

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: ± 14,000 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



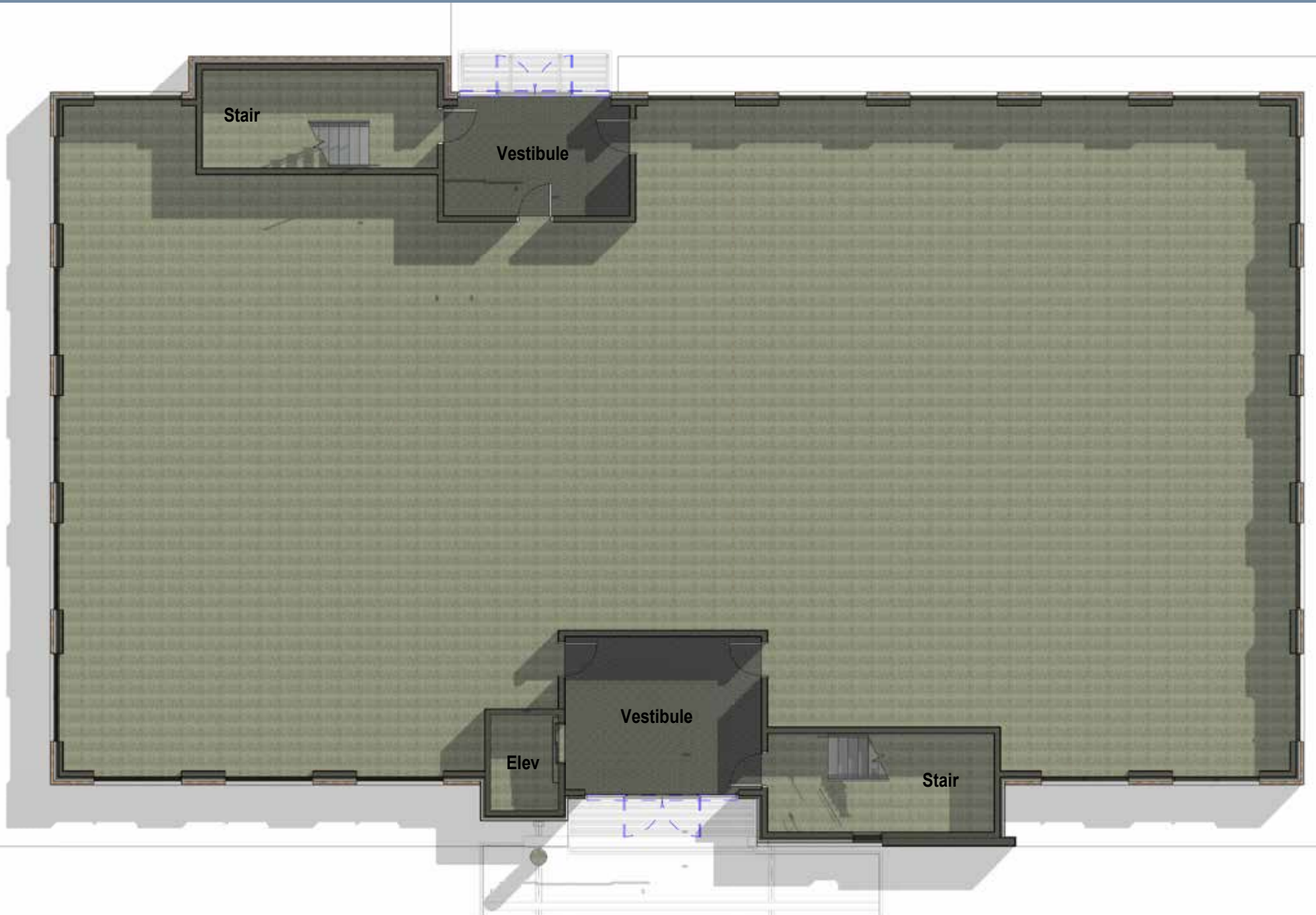
38.0
MEDIAN AGE

BUILDING SPECIFICATIONS

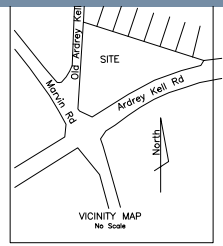
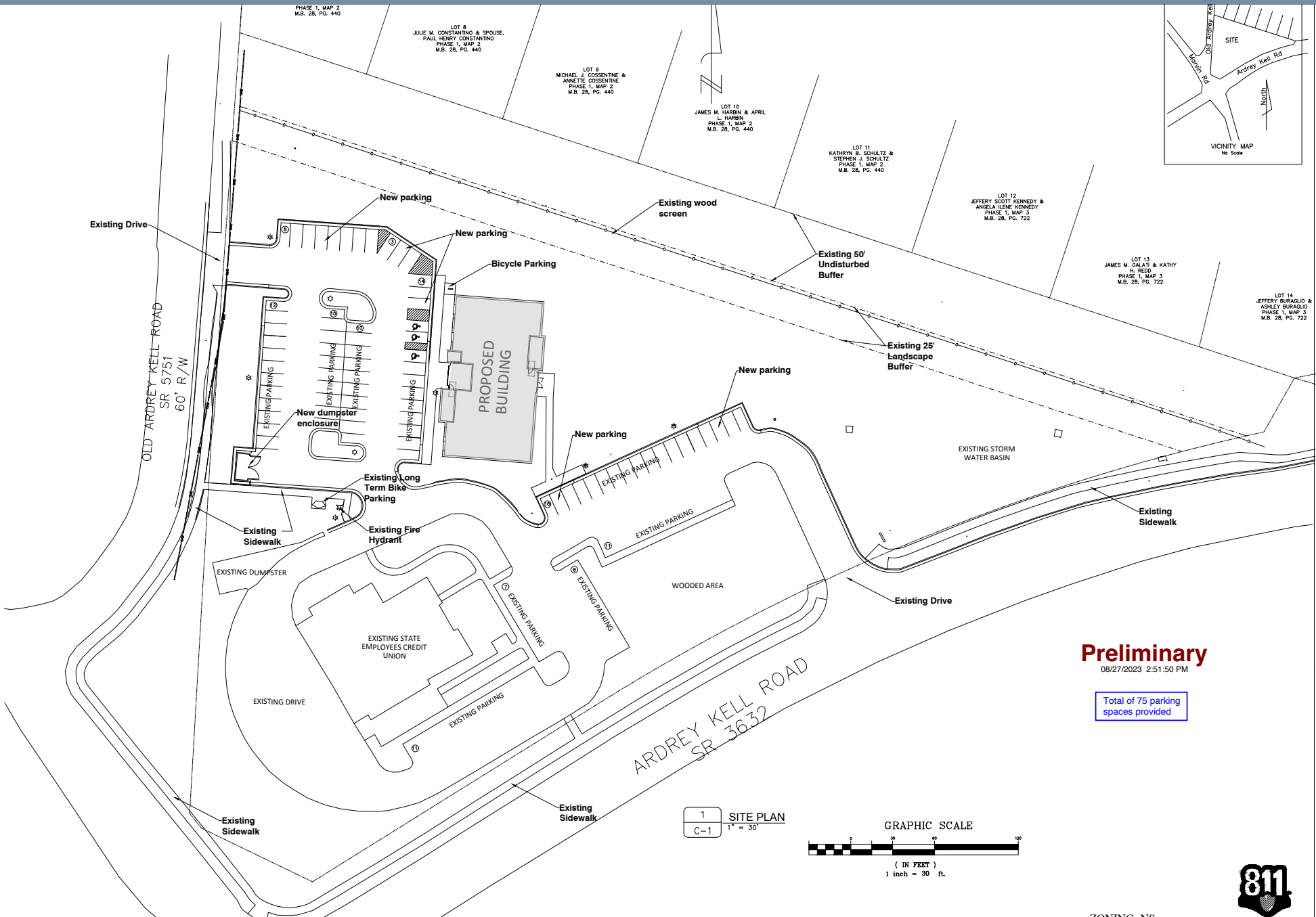
- Contemporary 2-story Class A Medical Office Building
- Ideally located off Ardrey Kell Road
- On Building signage available
- First Floor Space Available

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FLOOR PLAN



SITE PLAN



PHASE 1, MAP 2
M.B. 28, PG. 440

LOT 8
JULIE M. CONSTANTINO & SPOUSE,
PAUL, HENRY CONSTANTINO
PHASE 1, MAP 2
M.B. 28, PG. 440

LOT 9
MICHAEL J. COSSENTINE &
ANNETTE COSSENTINE
PHASE 1, MAP 2
M.B. 28, PG. 440

LOT 10
JAMES M. HARBIN & APRIL
L. HARBIN
