

4516 Nations Crossing Road

CHARLOTTE, NC 28217



Office

FOR

Lease

SIZE

±5,600 SF

PRICE

Call for Pricing.



Overview

±5,600 SF space available for lease – Ideal for showroom, office, retail or restaurant

Urban core adaptive reuse development, excellent opportunity in LoSo surrounded by new and planned development

LoSo is experiencing extreme growth with multi-family and office developments, while being established as an entertainment/brewery destination

Nearby tenants include Sugar Creek Brewing, Olde Mecklenburg Brewery, Rally Pickleball, Brewers at 4001 Yancey, Night Swim Coffee, and Queen Park Social

Close proximity to two light rail stations

Urban Core Adaptive Reuse Opportunity in Lower South End



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Property Overview

Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	6,870	94,835	239,271
Growth Rate	14.55%	3.11%	2.43%
Avg. HH Income	\$92,356	\$122,347	\$127,875

Traffic Count

Source: NCDOT

	AADT
Nations Crossing Road	2,800 (2023)
Woodlawn Road	45,000 (2023)



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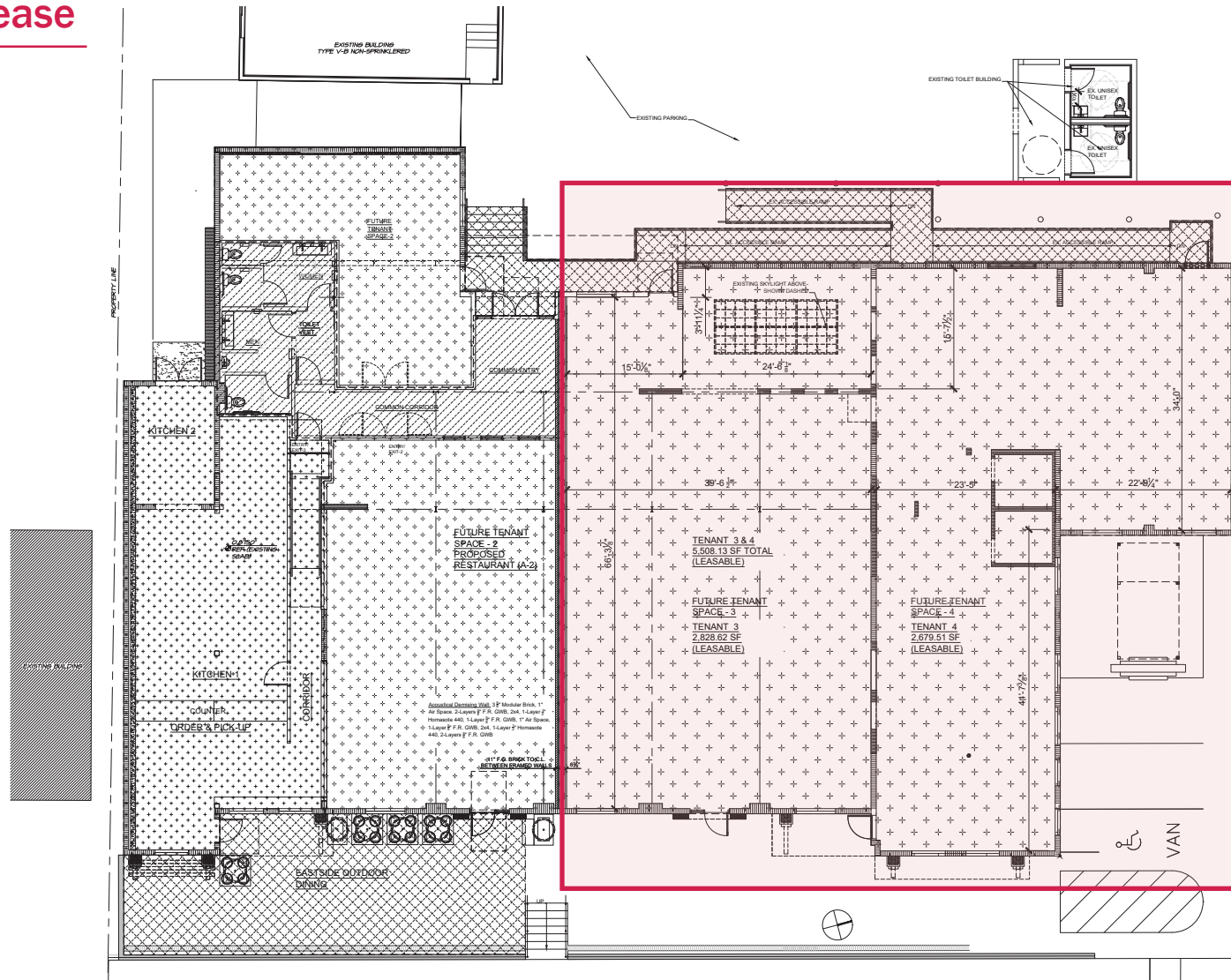
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Site Plan

Space For Lease

5,600 SF



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Elevation*



*This plan is conceptual and subject to change.



