

# 2161 HAWKINS

# RAIL TRAIL CONNECTION

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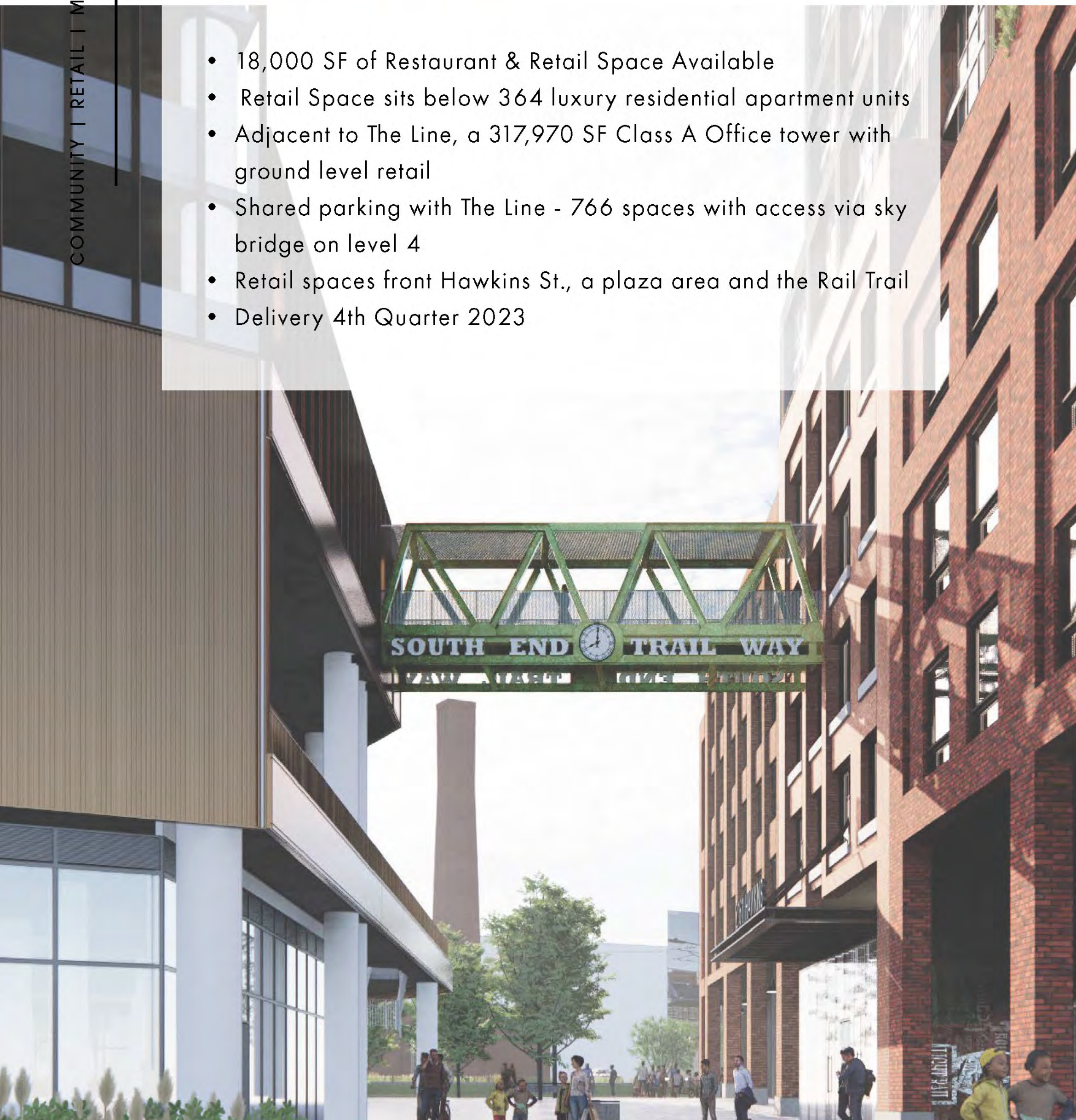
18,000 SF PRIME RETAIL SPACE

When we say we're in the heart of South End, we mean it. 2161 Hawkins fronts the Rail Trail, sits across from Atherton Mill, Krispy Kreme, The Puttery (Top Golf) and Skiptown. This Luxury complex connects to The Line via a sky bridge on the 4th floor. 2161 Hawkins will add 18,000 SF of retail space to the rapidly growing community.



