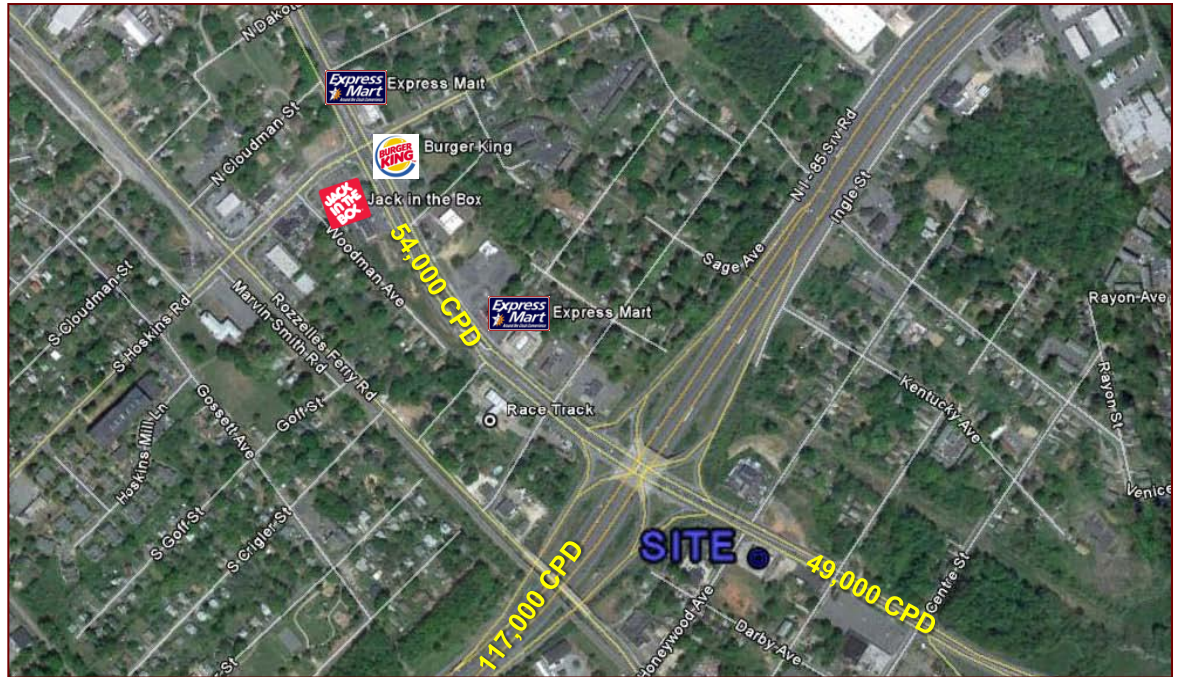


Listing Offering

3515, 3521 Brookshire Boulevard, Charlotte, NC 28216



\$ 850,000

Highlights

- Highly Visible on Brookshire Boulevard at I-85
- 49,000 CPD on Brookshire Boulevard
- 1.8+/- Acre Site with Building and Canopy



KATHRYN L. GARNER

KATHY GARNER, BROKER

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Property Summary

Details

3515, 3521 Brookshire Boulevard, 3514 Darby Avenue, 136 Honeywood Avenue			
PRICE:	\$ 850,000.	MARKET:	Charlotte
PRICE/ACRE:	\$472,222.	SUBMARKET:	Northwest
ACRES:	1.8 +/-	STREET FRONTAGE:	225+/- Feet
SHAPE:	Rectangular	CORNER:	Yes
TOPOGRAPHY:	Gently Sloping	CROSS STREET:	Honeywood Ave
TAX PARCEL ID:	06512120, 06512101, 06512115, 06512112		
UTILITIES:	Water, Sewer and Electric		
EXISTING STRUCTURES:	1,500 sf Building with 4,000 sf Canopy		

Property Information

INGRESS/EGRESS:	Brookshire Boulevard and Honeywood Avenue
BEST USE:	Convenience Store, Single Tenant Retail
ZONING:	B-2, R-22MF
AREA INFORMATION:	<p>The Charlotte – Gastonia – Concord MSA covers a six county area in south central North Carolina as well as York County, SC. The Charlotte region is well located with access to major population centers. This factor, along with excellent interstate and rail system, has made the region a major warehousing and distribution center. Over the past two decades, Charlotte has also emerged as a major center for banking and finance.</p>



KATHRYN L. GARNER

Property Summary

AREA INFORMATION, CONTINUED:

The Property is located along the Brookshire Boulevard one block east of I-85, exit 36 and two miles to the Central Business District of Charlotte.

