

# 75,000 SF Building for Lease



## ► Freedom Drive Commercial

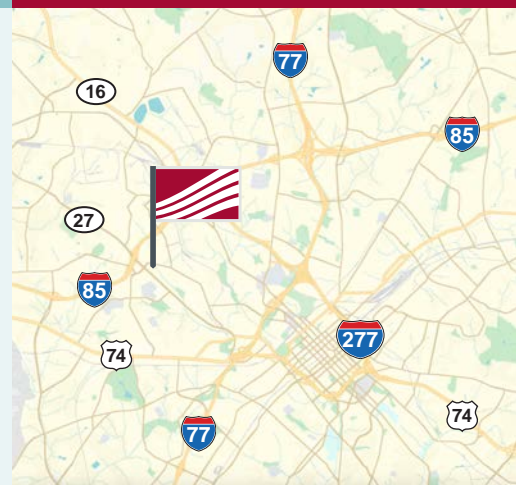
3200 Freedom Drive, Charlotte, NC 28208



### Retail Space

- 75,000 SF building for lease. Formerly a Lowe's Home Improvement store.
- Multiple access points to Freedom Drive & Tuckaseegee Road
- Less than three miles to downtown Charlotte CBD
- 225+ parking spaces. Landlord's plans include tearing off the former "Garden Center" to add parking. Landlord would also consider reducing the size of the building to add parking.
- New roof in 2019 with 20 year warranty
- Landlord's plans include resurfacing parking lot and creating a new façade for the building
- 17.5-20 foot clear height

### For Lease



### Pricing

Call for Pricing

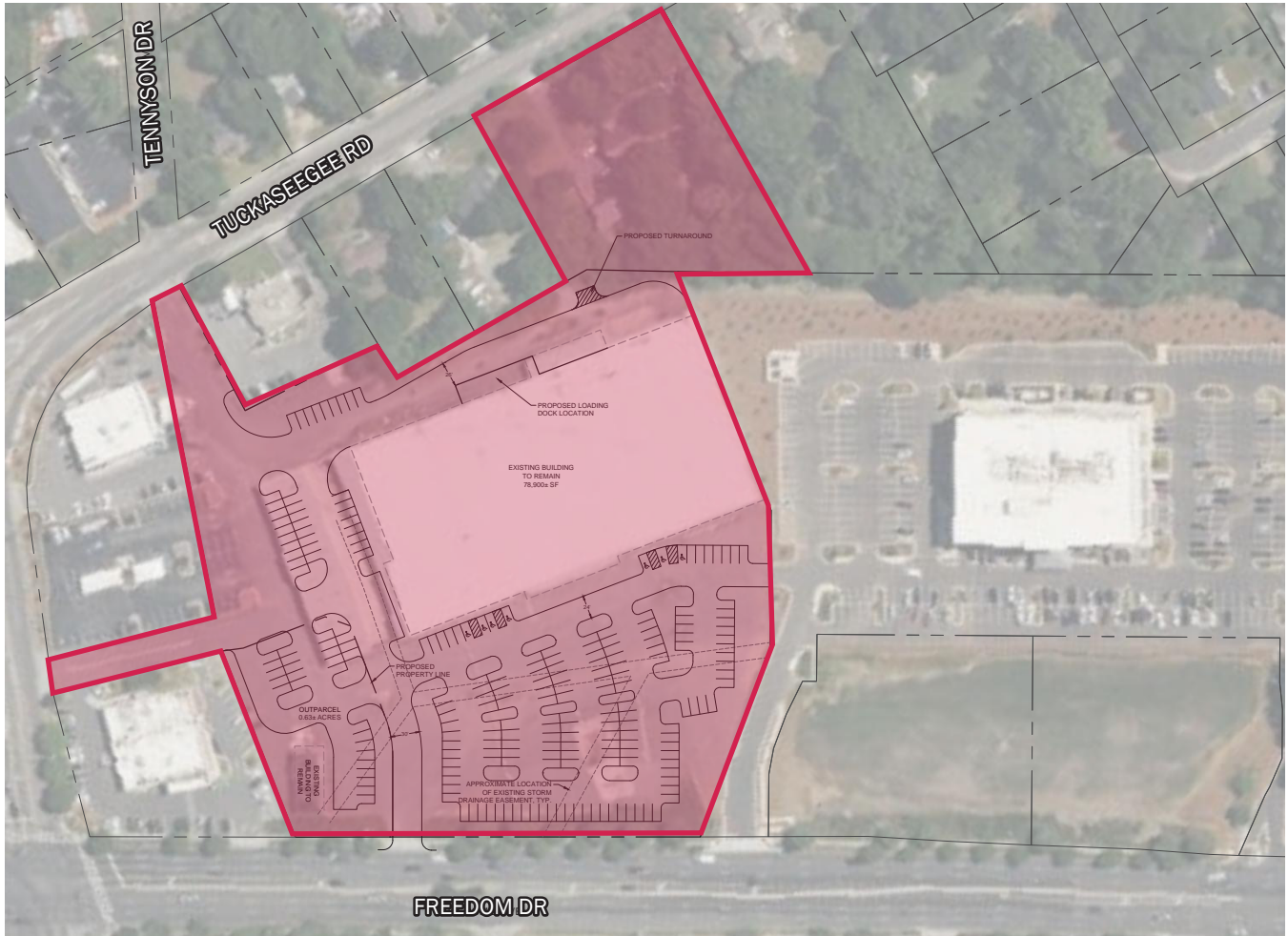
Demographics	1 mile	3 mile	5 mile
2022 Population	7,859	77,567	192,485
2010 - 2022 Growth Rate	1.10%	1.89%	2.63%
2022 Avg. HH Income	\$52,151	\$84,131	\$98,019

### ► Contact

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# ► Site Plan & Rendering

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# Market Aerial

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**Area Retailers & Multifamily**



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## Area Multifamily

Map #	Name	Number of Units
1	Morehead West	211
2	Wesley Village	301
3	Bryant Park	300
4	Asbury Flats	77

Map #	Name	Number of Units
5	Senior Villages	80
6	Ario Apartments	286
7	Grandin Heights	95
8	Uptown West Terraces	Townhomes

# Area Development

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## Nearby Development/Redevelopment Activity



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