

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270



Retail/Medical

FOR Lease | SIZE ±3,307 SF | PRICE Call for Pricing



Overview

±3,307 SF available in suite 315

Former concierge medicine office

Dense, high-traffic corridor

Across the street from Arboretum Shopping Center

Nearby retailers include: Publix, Walmart, Harris Teeter, Petco, Barnes & Noble, Sephora, Crunch Fitness, The Gap, Bank of America, Wells Fargo, and more

South Charlotte Retail Space Available



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Property Overview

Demographics

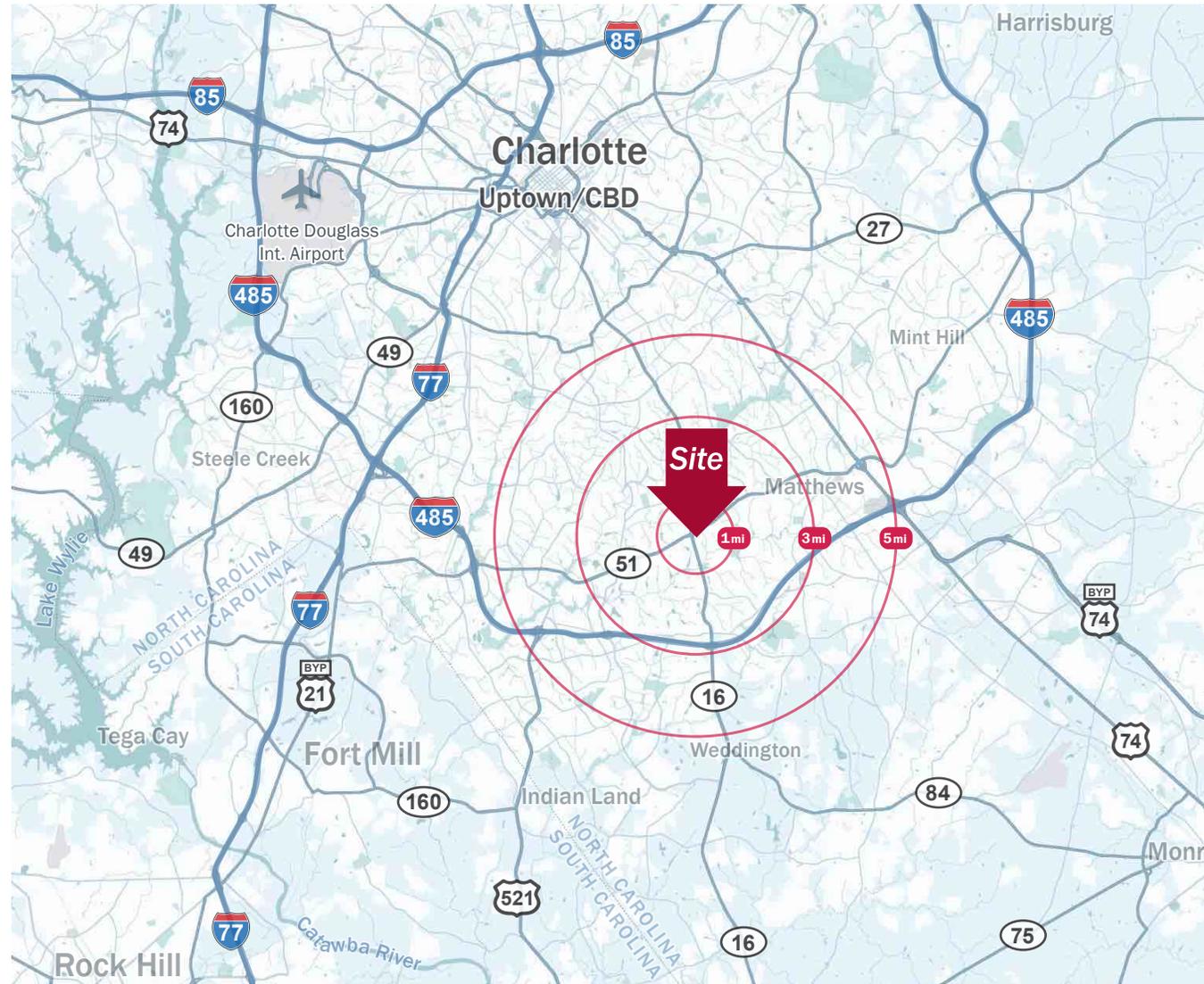
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,223	69,997	205,308
Avg. HH Income	\$206,860	\$214,479	\$185,016

Traffic Count

Source: NCDOT

	AADT
Hwy 51/Pineville-Matthews Rd	29,500 (2025)
Providence Rd	35,500 (2025)



