

SOUTH CHARLOTTE MEDICAL OFFICE

OLD ARDREY KELL ROAD
CHARLOTTE, NORTH CAROLINA

AVAILABLE FOR LEASE
AUGUST 2024



- 2-story Class A Medical Office Building
- Ideally located off Ardrey Kell Road
- Close proximity to Ballantyne and Blakeney
- On Building signage available
- Parking ratio 5/1,000 SF

Total Building Area	± 15,000 SF
Total Available Space	First Floor: ± 7,500 SF Second Floor: ± 7,500 SF
Delivered	August 2024
Asking Lease Rate	Call For Pricing

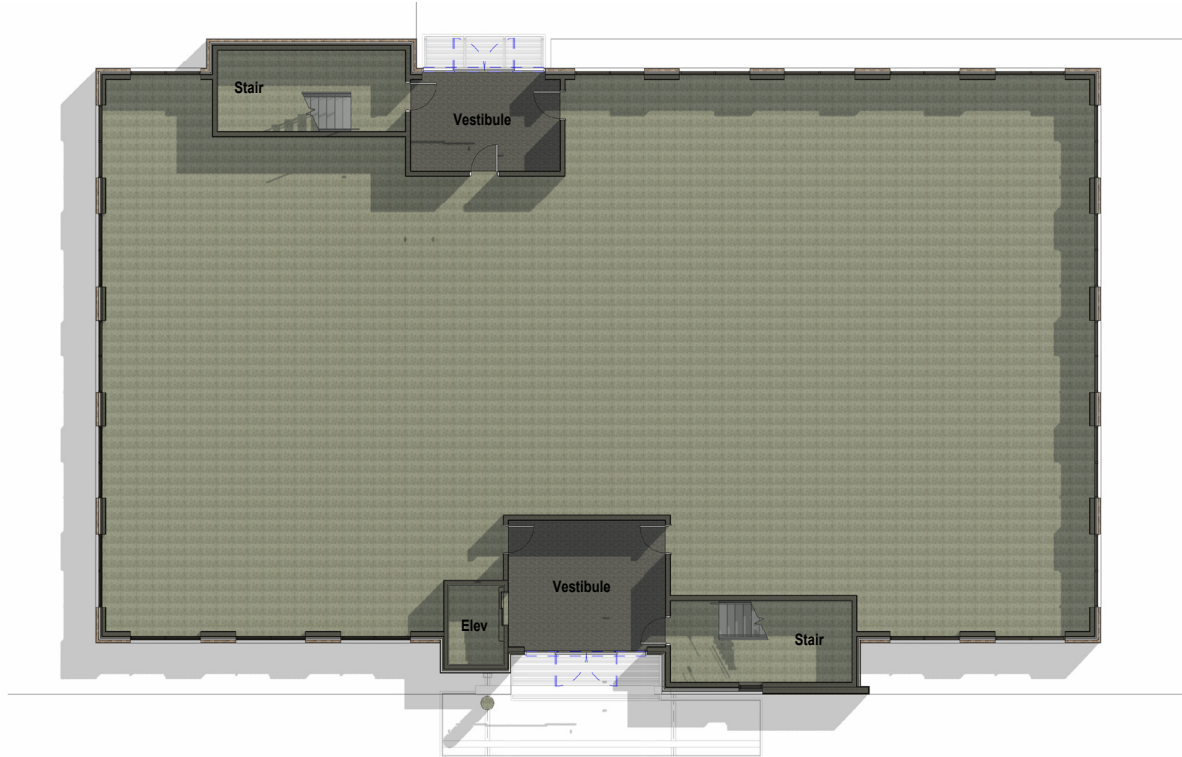
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FIRST FLOOR



