

Office & Retail Space for Lease



► *Crosland Centre*

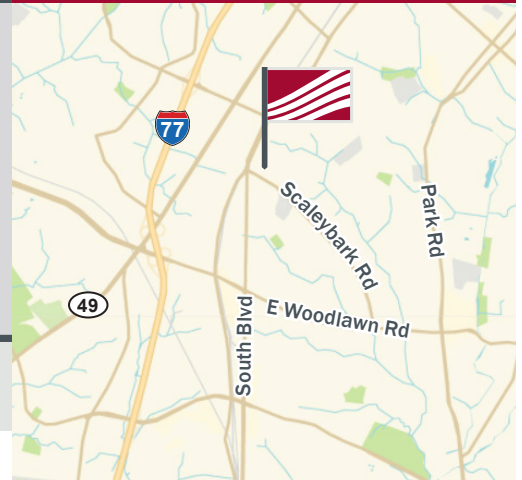
Scaleybark Rd & South Blvd, Charlotte, NC 28209



Office & Retail Space Available

- 3901 & 3911 South Boulevard & Suites 125, 135, 135-B, & 145-B Scaleybark Road
- 1,200 - 6,413 SF available
- Convenient to Uptown, I-77, South End, SouthPark, Park Road & Charlotte Douglas International Airport
- Walking distance to Scaleybark Light Rail station
- Month-to-month leases available

For Lease



Pricing

\$20.00 PSF Office
\$25.00 PSF Retail

Demographics	1 mile	3 mile	5 mile
2018 Population	8,919	90,155	232,112
2010 - 2018 Growth Rate	3.67%	3.38%	2.55%
2018 Avg. HH Income	\$60,566	\$91,123	\$92,183

Traffic Count	ADT
South Boulevard	24,000 (2016)
Scaleybark Road	9,000 (2016)

► Contact

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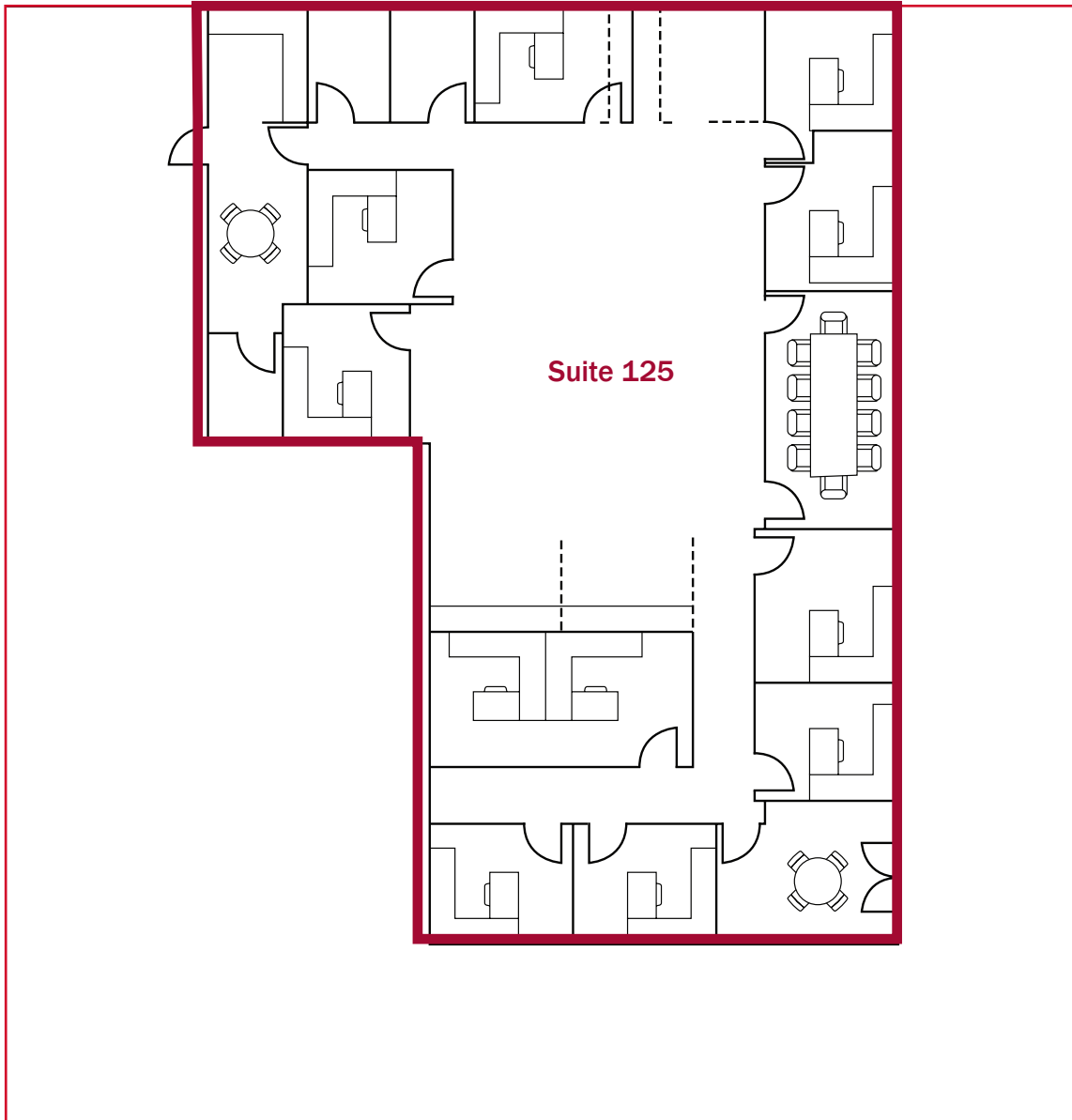
► Site Plan