The neighborhood includes convenience stores, national fast food restaurants and other service related retail. Brookshire Boulevard/NC Highway 16 serves as a major commuter corridor to north Mecklenburg County and the Lake Norman Area.

PROPERTY INFORMATION:

The Subject property consists of four adjacent parcels totaling 1.8 +/- acres located one block east of exit 36 off I-85. The property has ease of access to downtown Charlotte via Brookshire Boulevard and to surrounding counties via I-85, I-77 and I-485.

The HVAC system is less than one year old.

The building and canopy is to be sold As Is.

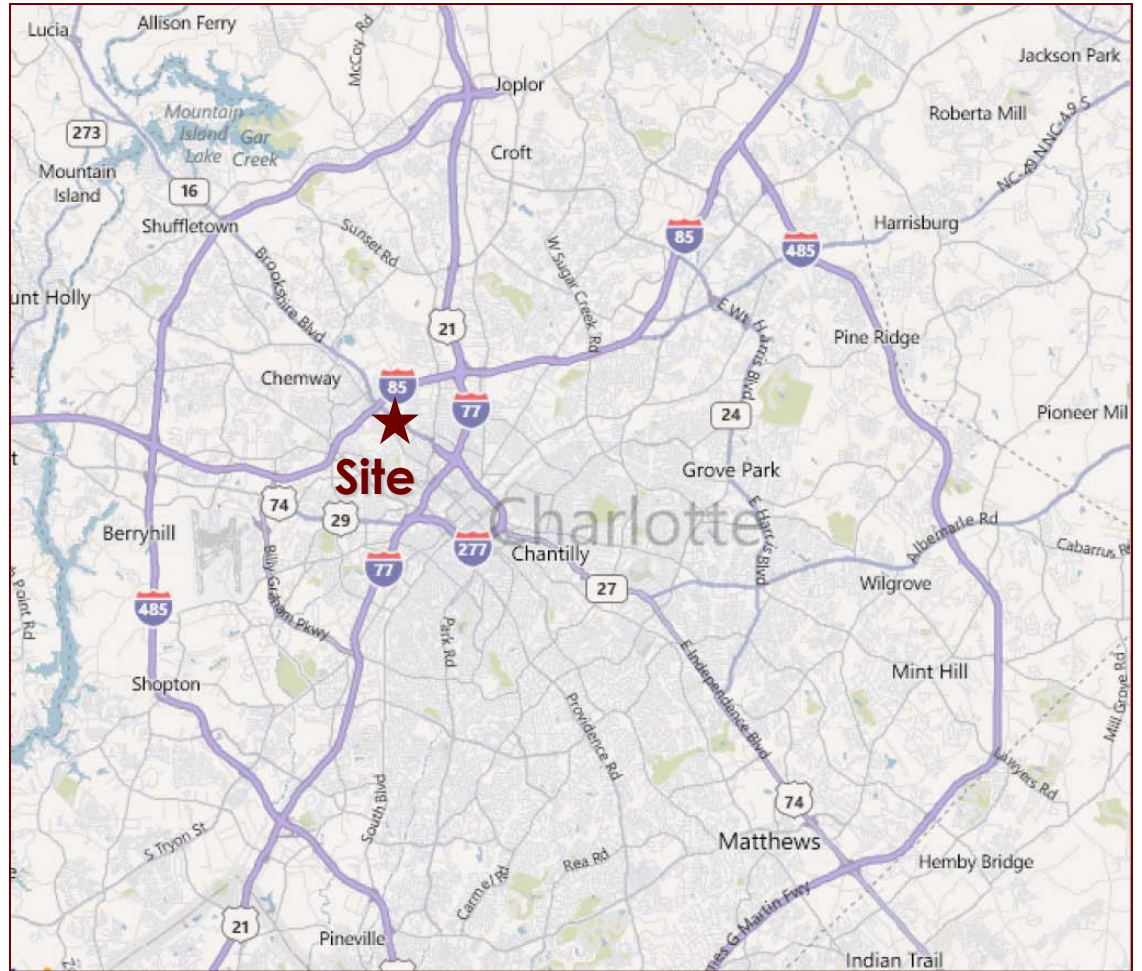
The complete fueling system to be removed late summer 2011.