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

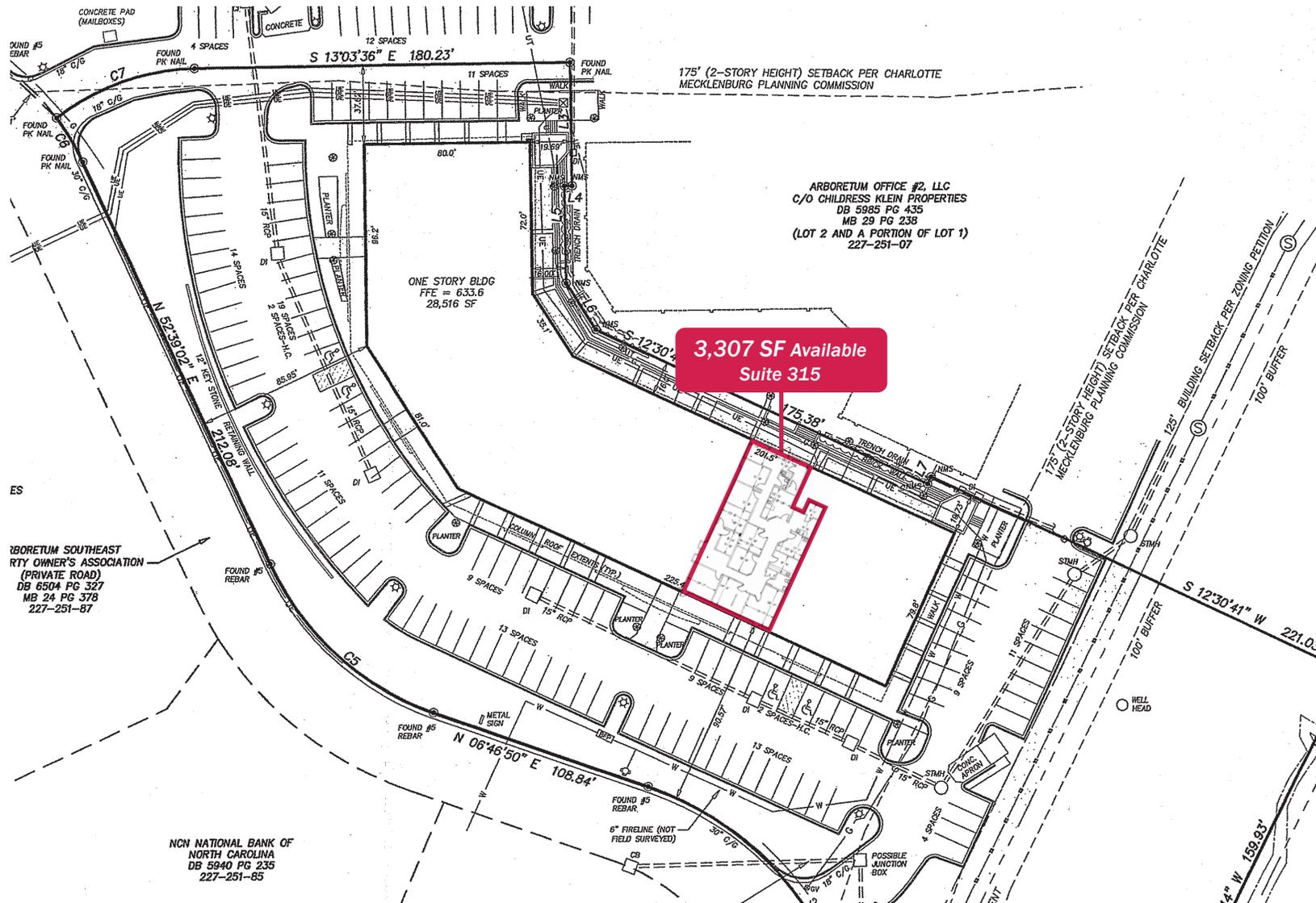
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Site Plan



