL, RETAIL & OFFICE MARKETS WITH 18.5% POPULATION GROWTH SINCE 2010

PROPERTY OVERVIEW

ADDRESS

14815, 14825 & 14835
BALLANTYNE VILLAGE WAY,
CHARLOTTE, NC 28277

SIZE

190,876 SF

YEAR DELIVERED

2005

ACREAGE

7.39 ACRES

YEAR 1 NOI

\$5.4M

OCCUPANCY

90%

NOTABLE TENANTS



SALON LOFTS®



CRISWELL & CRISWELL
PLASTIC, RECONSTRUCTIVE & COSMETIC SURGERY

PREMIER DEMOGRAPHICS

| | 3 MILE | 5 MILE | 10 MILE |
|---------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 ESTIMATE | 83,563 | 182,033 | 633,199 |
| 2029 ESTIMATE | 85,989 | 184,514 | 664,093 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2025 ESTIMATE | \$160,279 | \$178,981 | \$171,752 |
| % COLLEGE DEGREE | | | |
| 2025 ESTIMATE | 83% | 82% | 81% |

GENERATIONAL OPPORTUNITY TO ACQUIRE CHARLOTTE'S PREMIER MIXED-USE DESTINATION



Minutes away from
The Bowl - a 20 acre
mixed-use project

Highly amenitized 90%
leased mixed-use asset

Seamless blend of
experiential retail and
Class A office

Irreplaceable and
highly visible South
Charlotte location

Transit oriented with
immediate access to I-485
& Johnston Rd/HWY 521

SITE PLAN - LEVEL 1

BALLANTYNE COMMONS PKWY
10,000 VPD

521

27,100 VPD

COSTIGAN LN

JOHNSTON RD

BALLANTYNE VILLAGE WAY



| LEVEL 1 | | | | |
|------------|-------|------------------------|-------|--|
| BUILDING A | | | | |
| NO. | UNIT | TENANT | SF | |
| 1 | A-155 | CASA DEL TEQUILA | 2,623 | |
| 2 | A-160 | BURGER 21 | 2,609 | |
| 3 | A-165 | LIMITLESS CHIROPRACTIC | 1,614 | |
| 4 | A-175 | CRISPY BAHN MI | 1,214 | |
| 5 | A-135 | COFFEE REPUBLIC | 1,019 | |
| 6/8 | A-170 | AVAILABLE | 2,270 | |
| 7 | A-150 | AZUCAR | 2,503 | |
| 9 | A-185 | SMOOTHIE KING | 1,040 | |
| 10 | A-130 | CAFE FIOR | 2,647 | |
| 11 | A-180 | ORANGE THEORY | 3,486 | |
| 12 | A-120 | ABRAHAM JOSEPH | 2,585 | |
| 13 | A-195 | MODERN PET SALON | 4,074 | |
| 14 | A-110 | DEKA LASH | 1,082 | |
| 15 | A-100 | BLACKFINN AMERIPUB | 5,992 | |

| BUILDING B | | | | |
|------------|-------|--------------------------|-------|--|
| NO. | UNIT | TENANT | SF | |
| 16 | B-150 | MELLOW MUSHROOM | 6,650 | |
| 17 | B-160 | MASSAGE ENVY | 3,492 | |
| 18 | B-170 | VERIZON WIRELESS | 1,853 | |
| 19 | B-140 | ZINICOLA | 4,446 | |
| 20 | B-180 | AVAILABLE | 1,400 | |
| 21 | B-130 | TIFA CHOCOLATES & GELATO | 1,958 | |
| 22/23 | B-120 | FABLE GIFTS | 3,638 | |
| 24 | B-110 | PERSPIRE | 1,517 | |
| 25 | B-105 | FEDEX | 4,605 | |
| 26 | B-100 | DAILY PILATES | 1,808 | |
| 27 | B-190 | PANERA BREAD | 5,155 | |

| BUILDING F | | | | |
|------------|-------|---------------------|-------|--|
| NO. | UNIT | TENANT | SF | |
| 28 | F-100 | DOWN DOG VET CLINIC | 1,545 | |
| 29 | F-105 | YOGA SIX | 2,120 | |
| 30 | F-120 | SHEAR EXCELLENCE | 2,490 | |
| 31 | F-180 | AVAILABLE | 3,404 | |
| 32 | F-140 | AVAILABLE | 1,950 | |
| 33 | F-150 | EGGSPECTION | 4,791 | |
| 34 | F-170 | THE BLUE TAJ | 2,814 | |
| 35 | F-160 | TINDERBOX | 1,102 | |