KATHRYN L. GARNER

Brookshire Boulevard

Location Map

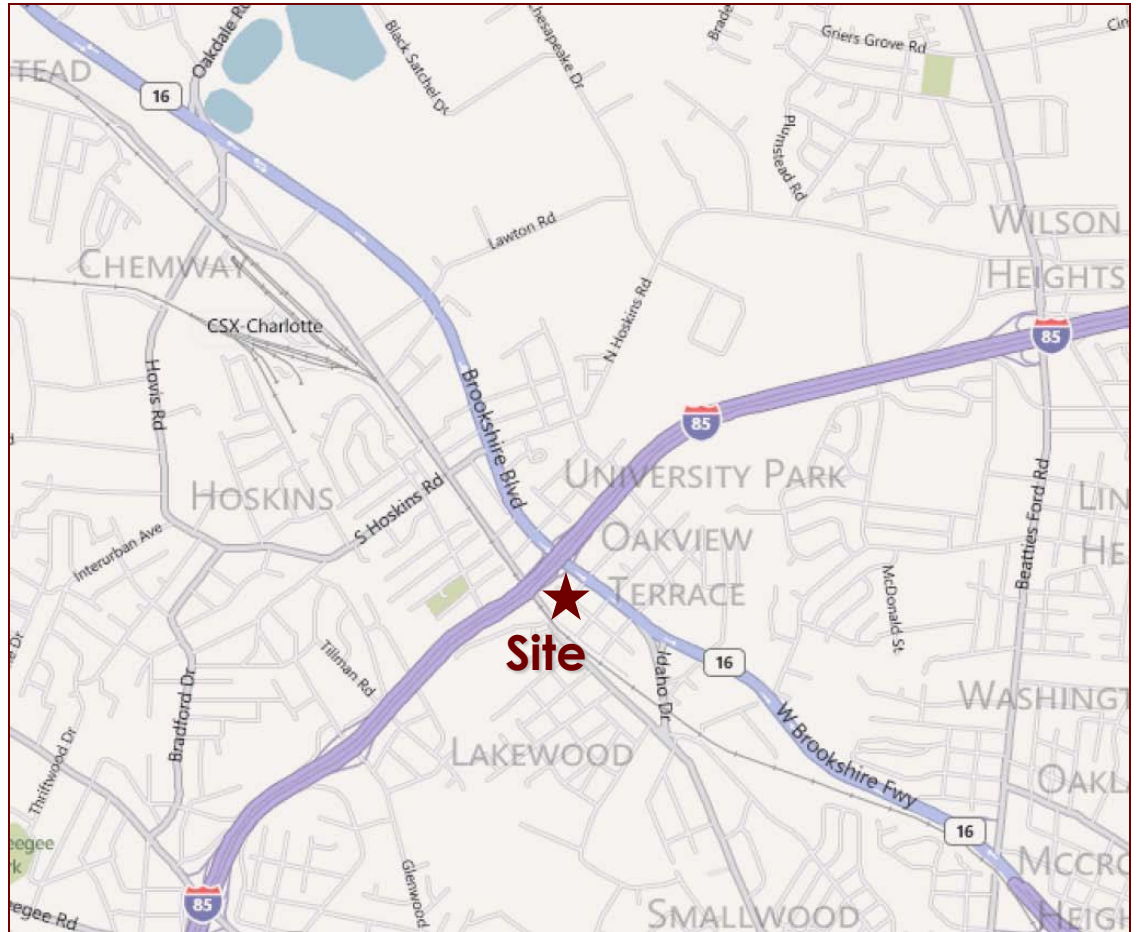


KATHRYN L. GARNER

COMMERCIAL REAL ESTATE SERVICES

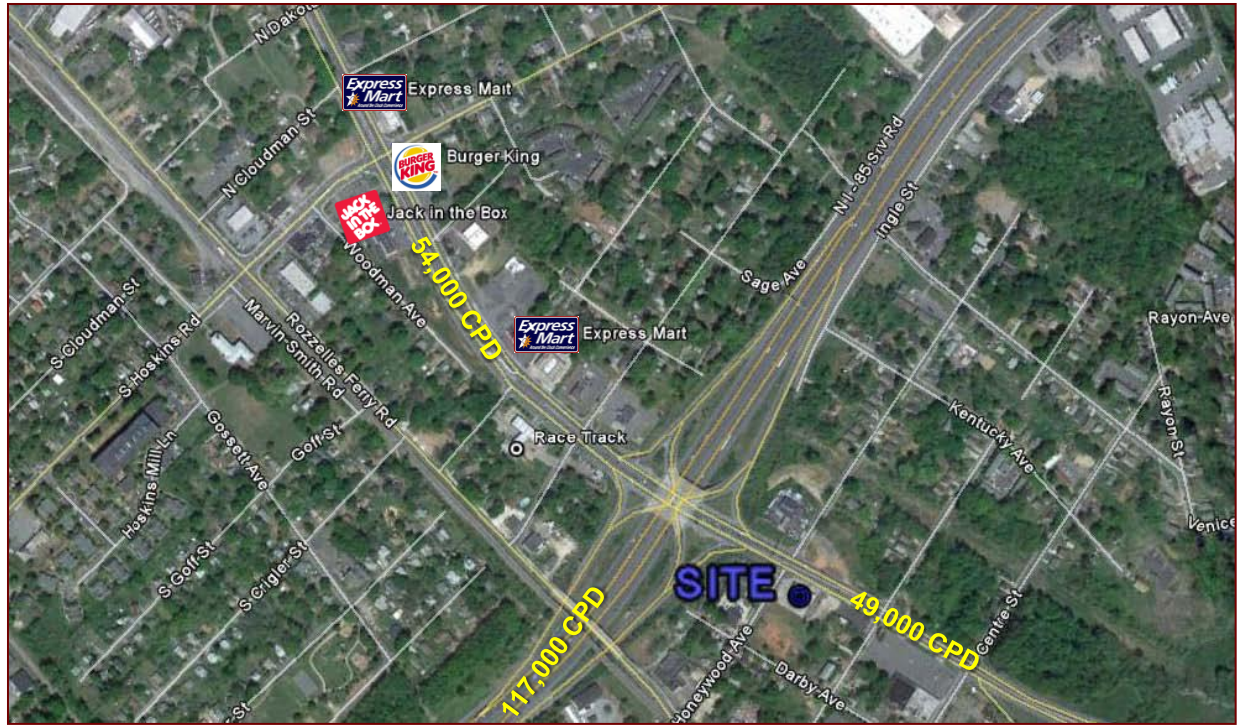
Brookshire Boulevard

Location Map



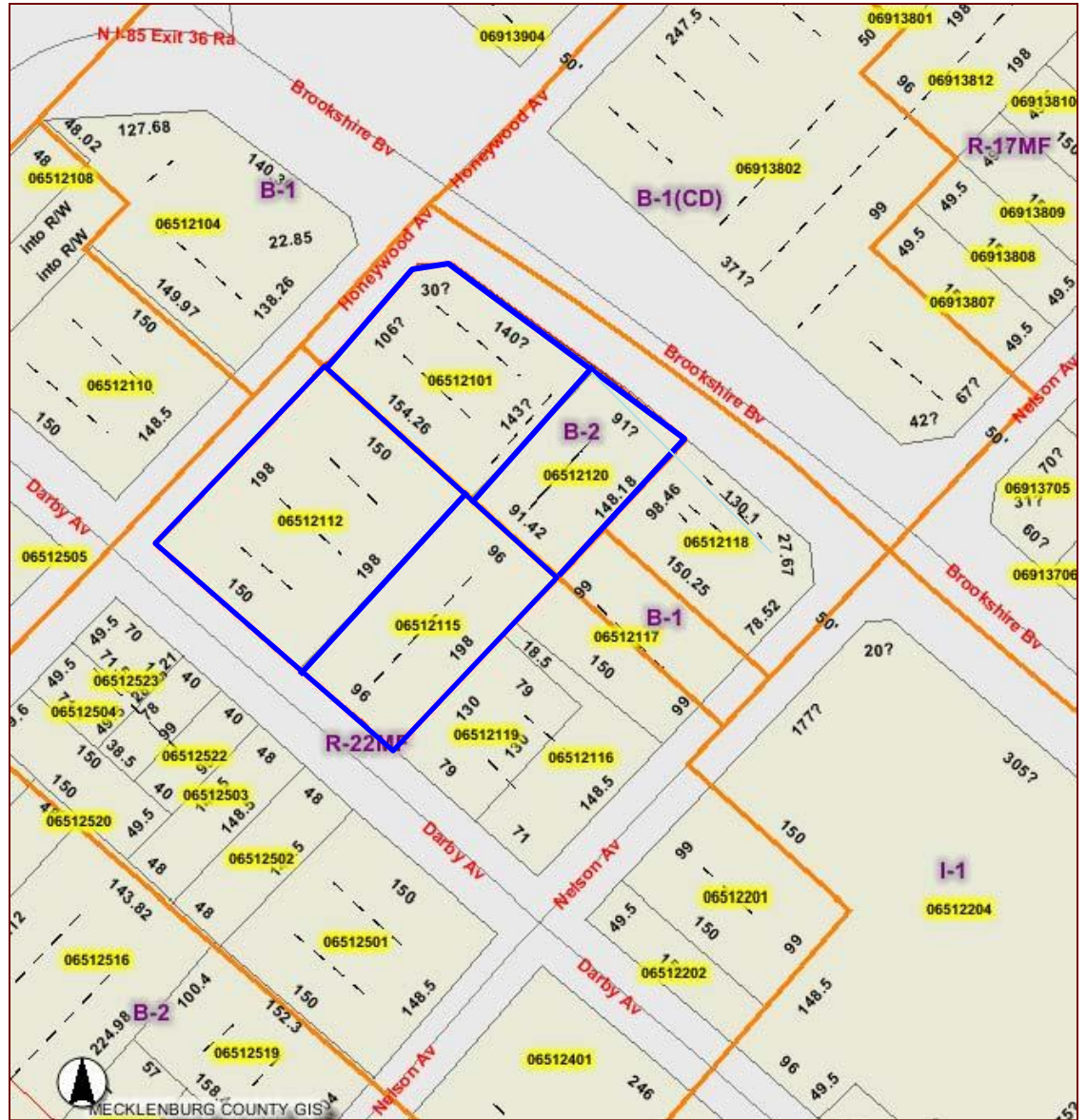
Brookshire Boulevard

Retail with Traffic Counts



Brookshire Boulevard

Tax and Zoning Map



KATHRYN L. GARNER

Contact Information:

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Charlotte Chamber of Commerce
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Charlotte, NC 28202
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Mecklenburg County is located in the south central portion of North Carolina, with its center at the intersection of Interstates 77 and 85, and bordered on the west by the Catawba River, and on the south by South Carolina.

The city of Charlotte, the largest urban area in the Carolinas, is located in the center of Mecklenburg County. The city is the heart of the greater metropolitan area and is ranked the 19th largest city in the U.S. with over 711,000 residents. Over the next 10 years, Charlotte is expected to grow in population by another 40 percent, making it one of the fastest growing cities in the country.

