

# CLT Business Center

2918 WESTPORT RD, CHARLOTTE, NC 28208



**Industrial**

**FOR**

| Lease

**SIZE**

| ±3,000 - ±13,600 SF

**PRICE**

| Call for Pricing



**CONCEPTUAL BUILDING**

## Overview

±3,000 SF - 13,600 SF available for lease

±1,000 SF spec office suites built out in each space

Convenient access to I-85, Wilkinson Boulevard and Billy Graham Parkway

12'x14' drive-in doors

Delivery: Q3 2027

## New Office/Warehouse Space for Lease



Bailey Patrick Jr.  
Development Partner

(704) 367 5020  
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

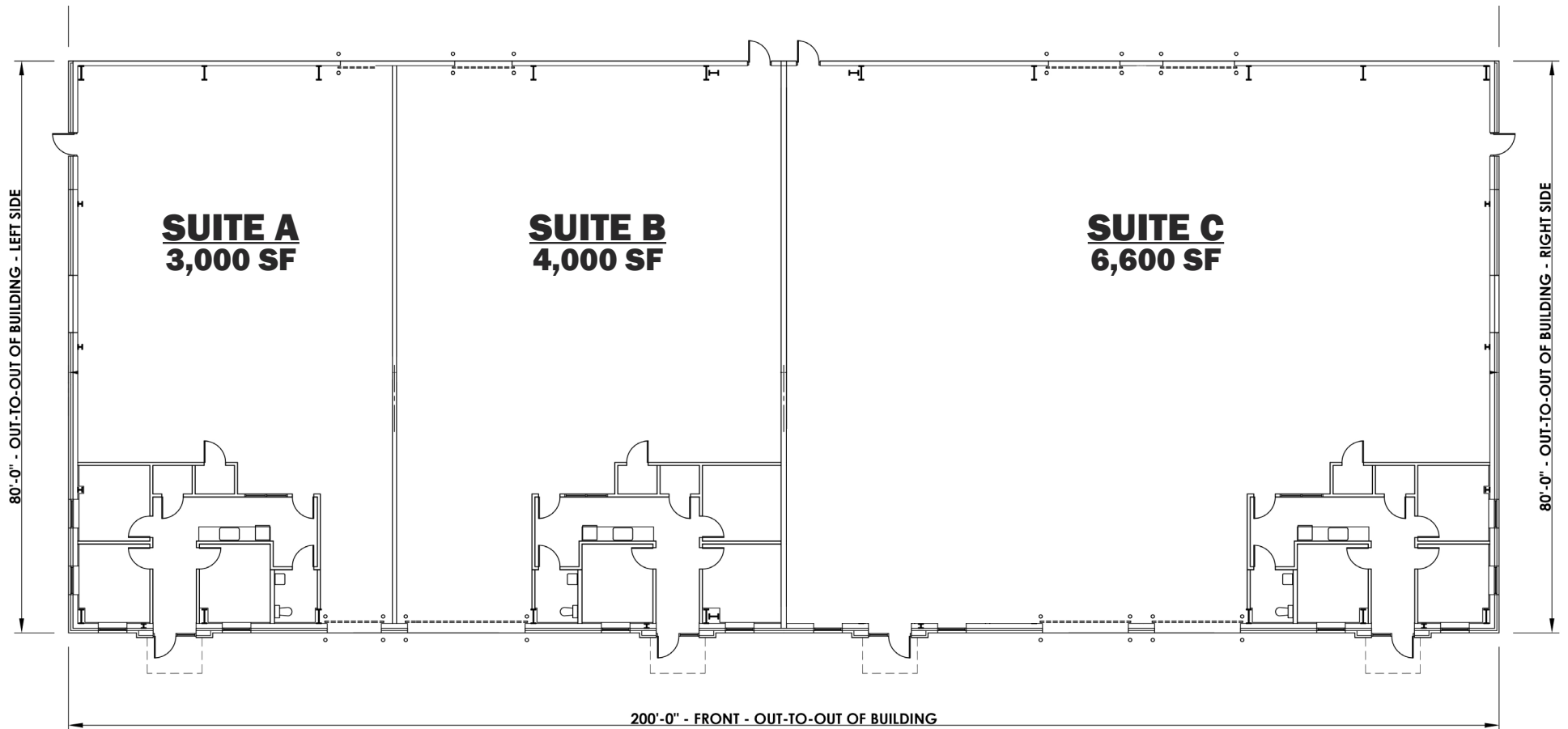
[mpvre.com](http://mpvre.com)