7,500

AVAILABLE SF



August 2024

DATE AVAILABLE



Contact Broker

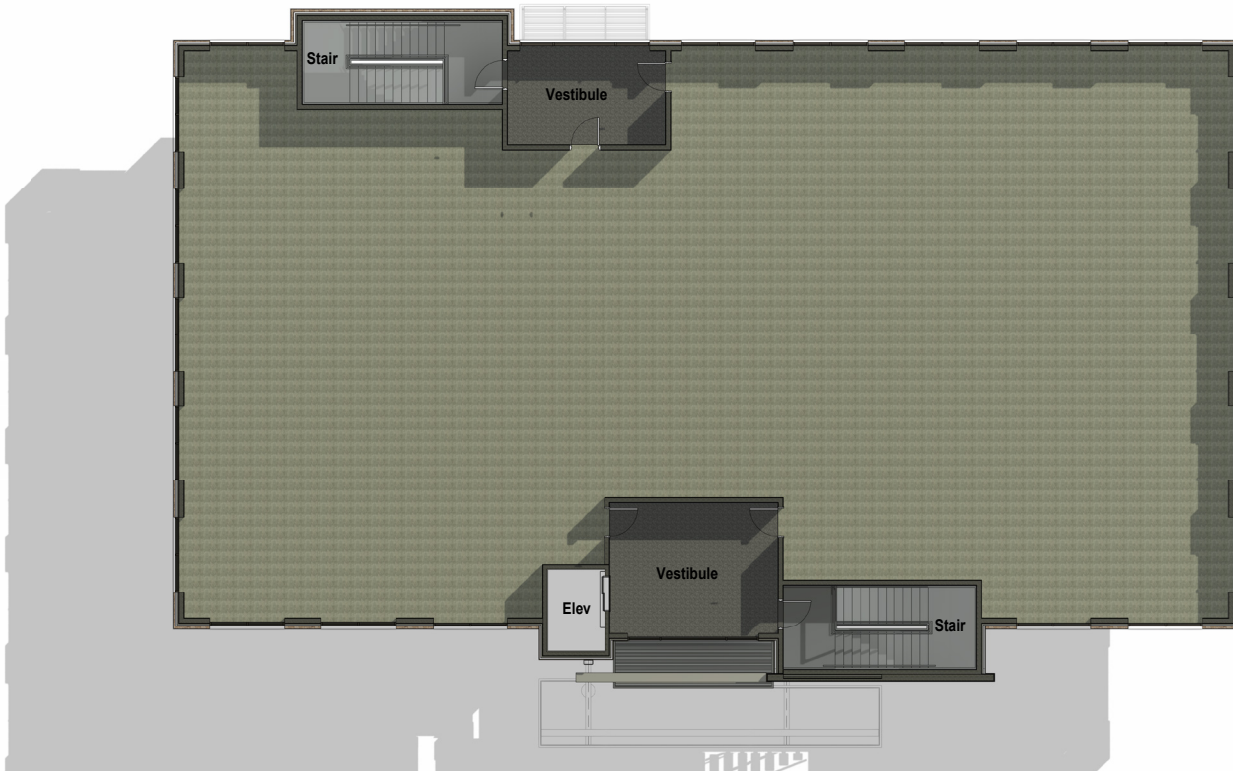
LEASE RATE



NNN

LEASE TYPE

SECOND FLOOR



7,500

AVAILABLE SF



August 2024

DATE AVAILABLE



Contact Broker

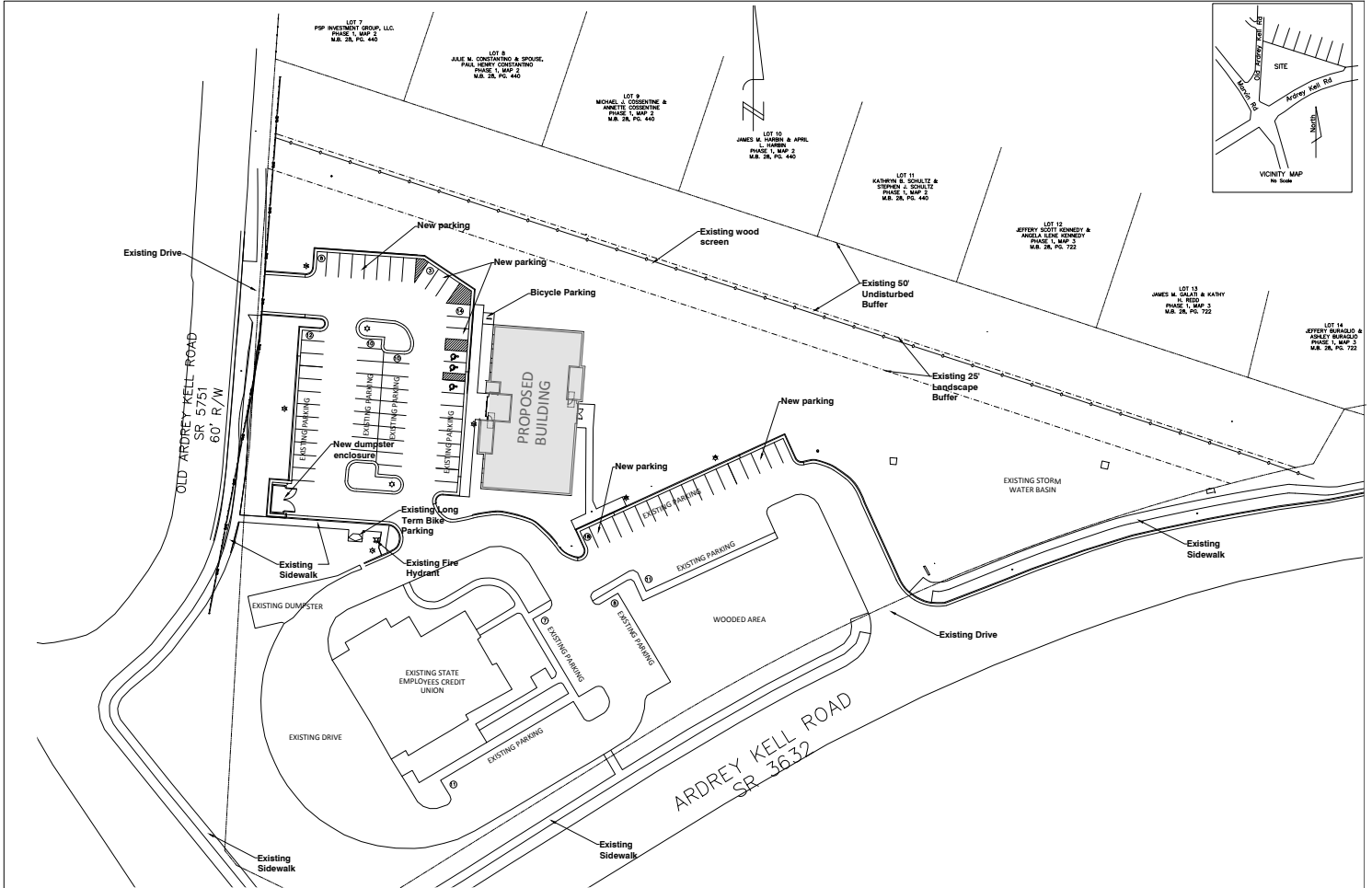
LEASE RATE



NNN

LEASE TYPE

SITE PLAN



