

MADISONcorners.....

5033 South Blvd | Charlotte, NC 28217
www.madisoncorners.com





MADISON corners



- High visibility along South Blvd with additional ingress from Seneca Place corridor connecting Park Road to South Blvd
- Podium signage opportunities
- Access to a revitalized neighborhood where the median home sales price has increased almost 50% over the last 3 years



1710 Abbey Place, #100 | Charlotte, NC 28209
www.thriftcres.com

JAY MITCHENER
Real Estate Broker

(704) 307-4329
jay@thriftcres.com

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Site Plan



AVAILABLE



NEGOTIATING LOI



SIGNED LOI



LEASED



PATIO

AVAILABLE FOR LEASE

Unit A-1: 9,742 SF

Unit A-2: 4,811 SF

Unit E: 1,785 SF

Unit H: 5,500 SF *

Unit N: 1,125 SF *

* Outdoor Seating Space Available



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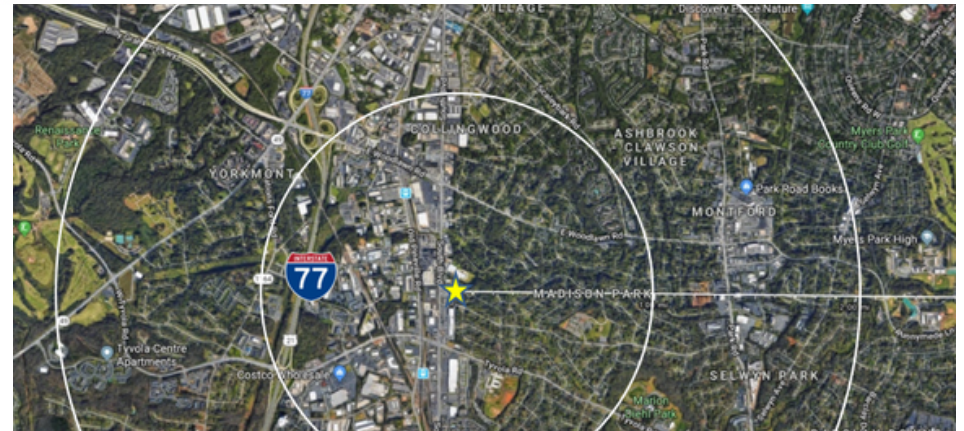
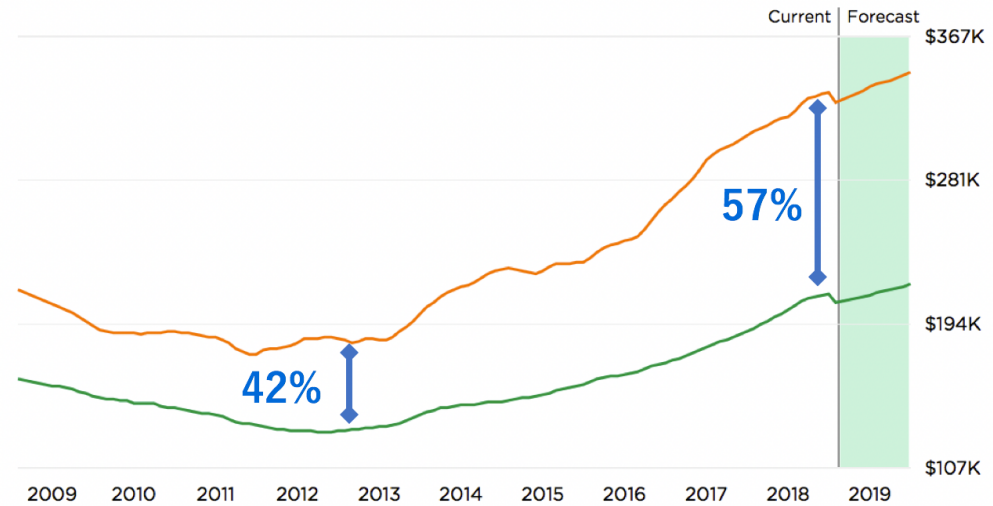
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Madison Park Housing Market

- The Madison Park neighborhood has continued to outperform Charlotte as a whole on housing values as it continues to become a more desirable place to live
- The spread in Madison Park home values versus Charlotte home values has continued to grow
- Madison Park home values are now 57% greater than the average Charlotte home value and the spread is projected to increase

Jun 2019 — Charlotte \$218K — Madison Park \$346K



Demographics	1 Mile	3 Mile	5 Mile
2018 Total Population:	8,750	91,704	222,532
2018 Total Households:	4,096	39,576	99,256
2018 Avg HH Income (\$):	77,364	103,279	110,047
2018 Daytime Population	10,843	92,157	249,948