- NOT INCLUDED IN THE OFFERING
- SHARED PARKING DECK

SITE PLAN - LEVEL 2

BALLANTYNE COMMONS PKWY
10,000 VPD



521

27,100 VPD

JOHNSTON RD

carolina
dental arts

evolve.
psych group, pllc

State Farm

SL
SALON LOFTS®

new
mom
SCHOOL

GAME SHOW
BATTLE ROOMS

AC HOTEL
186 ROOMS

SUPERIOR
SCHOOL OF REAL ESTATE
by Colibri Real Estate

CRISWELL & CRISWELL
PLASTIC SURGERY

BALLANTYNE VILLAGE WAY

| LEVEL 2 | | | |
|------------|-------|-----------------|-------|
| BUILDING A | | | |
| NO. | UNIT | TENANT | SF |
| 35 | A-280 | CAROLINA DENTAL | 3,106 |
| 36 | A-275 | AVAILABLE | 2,008 |
| 37 | A-250 | NEW MOM SCHOOL | 1,665 |
| 38 | A-240 | AVAILABLE | 5,141 |

| BUILDING B | | | |
|------------|-------|---------------------|-------|
| NO. | UNIT | TENANT | SF |
| 39 | B-200 | STATE FARM | 2,199 |
| 40A | B-225 | KENNEDY FAMILY LAW | 2,484 |
| 40B | B-225 | EVOLVE PSYCH GROUP | 1,557 |
| 41 | B-210 | CRISWELL & CRISWELL | 5,819 |

| BUILDING F | | | |
|------------|-------|--------------------------------|-------|
| NO. | UNIT | TENANT | SF |
| 42 | F-200 | GAMESHOW BATTLE ROOMS | 2,937 |
| 43 | F-210 | AVAILABLE | 2,308 |
| 44 | F-240 | SALON LOFTS | 4,597 |
| 45 | F-280 | AVAILABLE | 1,444 |
| 46 | F-250 | JADE | 3,452 |
| 47 | F-270 | SUPERIOR SCHOOL OF REAL ESTATE | 4,666 |

SHARED PARKING DECK
(7 STORIES / 1,028 SPACES)

- NOT INCLUDED IN THE OFFERING
- SHARED PARKING DECK

*CLA (CLIFTONLARSONALLEN) IS ON FLOORS 3 & 4 OF BUILDING F

ESTABLISHED, AFFLUENT SOUTH CHARLOTTE SUBMARKET IN HIGH DEMAND

CARMEL EXECUTIVE PARK

485 (80,000 VPD)

BALLANTYNE CORPORATE PARK
535-acre business/office community offering over 4M SF of Class A office space

TORINGDON CIRCLE SHOPPING CENTER
500K ANNUAL VISITS
Homewood Suites, LA Fitness, Midwood Smokehouse, Viva Chicken, Ruby Sunshine, Hickory Tavern

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
(20 Minutes)

JOHNSTON RD = (27,100 VPD)

ORO BALLANTYNE
356 Units

THE AMP BALLANTYNE

STAYBRIDGE SUITES

THE BALLANTYNE HOTEL
244 Rooms

BALLANTYNE COMMONS EAST
1.8M ANNUAL VISITS
Harris Teeter, Starbucks, Bad Daddy's Burger Bar, Juniper Grill, Jersey Mike's Subs

BALLANTYNE COMMONS PKWY (10,000 VPD)

STARBUCKS

AC HOTEL
186 Rooms



FORT MILL
(15 Minutes)

UPTOWN
(20 Minutes)



TORINGDON MARKET SHOPPING CENTER
Future Whole Foods & Bricktops

STONE CREST AT PIPER GLEN
Target, Harris Teeter, Michaels, Ulta, Jersey Mikes

TORINGDON OFFICE PARK



BALLANTYNE TOWER

TOWERVIEW BALLANTYNE
212 Units

FUTURE WEGMANS DEVELOPMENT

BALLANTYNE CORPORATE PARK

ALOFT CHARLOTTE BALLANTYNE
136 Rooms

THE BOWL AT BALLANTYNE
Olde Mecklenburg, Bossy Beulah's, Flower Child,
Postino Harriet's Hamburgers, Hawkers, North Italia,
Roosters, The Salty, Solidcore, Arrow

BALLANTYNE COUNTRY CLUB

1.4M

ANNUAL VISITORS

72

MINUTE AVERAGE
DWELL TIME

TOP 28%

OF CENTERS IN NC

7.4% YOY

CHARLOTTE'S HIGHEST
RENT GROWTH

3.0%

RETAIL VACANCY
FACTOR

\$178,981

AVERAGE HOUSEHOLD INCOME
(3-MILE RADIUS)

THE CATALYST OF A STAY-WORK-PLAY COMMUNITY



AC HOTEL
186 HOTEL KEYS



STRONG ANCHOR TENANCY WITH A DIVERSE TENANT MIX



ZINICOLA
FOOD + CONVERSATION



eggspectation
restaurant - café - bar



- CliftonLarsonAllen ranks in the Top 10 for Accounting Firms in the Nation
- 9,000+ employees and more than 130 offices across the US
- Over \$2B+ in annual revenue (2024)
- 55K SF with 11 years of term
- Ballantyne Village will serve as CLA's Charlotte headquarters and the Connection Center for the east coast (*one of three locations across the country*)

RECENT 5-YEAR RENEWALS



RECENTLY SIGNED LEASES



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