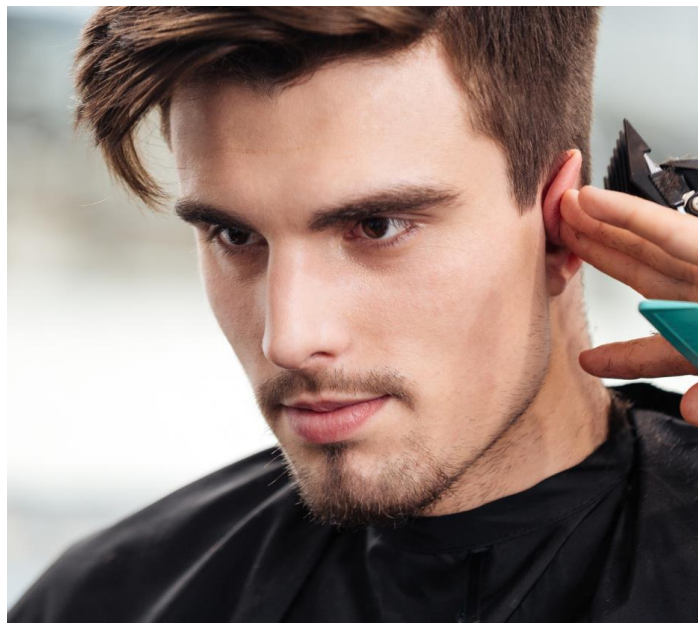




Toringdon Place

LOCATED IN A RAPIDLY GROWING AREA OF CHARLOTTE, NORTH CAROLINA



12135 N COMMUNITY HOUSE RD | CHARLOTTE, NC 28277





Toringdon Place **THE VISION**



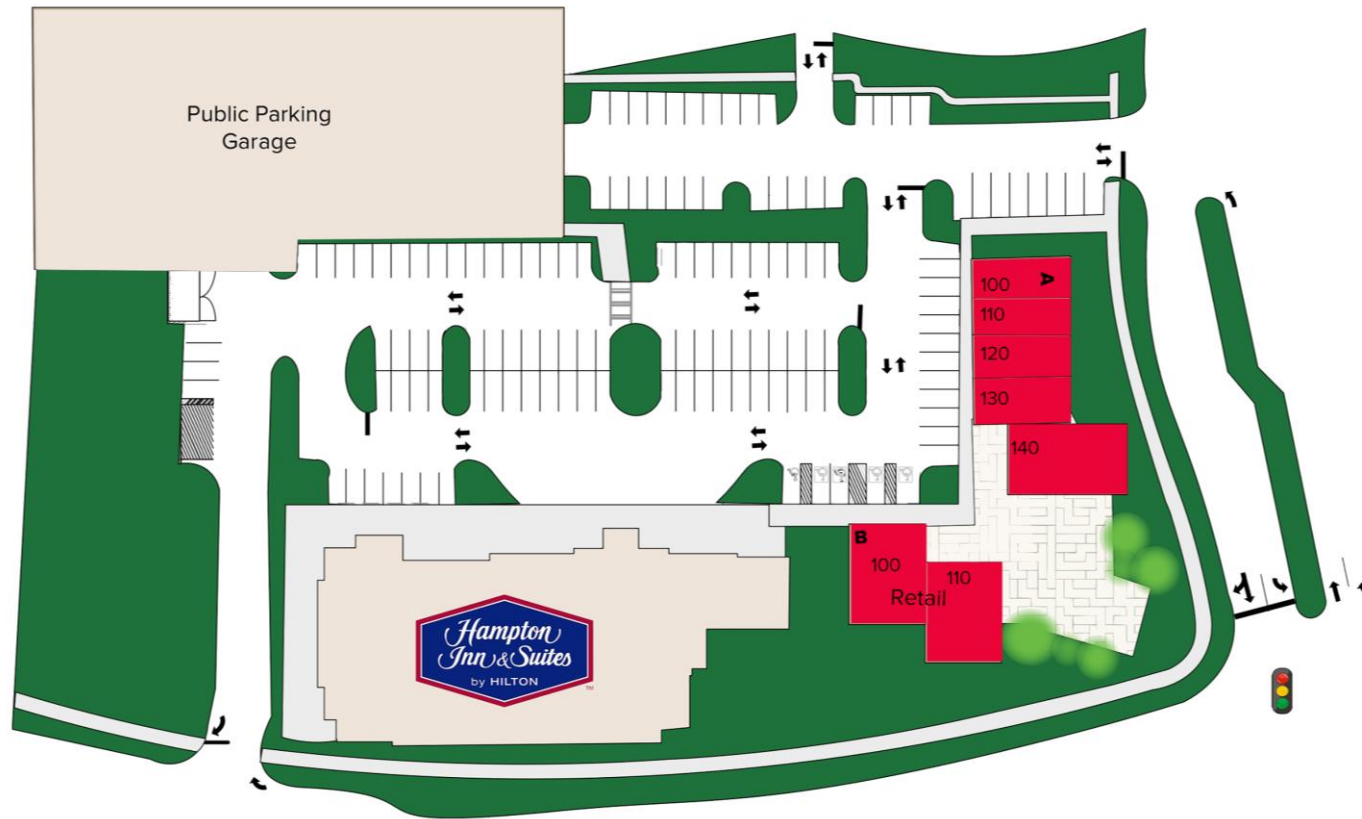
Toringdon Place is set to become the premier destination for convenience in the heart of one of Charlotte's most dynamic neighborhoods, Ballantyne. Ideally located within Toringdon, an upscale mixed-use enclave that features 725,000 square feet of class A office, 120-key hotel, and 425 luxury apartment units, this 12,500-square-foot retail center will seamlessly connect residents, professionals, and visitors with essential retail and dining options.

