

SOUTH CHARLOTTE MEDICAL OFFICE

OLD ARDREY KELL ROAD
CHARLOTTE | NORTH CAROLINA



CONTACT:

WILL ROBERTSON
d. 704-996-5824
will@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW



Building Area: ± 15,000 SF



Total Available Space: ± 7,500 SF



Parking Ratio: 5/1,000 SF



Lease Rate: Call for pricing



Ground Breaking: Q3 2024



Delivering: Q1 2025



Lease Type: NNN

DEMOGRAPHICS

*Stats based on 3 mile radius



29,132
HOUSEHOLDS



77,709
POPULATION



\$123,706
AVG. HOUSEHOLD
INCOME



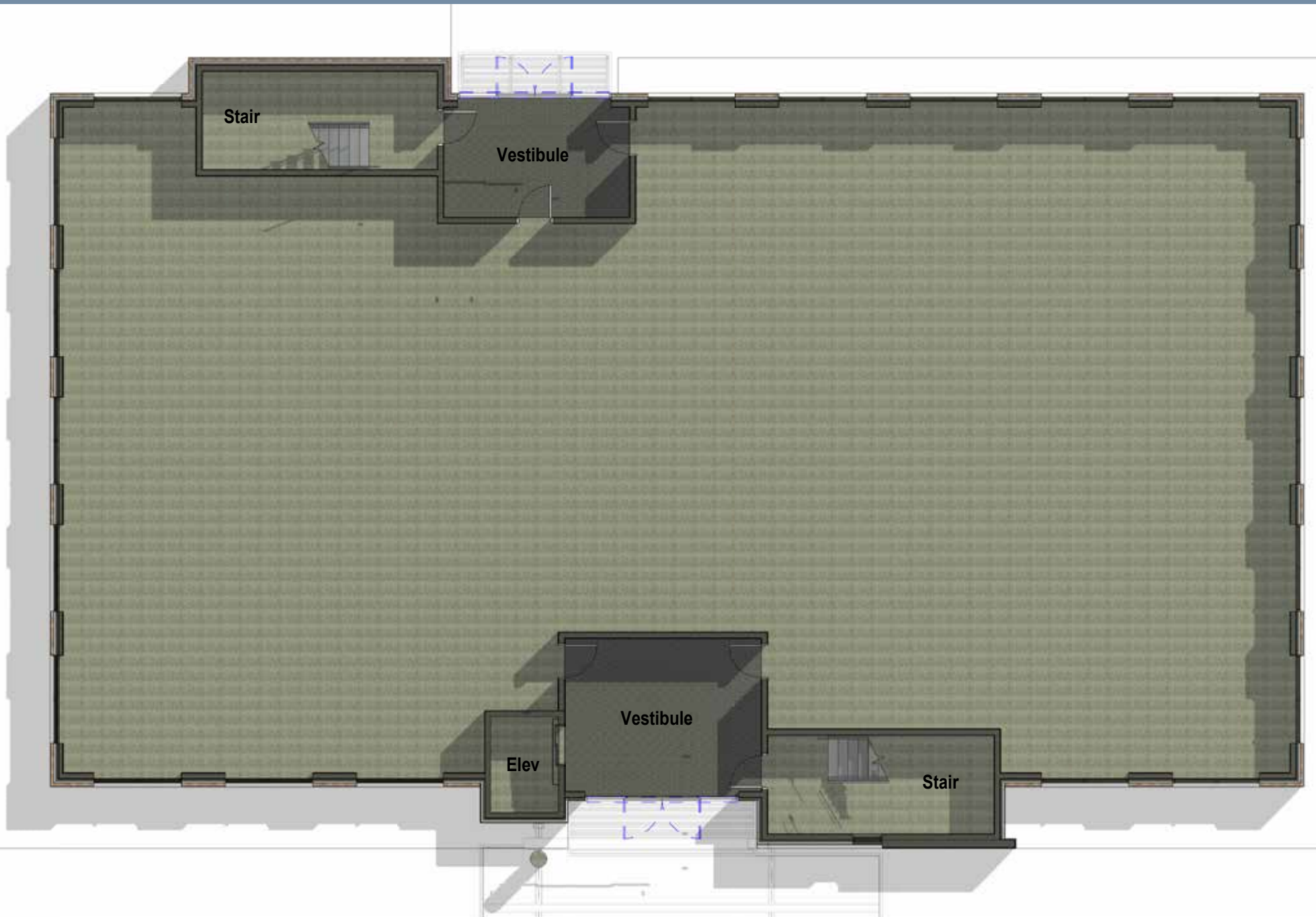
38.0
MEDIAN AGE

BUILDING SPECIFICATIONS

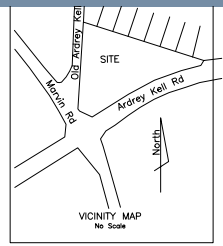
