

8100 Tower Point Dr

CHARLOTTE, NC 28227



Office

FOR

Lease

SIZE

11,340 SF

PRICE

\$17.50 Modified Gross



Overview

11,340 SF Office

Executive office with private bathroom & shower

15 private offices all with windows

2 break rooms

2 large conference/training rooms and 2 small conference rooms

2 large open areas great for cubicles, games or collaboration

Connected to McAlpine Greenway

38 parking spaces

Located in Crown Point with quick access to Hwy 74 & I-485

11,340 SF Office Available



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Property Overview

Demographics

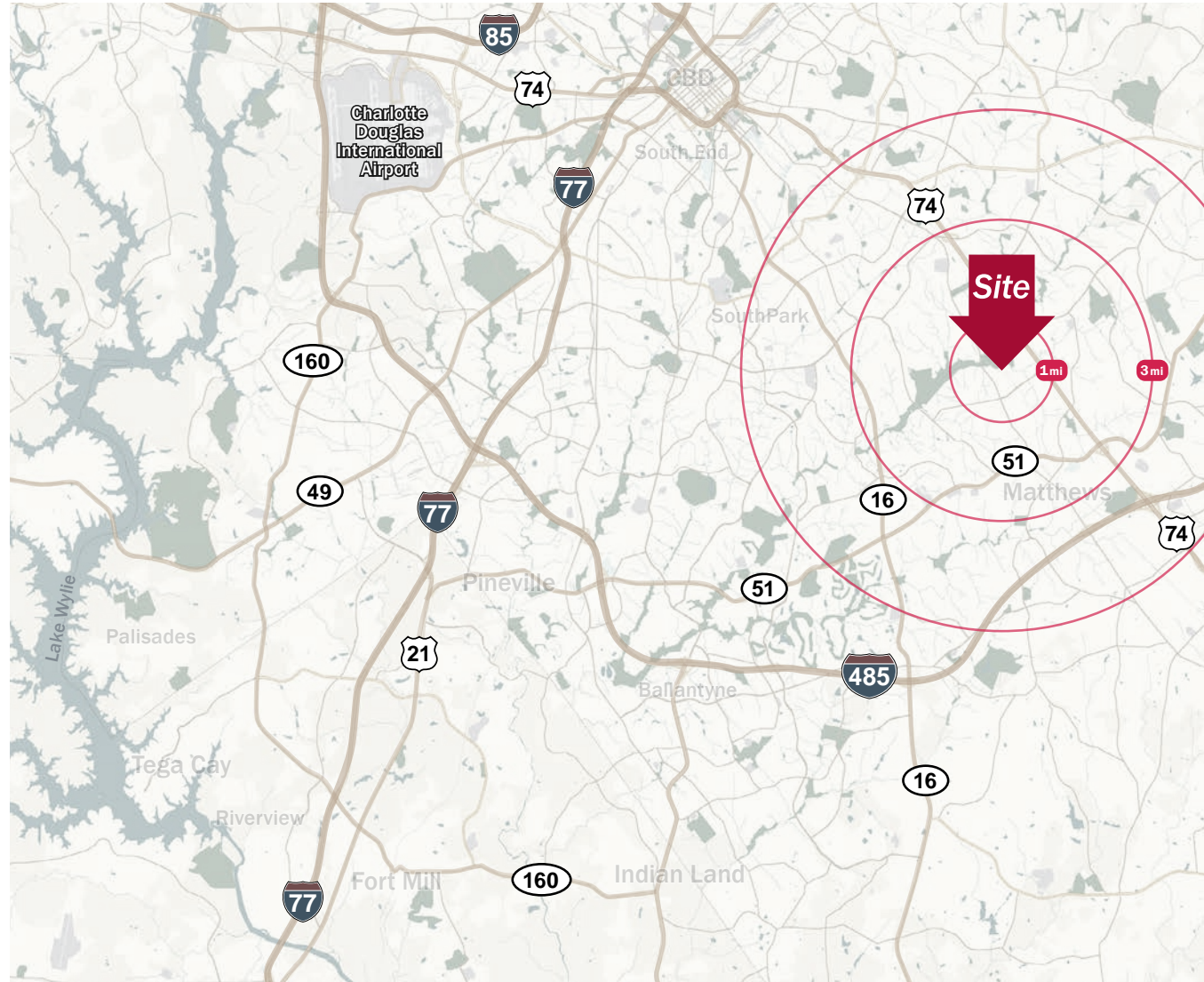
Source: Esri© 2023

	1 mile	3 mile	5 mile
Population	9,700	78,958	212,681
Growth Rate	0.44%	0.95%	0.57%
Avg. HH Income	\$73,577	\$105,449	\$123,879

Traffic Count

Source: NCDOT

	AADT
Sardis Rd N	23,500 (2021)



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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