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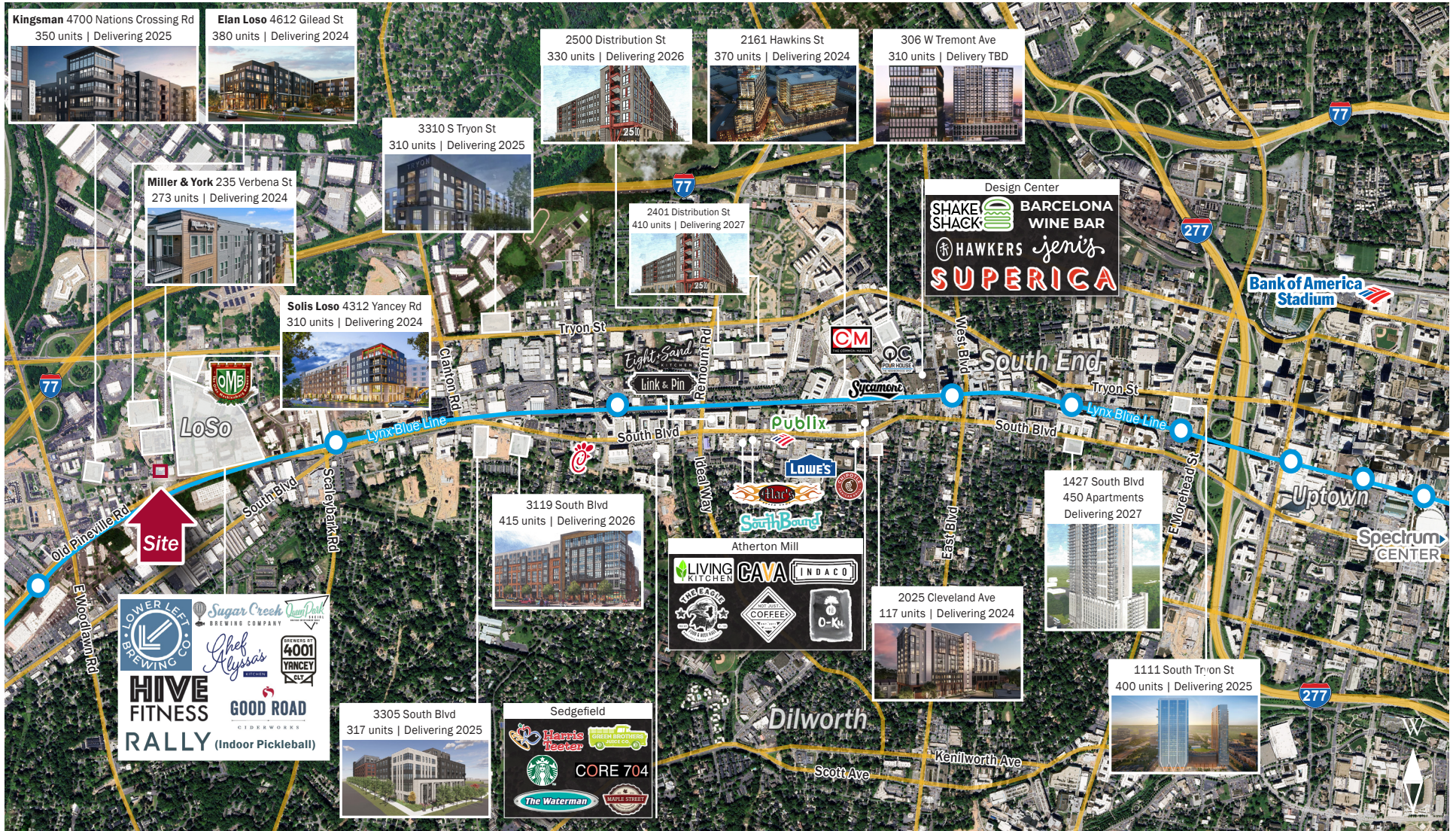
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Market Aerial



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