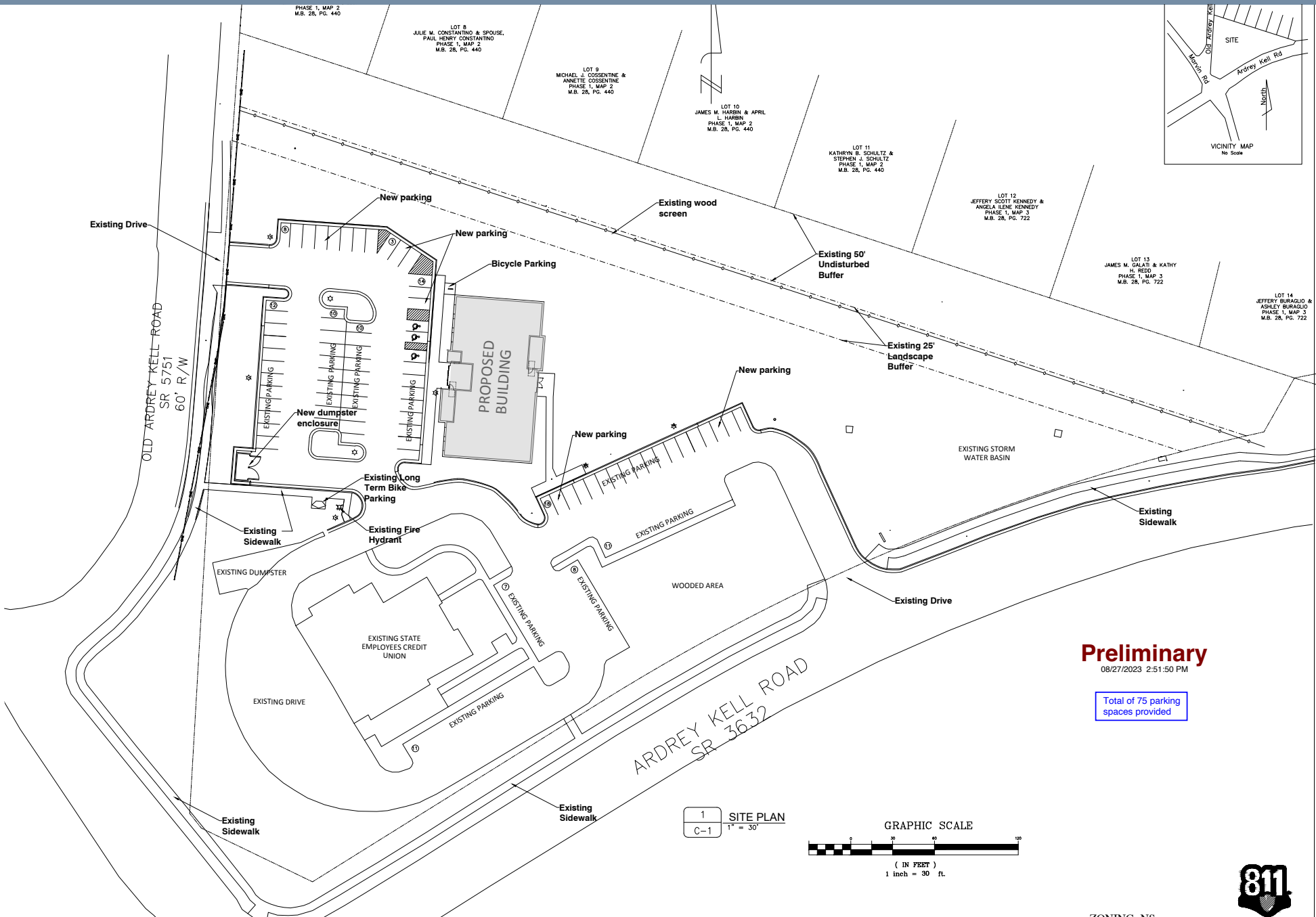
- Contemporary 2-story Class A Medical Office Building
- Ideally located off Ardrey Kell Road
- On Building signage available
- First Floor Space Available

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FLOOR PLAN



SITE PLAN



NEW BUILDING FOR:
Adam Shapiro
 10910 ARDREY KELL RD
 CHARLOTTE, NC

D. ERIC SUTTON
 Professional Engineer
 No. 35087
 CHARLOTTE, NC 28211
 Eric@EricSuttonPE.com

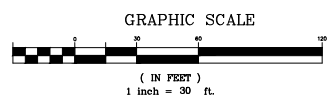
Job No: 23008

811
 Know what's below

Preliminary
 08/27/2023 2:51:50 PM

Total of 75 parking spaces provided

1 SITE PLAN
 C-1 1" = 30'



ZONING: NS

C-1

AREA OVERVIEW