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## Conceptual Floor Plan



### FLOOR PLAN



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## Property Overview

### Demographics

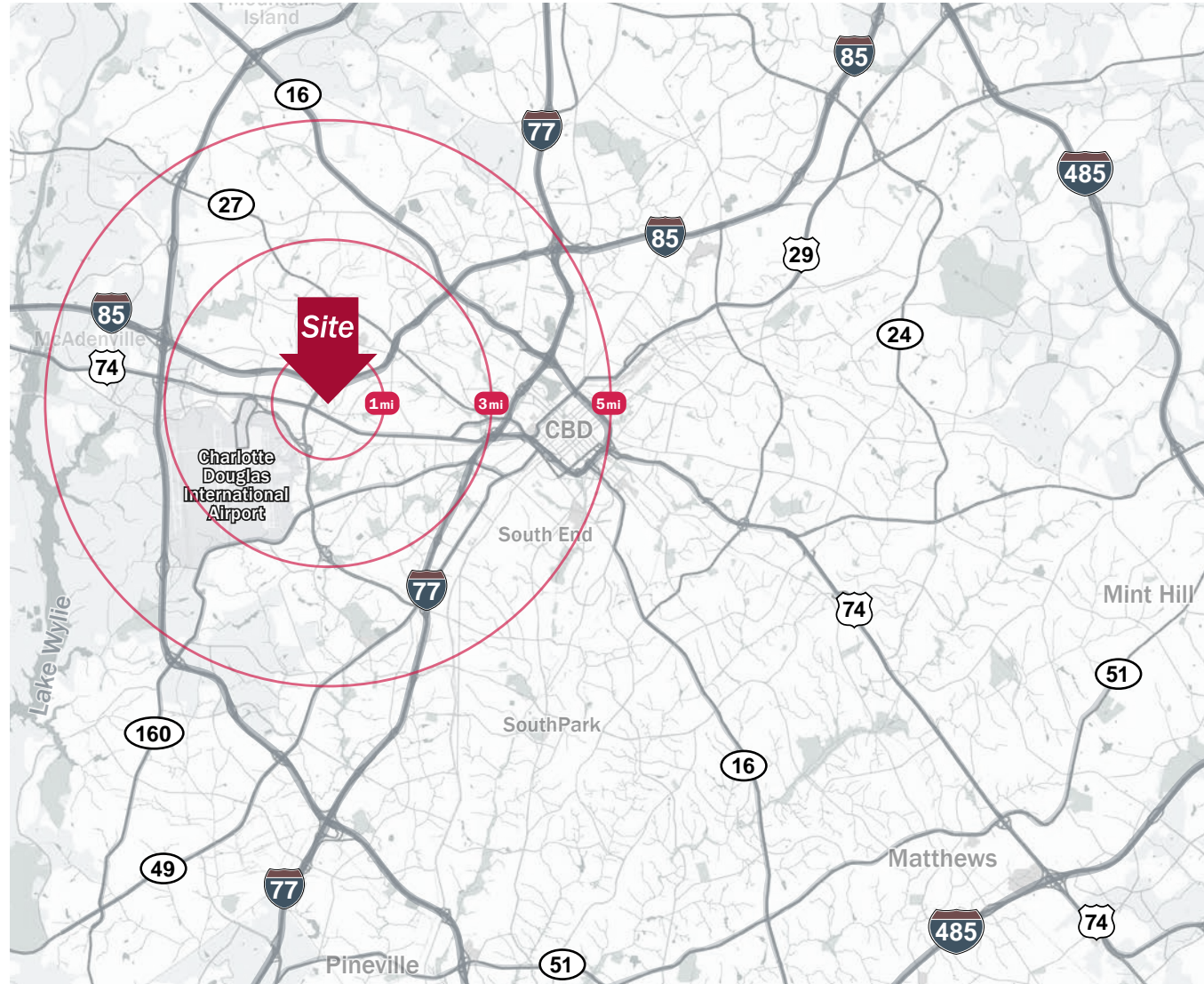
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	4,575	50,269	17,690
Growth Rate	0.03%	1.50%	2.35%
Avg. HH Income	\$71,786	\$82,405	\$114,889

### Traffic Count

Source: NCDOT

	AADT
Mulberry Church Rd	3,000 (2022)
Hwy 74/29	25,500 (2022)
Billy Graham Pkwy	44,500 (2022)



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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