# PROJECT DETAILS

- 18,000 SF of Restaurant & Retail Space Available
- Retail Space sits below 364 luxury residential apartment units
- Adjacent to The Line, a 317,970 SF Class A Office tower with ground level retail
- Shared parking with The Line - 766 spaces with access via sky bridge on level 4
- Retail spaces front Hawkins St., a plaza area and the Rail Trail
- Delivery 4th Quarter 2023



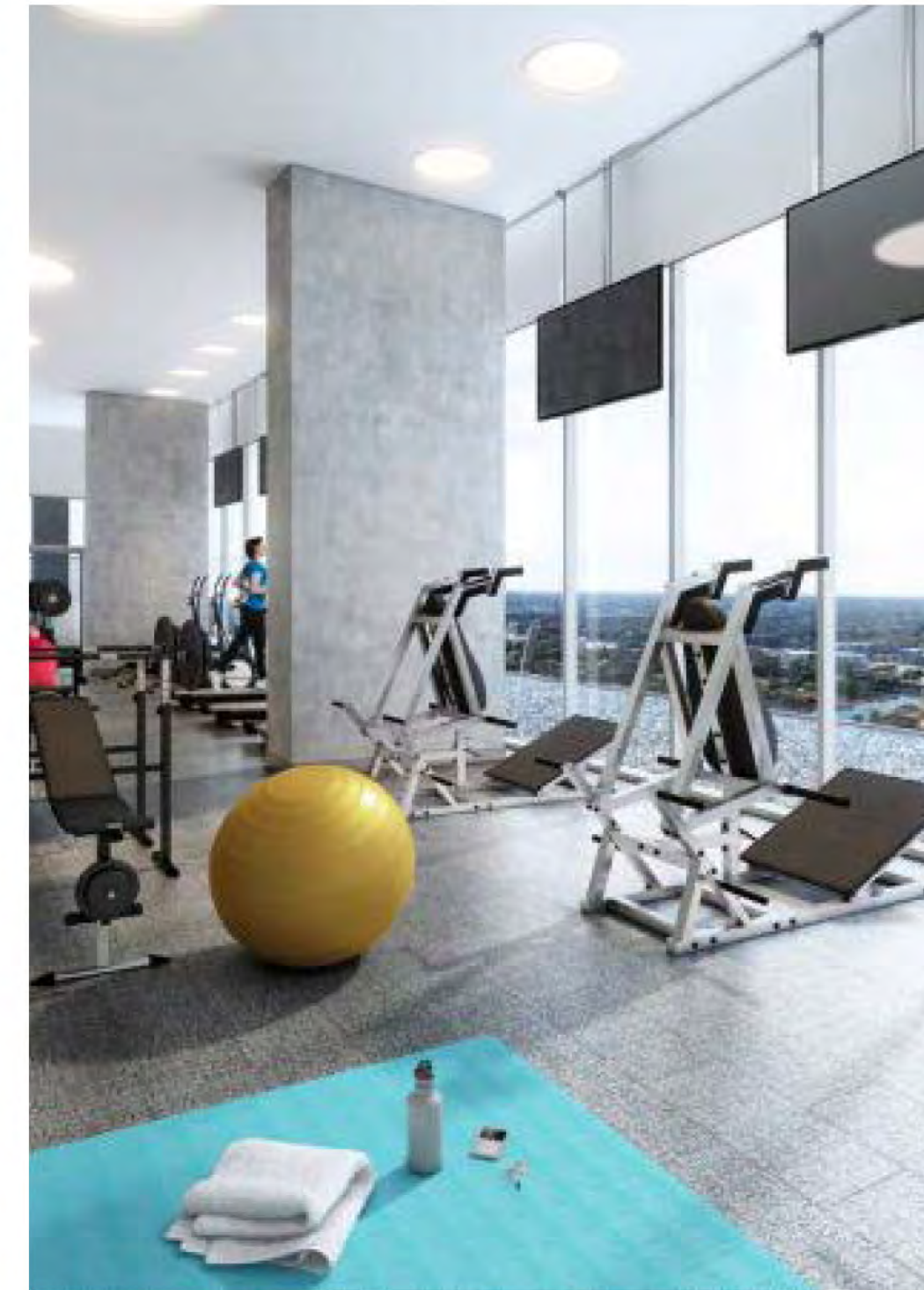
# RESIDENTIAL

## 364 UNITS

- 50 STUDIO
- 174 1 BEDROOM
- 121 2 BEDROOM
- 19 3 BEDROOM

## 518 TOTAL NUMBER OF BEDS

- 10' clear ceiling heights
- 60 SF balconies








**RETAIL SPACE AVAILABLE**

*VIEW FROM RAIL TRAIL*



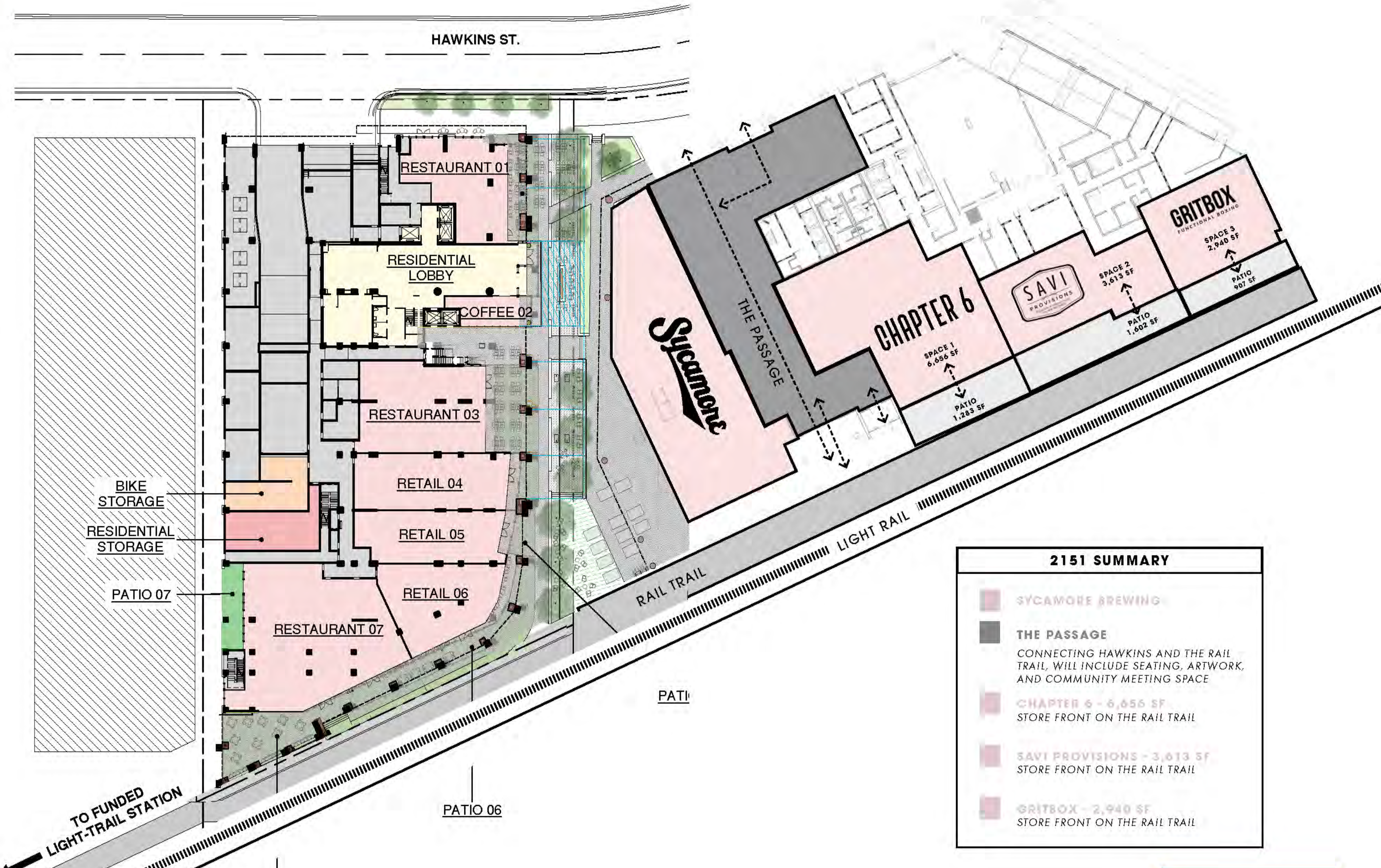
# CAMPUS PLAN

## FULL CAMPUS PLAN

LEGEND	
	RETAIL
	RESIDENTIAL STORAGE
	BIKE STORAGE
	RESIDENTIAL LOBBY
	RETAIL PATIO

AREA SUMMARY	
RESTAURANT 1	2,495 SF
PATIO 1	620 SF
COFFEE 2	636 SF
RESTAURANT 3	3,227 SF