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► 125 Scaleybark Road

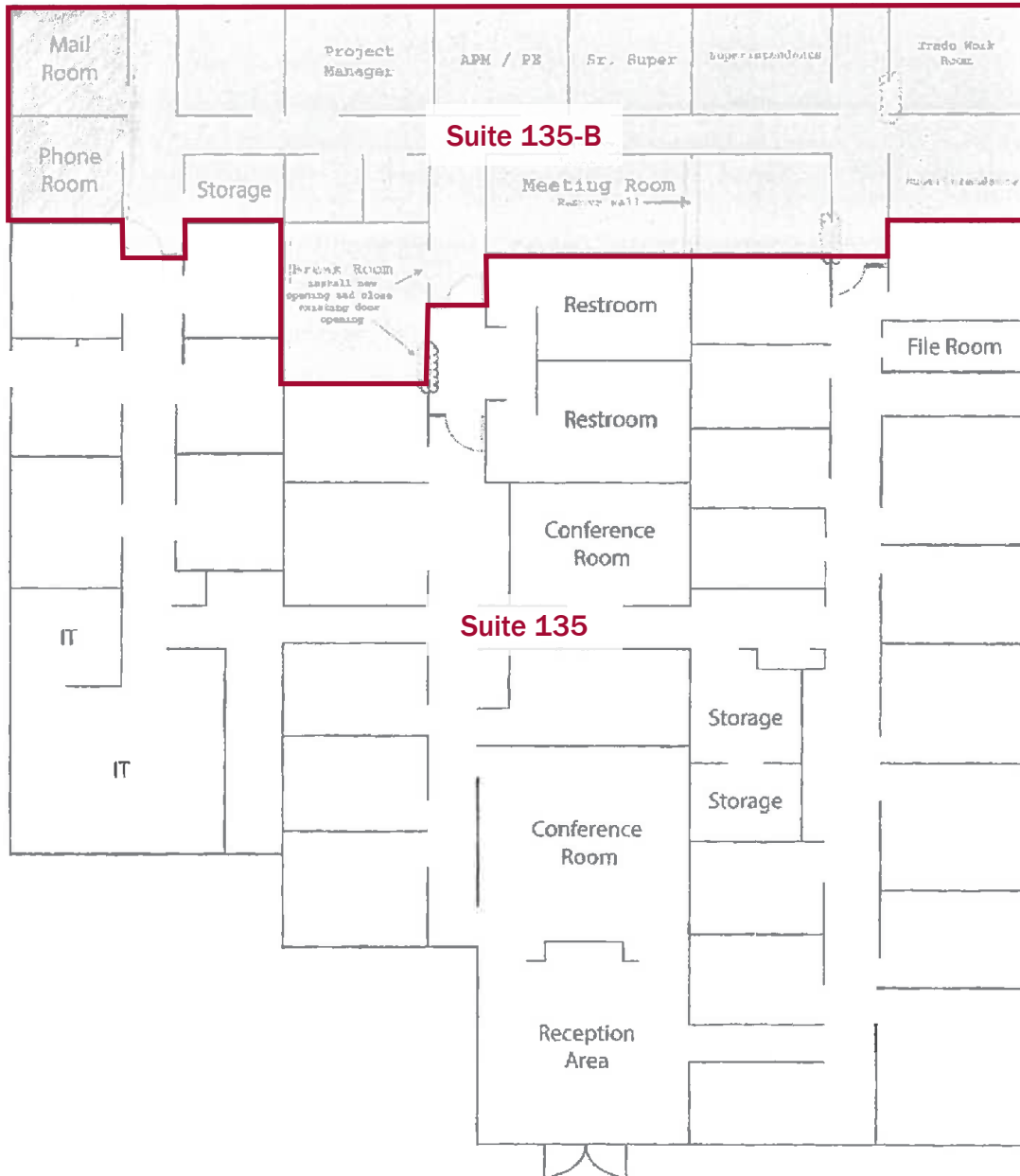
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► Floor Plan