Robbie Adams
Director of Retail

(704) 248 2108
radams@mpvre.com

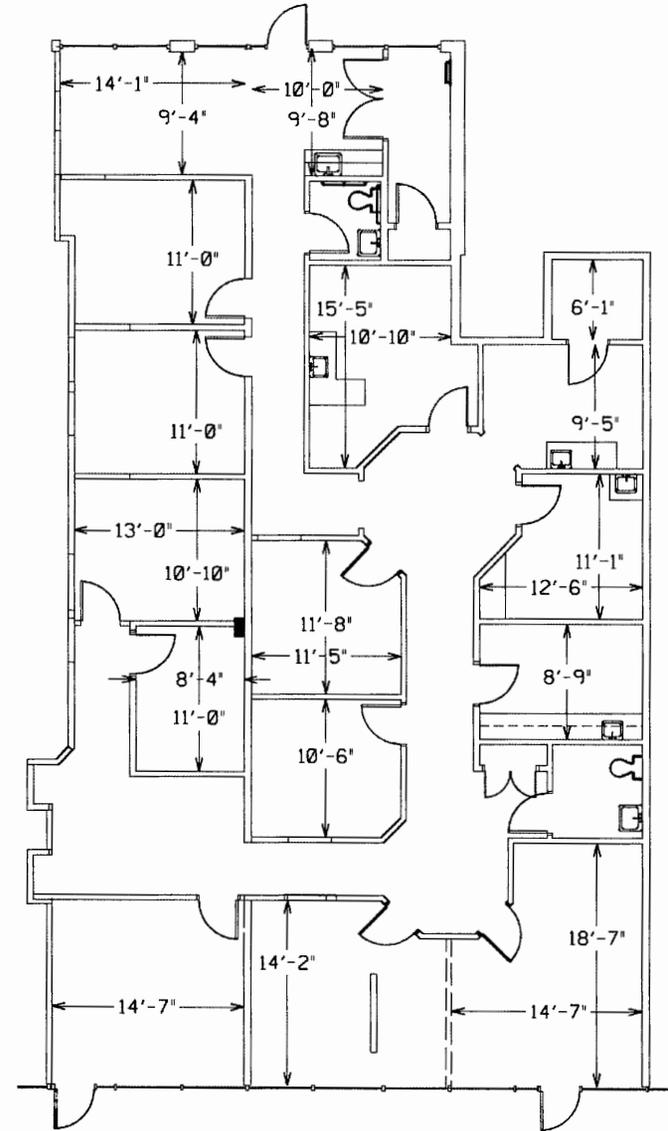
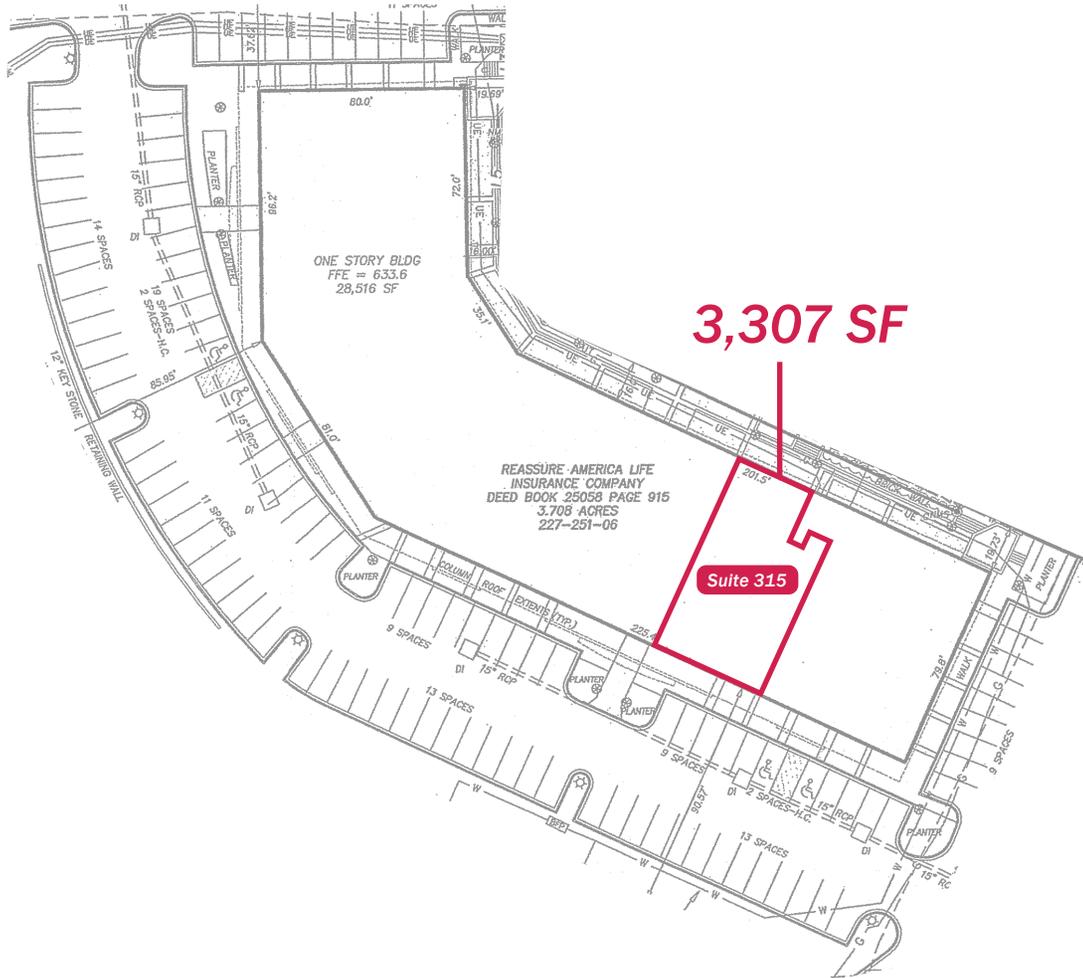
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Floor Plan