PATIO 3	994 SF
RETAIL 4	2,479 SF
PATIO 4	289 SF
RETAIL 5	2,141 SF
PATIO 5	262 SF
RETAIL 6	2,524 SF
PATIO 6	1,447 SF
RESTAURANT 7	5,214 SF
PATIO 7	2,828 SF

\*\*\* Areas shown above are preliminary and subject to change as the project progresses. \*\*\*



2151 SUMMARY	
	SYCAMORE BREWING
	THE PASSAGE CONNECTING HAWKINS AND THE RAIL TRAIL, WILL INCLUDE SEATING, ARTWORK, AND COMMUNITY MEETING SPACE
	CHAPTER 6 - 6,656 SF STORE FRONT ON THE RAIL TRAIL
	SAVI PROVISIONS - 3,613 SF STORE FRONT ON THE RAIL TRAIL
	GRITBOX - 2,940 SF STORE FRONT ON THE RAIL TRAIL

# HIGHLIGHTS

## SOUTH END HIGHLIGHTS



### RECENT CORPORATE RELOCATIONS



**9,000** RESIDENTS LIVING IN SOUTH END



**28K** LYNX BLUE LINE DAILY RIDERSHIP



**2,000** PEDESTRIANS ON THE RAIL TRAIL DAILY



**197** SHOPS AND RESTAURANTS



**13** BREWERIES AND BOTTLE SHOPS



**4,130** MULTIFAMILY UNITS PLANNED OR UNDER CONSTRUCTION



**500** HOTEL ROOMS PLANNED OR UNDER CONSTRUCTION

# UPPER SOUTH END AERIAL



## WITHIN 3.5 BLOCKS

28	RESTAURANTS