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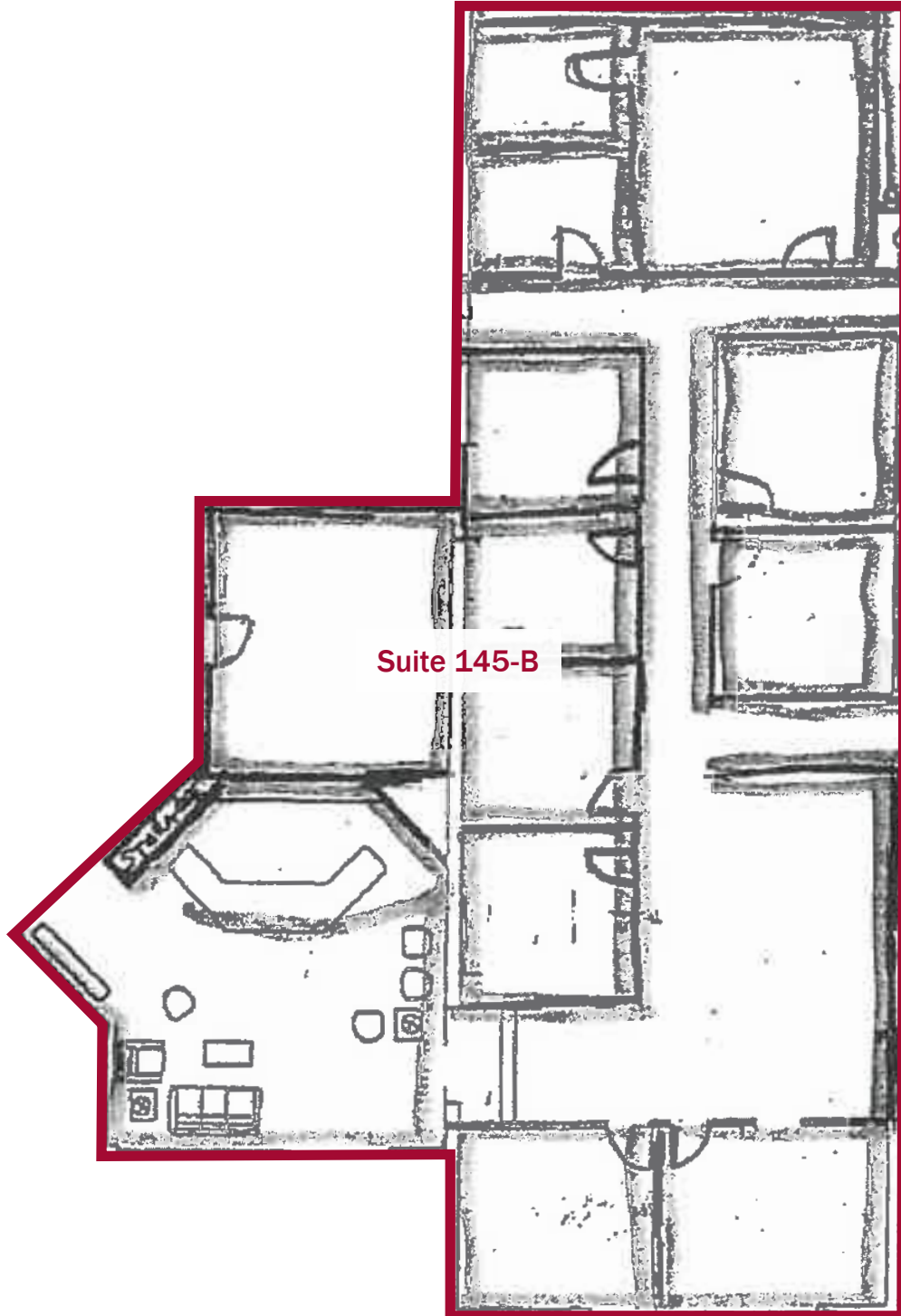
135 & 135-B Scaleybark Road



► Floor Plan

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145-B Scaleybark Road



Market Aerial

Crosland Centre
Scaleybank Rd & South Blvd, Charlotte, NC 28209



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