PHASE 1, MAP 2
M.B. 28, PG. 440

LOT 11
KATHRYN B. SCHULTZ &
STEPHEN J. SCHULTZ
PHASE 1, MAP 2
M.B. 28, PG. 440

LOT 12
JEFFERY SCOTT KENNEDY &
ANGELA HELENE KENNEDY
PHASE 1, MAP 3
M.B. 28, PG. 722

LOT 13
JAMES M. GALATI & KATHY
H. REED
PHASE 1, MAP 3
M.B. 28, PG. 722

LOT 14
JEFFERY BURAGLIO &
ASHLEY BURAGLIO
PHASE 1, MAP 3
M.B. 28, PG. 722

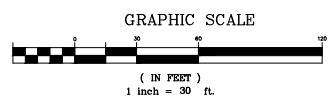
NEW BUILDING FOR:
Adam Shapiro
10910 ARDREY KELL RD
CHARLOTTE, NC

D. ERIC SUTTON
Professional Engineer
No. 28011
CHARLOTTE, NC 28211
Eric@EricSuttonPE.com

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

Total of 75 parking
spaces provided

1 SITE PLAN
C-1 1" = 30'



Rev. No.	Date
Revisions:	
Scale:	AS NOTED
Drawn By:	
Checked By:	
Date:	08/28/23
Job No:	23008



ZONING: NS

AREA OVERVIEW