18	RETAILERS
5	COFFEE SHOPS
6	BEER/WINE BARS
2	GROCERY STORES
2,650	MULTI-FAMILY UNITS

**BANK OF AMERICA STADIUM**

**UPTOWN CHARLOTTE**

**STONEWALL STATION**

**CARSON STATION**

**CHARLOTTE BEER GARDEN**

**RAIL YARD**  
STIR  
NORTH ITALIA  
RHINO MARKET

**BLAND STATION**

**FLOWER CHILD**

**DIMENSIONAL PLACE**  
CONDATO TACOS  
THE SALTY DONUT  
EARLY GIRL EATERY  
BLACOW

**EAST/WEST STATION**

**DESIGN CENTER**  
HAWKERS ASIAN  
JENI'S ICE CREAM  
SUPERICA  
BARCELONA  
PEPPERBOX DOUGHNUTS

**STEEL YARD**  
SULLIVAN'S  
LUCIANO'S RISTORANTE

**COMMON MARKET**  
BANG BANG BURGER

**THE PAVILION SOUTH END**  
SNOOZE AM  
SILVERLAKE RAMEN

**PINS MECHANICAL**

**THE PUTTERY**

**ATHERTON MILL**  
WEST ELM    O-KU  
ATHROPOLOGIE    CAVA  
WARBY PARKER    THE EAGLE  
FREE PEOPLE    LAS OLAS  
LIVING KITCHEN    INDACO