15,000 Total
AVAILABLE SF



August 2024
DATE AVAILABLE

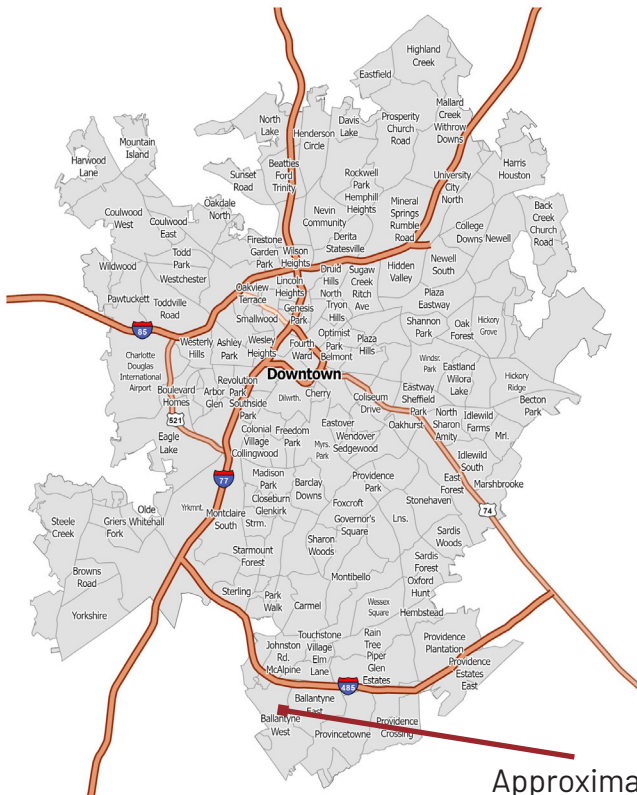


Contact Broker
LEASE RATE



NNN
LEASE TYPE

AERIAL VIEW



Approximate Site Location



29,132
HOUSEHOLDS



\$123,706
AVG. HOUSEHOLD INCOME



77,709
POPULATION



38.0
MEDIAN AGE

*Stats based on 3 mile radius