In addition to Charlotte, there are six separately incorporated municipalities located in Mecklenburg County, three to the north of Charlotte and three to the south. The creation of Lake Norman by Duke Power in 1963 helped shape the future of the three northern towns—Davidson, Cornelius and Huntersville—all part of the Lake Norman community. South of Charlotte, there are the separate municipalities of Pineville, Matthews and Mint Hill.



Total Population, 2010	937,963
Total Households, 2010	376,635
Median Age, 2010	34.9
Projected Population, 2015	1,067,085

Educational Attainment, 2010

Population 25 and Older	608,384
High School Diploma	20.6%
Some College	20.2%
Associate's Degree	8.0%
Bachelor's Degree	27.6%
Graduate or Professional Degree	12.7%
2010 SAT score, county average	1,497
2008 SAT score, state average	1,485

Income, 2010

Median Household Income	\$66,472
Per Capita Income	\$34,348

Employment by Industry, 2010

Agriculture, Mining	0.2%
Construction	7.2%
FIRE	14.6%
Manufacturing	6.7%
Public Administration	2.5%
Retail Trade	10.0%
Wholesale Trade	4.7%
Services	45.5%
Transportation, Utilities	5.3%
Total Employment, 16+	409,901

Labor Force, 2009

Labor Force	454,082
Unemployment Rate	10.8%

Source: ESRI 2010, NC Dept of Public Education, NC ESC

While Charlotte is typically perceived as a banking center, the local economy enjoys a vibrant, balanced economy that encompasses many sectors. Nine Fortune 500 companies are headquartered here, and Mecklenburg County is the largest manufacturing county in North Carolina. The commercial and industrial diversity enables the local economy to withstand inevitable economic ups and downs. Manufacturing facilities, professional services centers, research and development laboratories and logistics operations all thrive simultaneously in this vibrant economy.

Largest employers in the county include Bank of America, Wells Fargo, Duke Energy and Carolinas Healthcare System. While large corporations dominate the uptown landscape, there are many smaller businesses that thrive and provide stability for the local economy. Recently cited by Entrepreneur Magazine as one of the best cities in the nation for

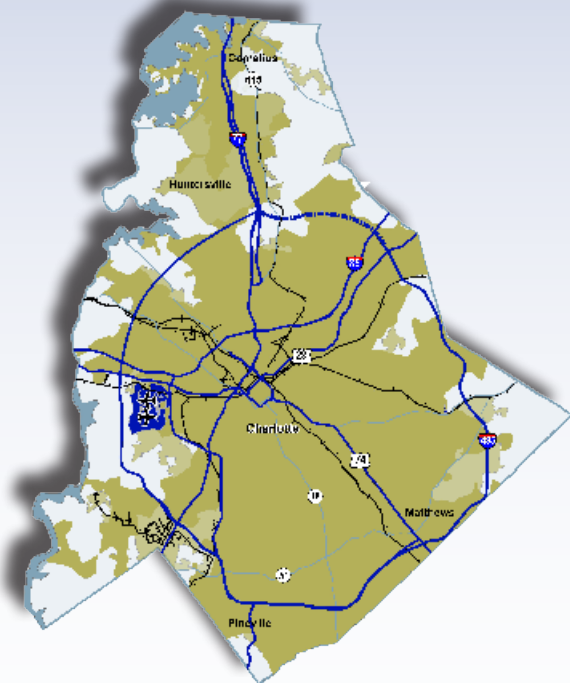


entrepreneurs to start and run a business, Charlotte's access to capital, intellect and professional services is unmatched by other cities in the South.

Recent relocations and expansions to the area include The Shaw Group, Saertex USA, SPEED Channel, Zenta, Convergys, Tessera Technologies, Polypore International and Pro Pac.