Robbie Adams
Director of Retail

(704) 248 2108
radams@mpvre.com

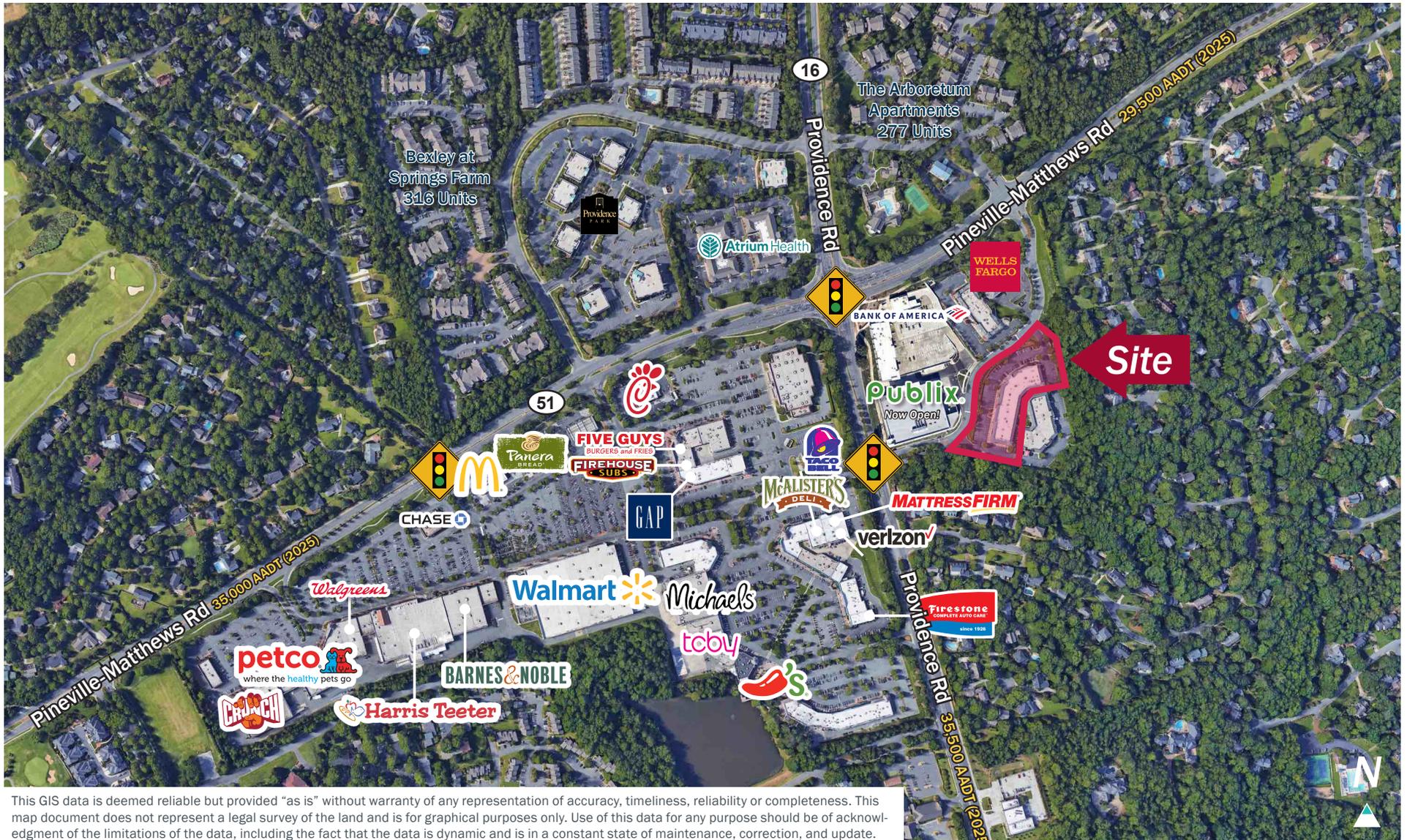
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Market Aerial



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Property Photos



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270

Property Photos



Building Signage



Rear Courtyard Area



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com