With more than 36,000 households averaging \$160,000 in annual income and a thriving daytime workforce of over 50,000, Toringdon Place is designed to serve the needs of a dynamic, fast-growing community. As the area experiences over \$1 billion in investment—including 400,000 square feet of office space and 300,000 square feet of commercial and multifamily development—Toringdon Place will play a vital role in enhancing accessibility and everyday convenience in one of Charlotte's most sought-after submarkets.



Toringdon Place

OVERALL SITE PLAN








HIGHLIGHTS


- Infill walkable retail with excellent visibility and access at a hard-corner signalized intersection
- Situated within the established Toringdon Office Park with more than 22,919 employees within one mile.
- Charlotte's first Wegmans grocery to be built 1/4-mile south along North Community House Rd.
- Located directly adjacent to:
 - 750,000 square feet of Class-A office
 - 445 luxury apartment units
 - 120-key hotel



DEMOGRAPHICS

TRAFFIC COUNTS

	 POPULATION	 HOUSEHOLDS	 AHI	 BUSINESSES	 EMPLOYEES
1 MILE	9,246	4,085	\$123,916	1,163	22,919
3 MILES	87,983	36,488	\$164,753	5,346	53,867
5 MILES	202,843	81,503	\$180,585	9,767	84,812


11,571
North Community House Road

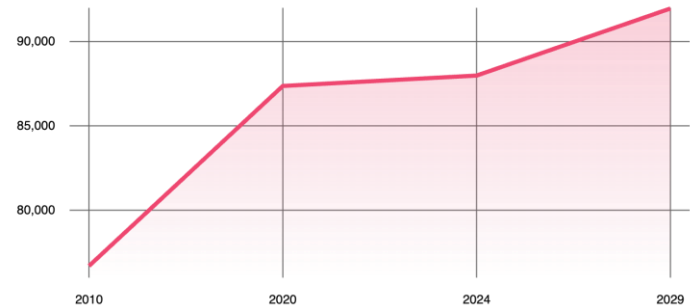
4,122
Endhaven Road

93,424
I-485

Estimated 2025. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

PROJECTED GROWTH

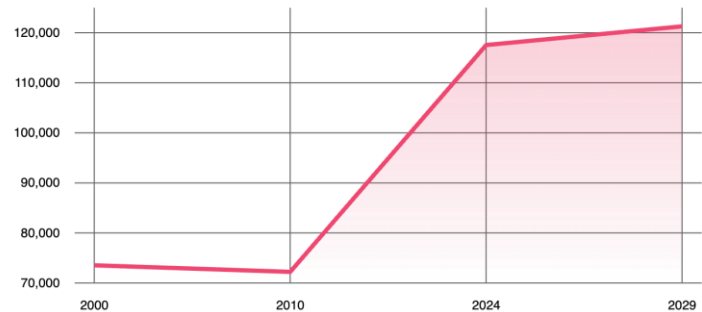
Population



87,983

EST. 2029 POPULATION WITHIN 3-MILE RADIUS

Median HH Income



\$164,753

EST. 2029 AHI WITHIN 3-MILE RADIUS



Toringdon Place
TRADE AREA MAP



IDEALLY SUITED



- Restaurant/Dining
- Fast Casual
- Fast Food
- Personal services
- Office Services
- Retail