MAJOR EMPLOYERS (non government/retail)

Company	Major Product	Employees
Carolinas Healthcare System	Headquarters/Health Care	26,283
Wells Fargo/Wachovia Corporation	Regional HQ/Financial Services	20,000
Bank of America	Headquarters/Financial Services	13,960
Presbyterian Regional Healthcare	Headquarters/Health Care	9,000
Duke Energy Corporation	Headquarters/Utility	7,757
US Airways	Airline	5,955



Announced Jobs & Investments

Jobs announced, 2008	12,165
Total investment announced, 2008	\$2.3B

Accessibility

Nearest Major City	Charlotte
Distance to Nearest Major City	0 miles
Nearest Commercial Airport	CLT
Runway Length	10,000 ft
Distance to Nearest Airport	0 miles
Nearest Interstate	I-85, I-77, I-485
Distance to Nearest Interstate	0 miles
Nearest Deepwater Port	Port of Charleston
Distance to Nearest Deepwater Port	211 miles
Foreign Trade Zone Accessibility	Yes
Population within 50 mile radius, 2010	2,738,163

Development Capacity

Wastewater Treatment Capacity Available	Yes
Natural Gas Available	Yes

Taxes, Sales & Service

Property Taxes/\$100 value (2010-11)	\$0.8387
Taxable Retail Sales (2008)	\$13.6 M
Number of Physicians, 2007	2,296
Physicians per 10,000 population, 2007	27
RN per 10,000 population, 2007	109
Dentists per 10,000 population, 2007	6

NC Department of Commerce and NC ESC, 2010; Ipedis database

Average Weekly Wage 2009

Agriculture, Forestry, Fishing	\$769
Utilities	\$1,579
Construction	\$961
Manufacturing	\$1,163
Wholesale Trade	\$1,179
Retail Trade	\$533
Transportation & Warehousing	\$924
Information	\$1,353
Finance & Insurance	\$1,716
Real Estate & Rental & Leasing	\$905
Professional & Technical Services	\$1,360
Management of Companies & Enterprises	\$1,912
Administrative & Waste Services	\$636
Educational Services	\$768
Health Care & Social Assistance	\$1,001
Arts, Entertainment and Recreation	\$808
Accommodation & Food Services	\$328
Public Administration	\$1,028
Average Weekly Wage	\$997

Unemployment Insurance

New Employers (per \$100)	1.2%
Deficit Employers (max rate)	6.84%
Minimum Tax Rate	0.0%
Taxable Base	\$19,700

Inventory Tax

Finished Goods	none
Raw Materials	none
Goods in Process	none
Mat'l consumed in Mfg.	none

Sales Tax, General

State	5.75%
Local	2.5%

Sales Tax, Special Provisions

Electricity	3.0%
Natural Gas	% of receipts
Manufacturing Fuels	none
Manufacturing Equipment	none
Telecommunications Service (intrastate)	8.0%

Education

Public Schools	178
Private Schools	69
School Districts	1
Colleges & Universities	9



Executive Summary

Prepared by Kathryn Garner

Brookshire BP

Latitude: 35.260845

Longitude: -80.87706

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	7,903	65,277	163,393
Male Population	46.5%	47.4%	48.5%
Female Population	53.5%	52.6%	51.5%
Median Age	34.1	34.3	34.7
2010 Income			
Median HH Income	\$28,952	\$39,273	\$43,535
Per Capita Income	\$14,371	\$20,264	\$23,519
Average HH Income	\$37,145	\$50,194	\$56,755
2010 Households			
Total Households	3,029	25,696	66,125
Average Household Size	2.57	2.45	2.39
2010 Housing			
Owner Occupied Housing Units	37.3%	41.5%	45.2%
Renter Occupied Housing Units	51.7%	47.7%	45.3%
Vacant Housing Units	11.0%	10.8%	9.5%
Population			
1990 Population	8,712	54,407	128,187
2000 Population	7,607	55,666	133,199
2010 Population	7,903	65,277	163,393
2015 Population	8,278	71,130	181,041
1990-2000 Annual Rate	-1.35%	0.23%	0.38%
2000-2010 Annual Rate	0.37%	1.57%	2.01%
2010-2015 Annual Rate	0.93%	1.73%	2.07%

In the identified market area, the current year population is 163,393. In 2000, the Census count in the market area was 133,199. The rate of change since 2000 was 2.01 percent annually. The five-year projection for the population in the market area is 181,041, representing a change of 2.07 percent annually from 2010 to 2015. Currently, the population is 48.5 percent male and 51.5 percent female.