**SKIPTOWN**

**2161 HAWKINS**

**TROLLEY BARN**



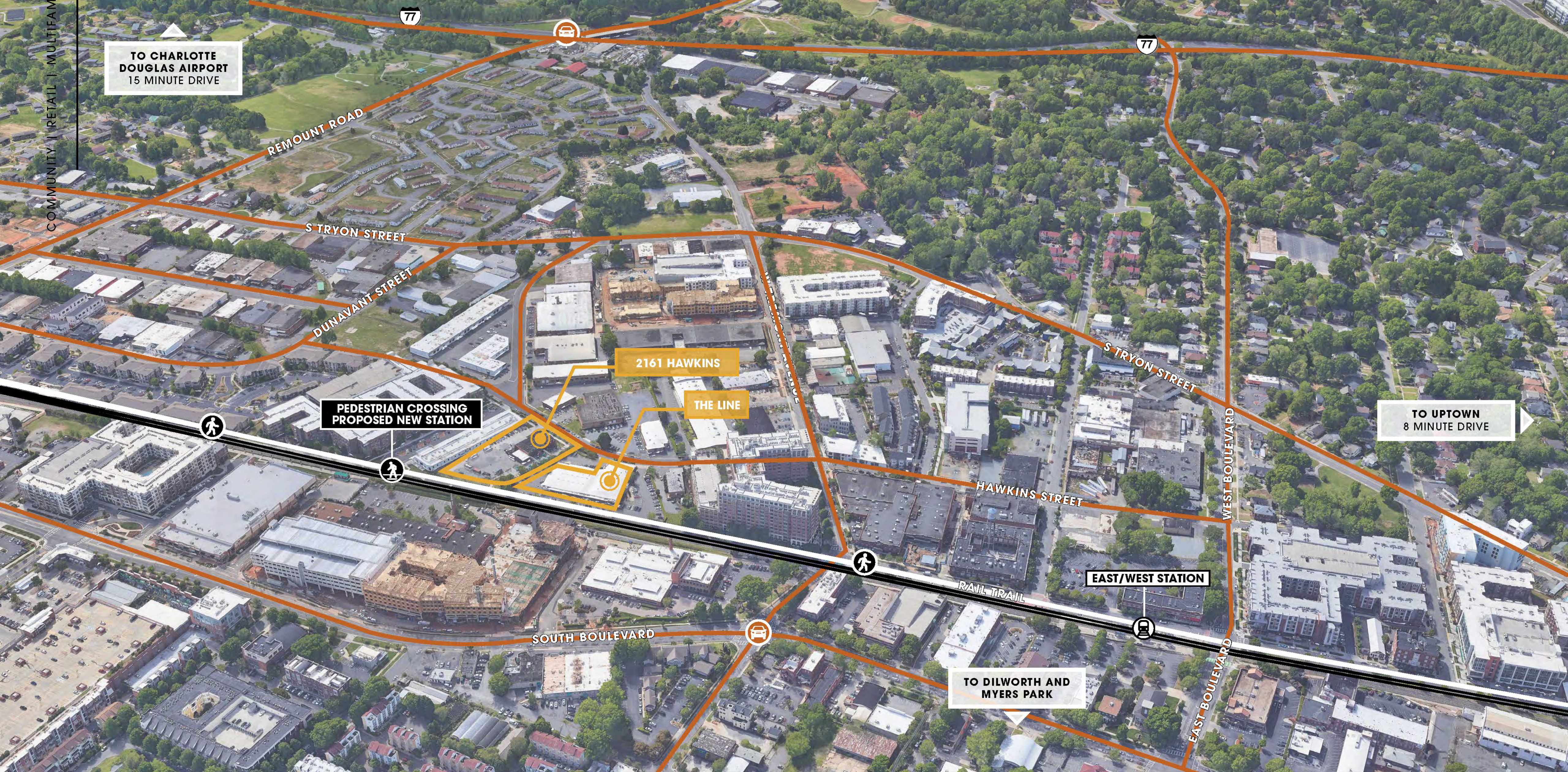
# ACCESS MAP

DRIVING WALKING / RAIL TRAIL LYNX LIGHTRAIL

TO CHARLOTTE DOUGLAS AIRPORT  
15 MINUTE DRIVE

TO UPTOWN  
8 MINUTE DRIVE

TO DILWORTH AND MYERS PARK



PEDESTRIAN CROSSING  
PROPOSED NEW STATION

2161 HAWKINS

THE LINE

EAST/WEST STATION

SOUTH BOULEVARD

REMOUNT ROAD

S TRYON STREET

DUNAVANT STREET

HAWKINS STREET

RAIL TRAIL

WEST BOULEVARD

EAST BOULEVARD



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