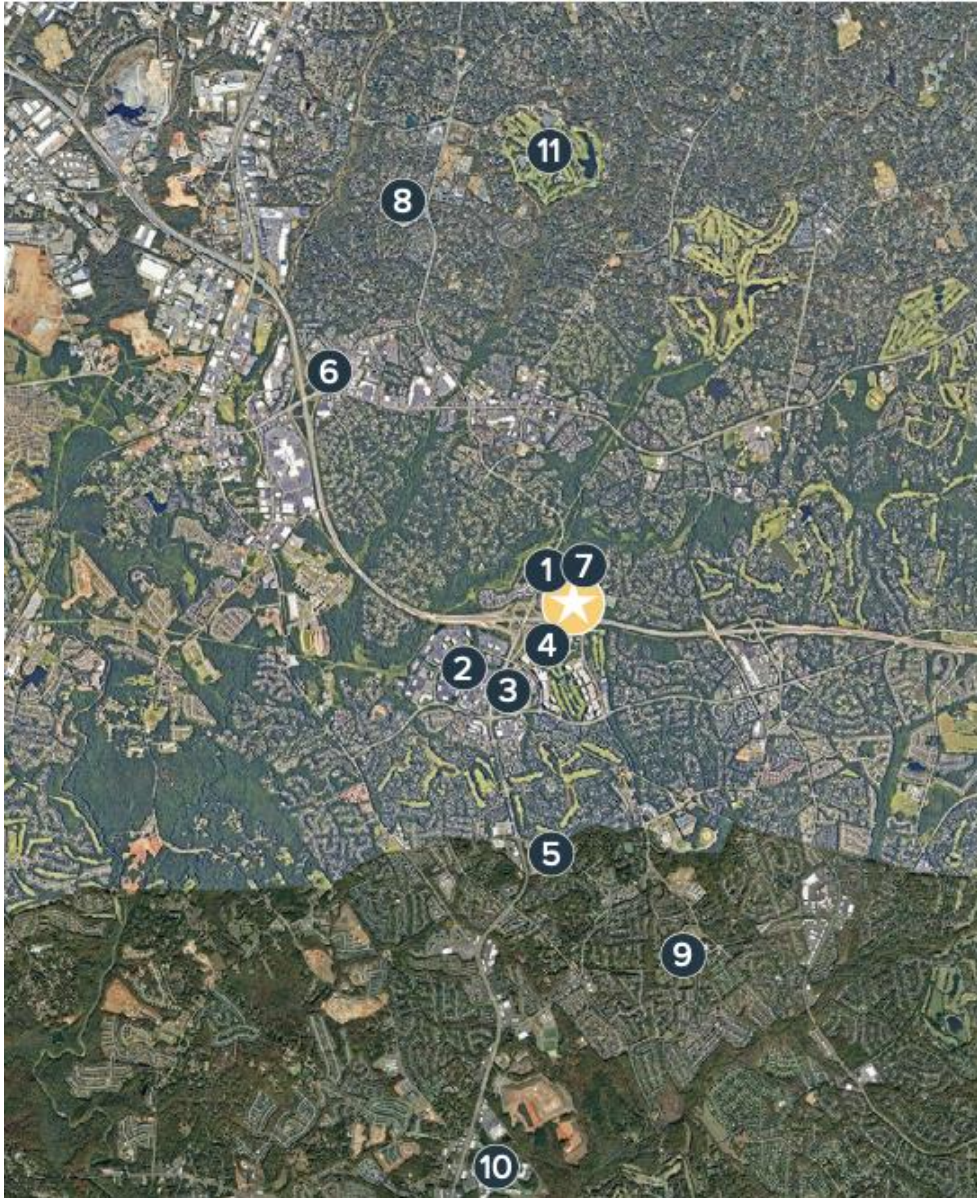
Toringdon Corner

TRADE AREA MAP



Toringdon Place

SURROUNDING ECONOMIC DRIVERS

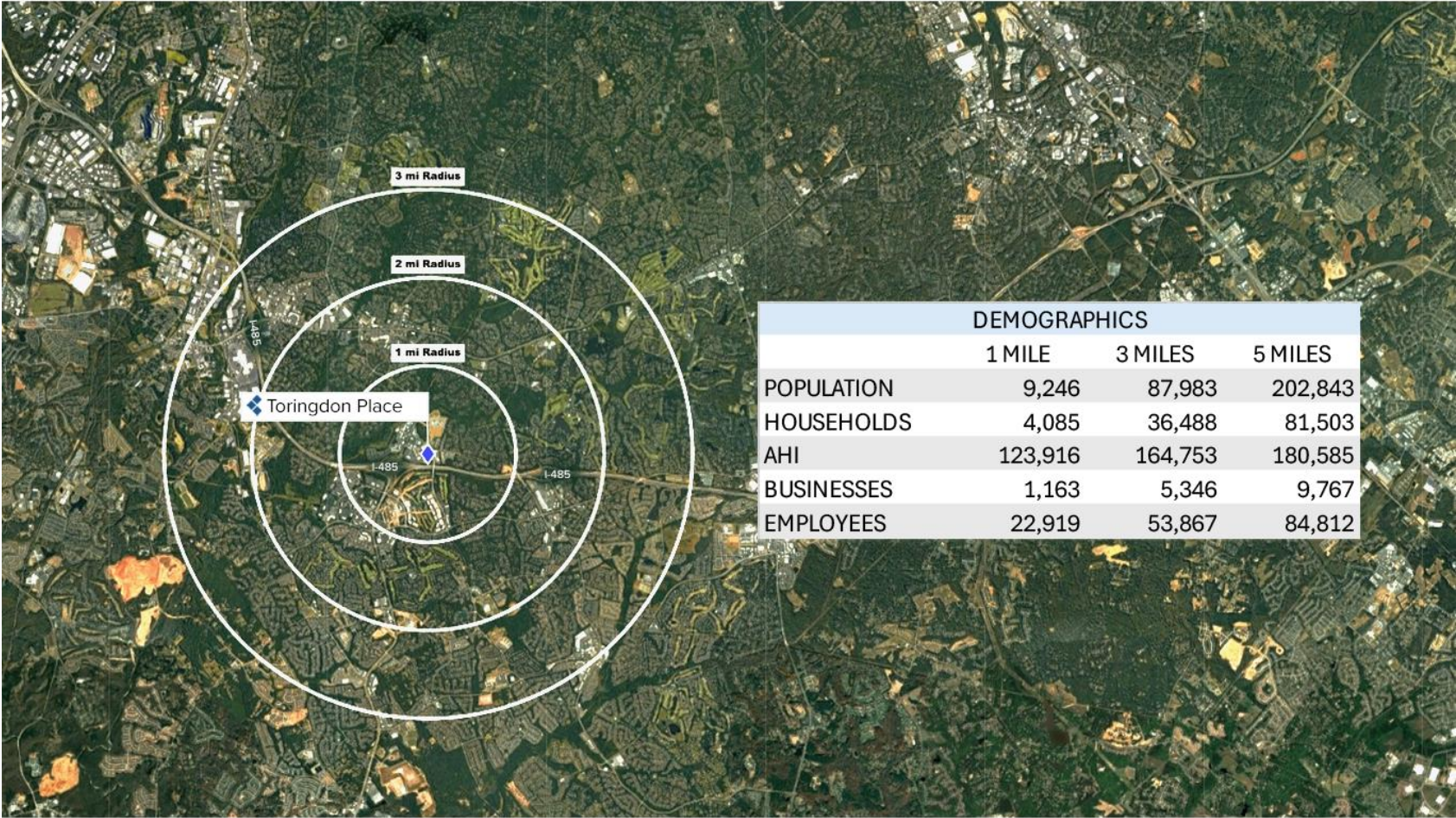


DRIVER		DETAILS
1	Toringdon Office Park	<ul style="list-style-type: none">• 725,000 SF Class A Office Park• Home to Hearst Communications & Leidos
2	Ballantyne Corporate Park	<ul style="list-style-type: none">• 4.4M SF Class A Office Space• 535 AC Total Mixed-Use Campus
3	Ballantyne Redevelopment	<ul style="list-style-type: none">• \$1B+ Total Investment• 400K SF Office, 300K SF Commercial & Multifamily
4	Wegman's	<ul style="list-style-type: none">• Charlotte Area's First Wegman's Store • Delivering Q3 2026
5	Novant Health Ballantyne Medical Center	<ul style="list-style-type: none">• \$154M Total Investment, Delivered 2023 • 216,236 SF State-of-the-Art Facility
6	Atrium Health Pineville	<ul style="list-style-type: none">• 271-Bed Hospital• Ranked Top Hospital for Maternity, Cardiovascular, & Rehabilitation
7	Ballantyne Ridge High School	<ul style="list-style-type: none">• 1,550 Student Enrollment • Delivered 2024
8	South Mecklenburg High School	<ul style="list-style-type: none">• 3,344 Student Enrollment• 3rd Largest Public School in County
9	Ardrey Kell High School	<ul style="list-style-type: none">• 3,529 Student Enrollment• 2nd Largest Public School in County
10	Red Ventures Campus	<ul style="list-style-type: none">• HQ for 1,400 Employee Campus
11	Quail Hollow Country Club	<ul style="list-style-type: none">• Premier Charlotte Country Club• Hosts Multiple PGA Championship Tournaments



Toringdon Place

TRADE AREA MAP





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Development. Leasing. Management.
Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

FOR LEASING INFORMATION CONTACT:

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