Households			
1990 Households	2,828	20,410	49,122
2000 Households	2,817	20,964	51,793
2010 Households	3,029	25,696	66,125
2015 Households	3,189	28,364	74,093
1990-2000 Annual Rate	-0.04%	0.27%	0.53%
2000-2010 Annual Rate	0.71%	2.01%	2.41%
2010-2015 Annual Rate	1.03%	2%	2.3%

The household count in this market area has changed from 51,793 in 2000 to 66,125 in the current year, a change of 2.41 percent annually. The five-year projection of households is 74,093, a change of 2.3 percent annually from the current year total. Average household size is currently 2.39, compared to 2.47 in the year 2000. The number of families in the current year is 37,785 in the market area.

Housing

Currently, 45.2 percent of the 73,081 housing units in the market area are owner occupied; 45.3 percent, renter occupied; and 9.5 percent are vacant. In 2000, there were 56,201 housing units - 47.3 percent owner occupied, 44.9 percent renter occupied and 7.8 percent vacant. The rate of change in housing units since 2000 is 2.6 percent. Median home value in the market area is \$110,884, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.86 percent annually to \$127,676. From 2000 to the current year, median home value changed by 1.92 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Brookshire BP

Latitude: 35.260845

Longitude: -80.87706

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$20,337	\$21,476	\$22,630
2000 Median HH Income	\$25,334	\$29,606	\$33,153
2010 Median HH Income	\$28,952	\$39,273	\$43,535
2015 Median HH Income	\$31,790	\$46,016	\$51,851
1990-2000 Annual Rate	2.22%	3.26%	3.89%
2000-2010 Annual Rate	1.31%	2.8%	2.69%
2010-2015 Annual Rate	1.89%	3.22%	3.56%
Per Capita Income			
1990 Per Capita Income	\$7,773	\$9,591	\$10,889
2000 Per Capita Income	\$11,949	\$15,271	\$18,361
2010 Per Capita Income	\$14,371	\$20,264	\$23,519
2015 Per Capita Income	\$16,235	\$23,662	\$27,073
1990-2000 Annual Rate	4.39%	4.76%	5.36%
2000-2010 Annual Rate	1.82%	2.8%	2.44%
2010-2015 Annual Rate	2.47%	3.15%	2.85%
Average Household Income			
1990 Average Household Income	\$23,210	\$25,347	\$28,001
2000 Average Household Income	\$31,852	\$39,414	\$45,804
2010 Average HH Income	\$37,145	\$50,194	\$56,755
2015 Average HH Income	\$41,800	\$57,933	\$64,715
1990-2000 Annual Rate	3.22%	4.51%	5.04%
2000-2010 Annual Rate	1.51%	2.39%	2.11%
2010-2015 Annual Rate	2.39%	2.91%	2.66%

Households by Income

Current median household income is \$43,535 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$51,851 in five years. In 2000, median household income was \$33,153, compared to \$22,630 in 1990.

Current average household income is \$56,755 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$64,715 in five years. In 2000, average household income was \$45,804, compared to \$28,001 in 1990.

Current per capita income is \$23,519 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,073 in five years. In 2000, the per capita income was \$18,361, compared to \$10,889 in 1990.

Population by Employment

Total Businesses	254	3,729	11,706
Total Employees	2,733	55,155	168,885

Currently, 82.7 percent of the civilian labor force in the identified market area is employed and 17.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 85.9 percent of the civilian labor force, and unemployment will be 14.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 54.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 20.5 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 70.5 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 23.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.2 percent were high school graduates only (29.6 percent in the U.S.)
- 6.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)