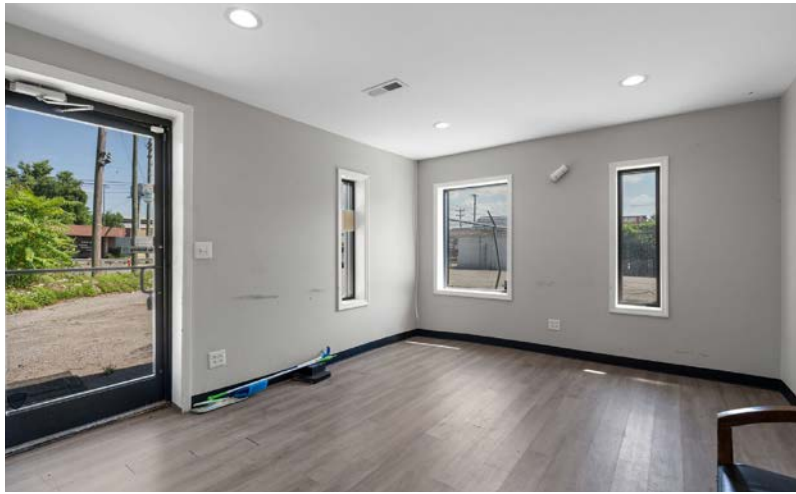


5409 CHARLOTTE AVE

STAND-ALONE STRUCTURE FOR SALE OR LEASE IN SYLVAN PARK

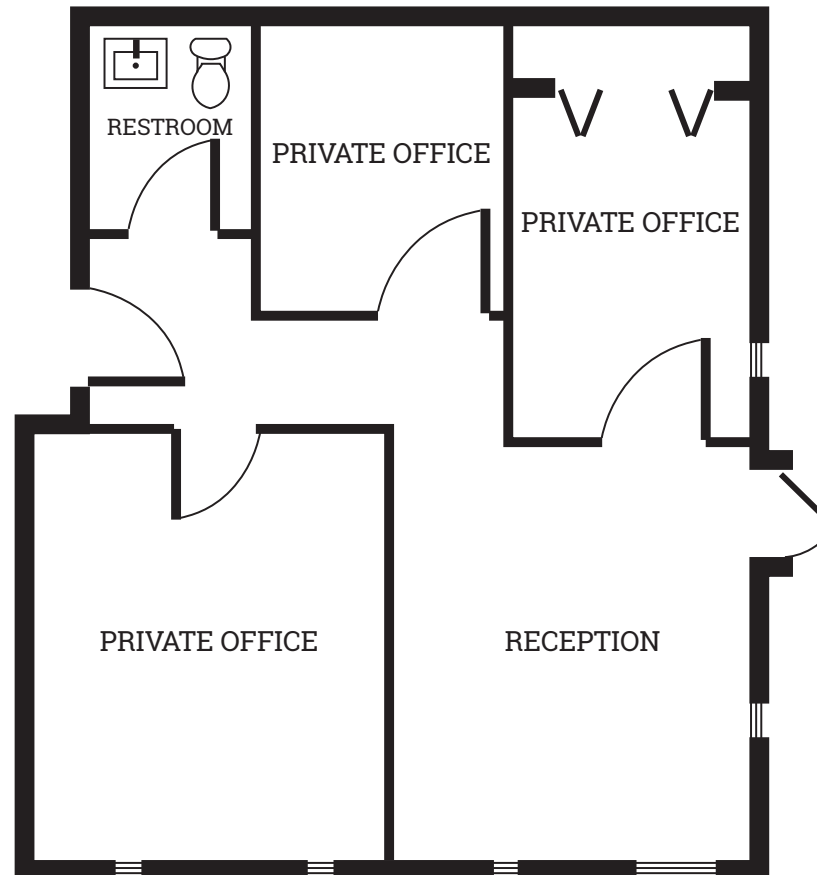


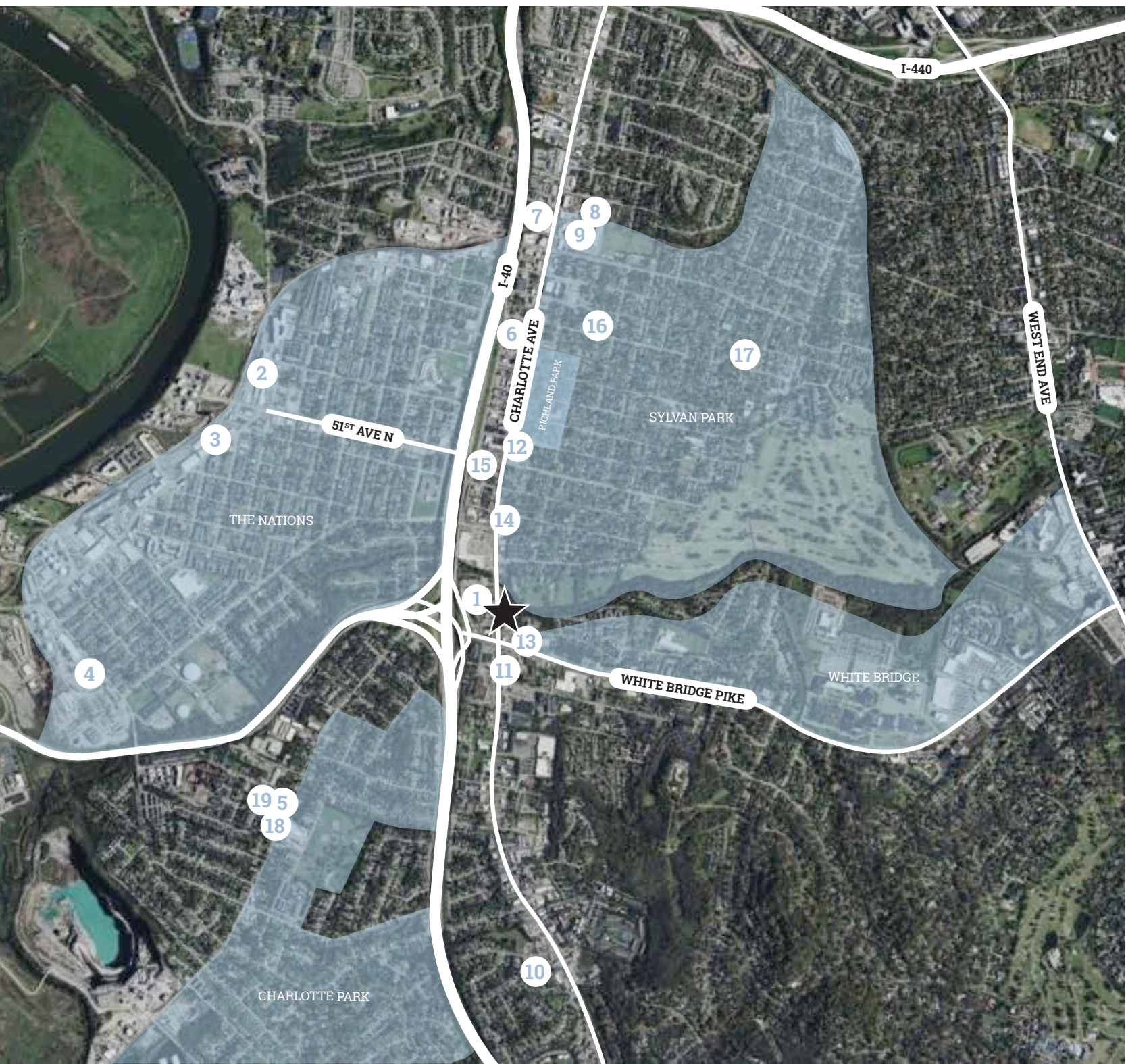


5409 CHARLOTTE AVE

STAND-ALONE STRUCTURE FOR SALE OR
LEASE IN SYLVAN PARK

- **SIZE:** +/- 780 SF stand-alone structure on 0.39 acres
 - Highly visible location with reception, 3 private offices, restroom, fenced-in lot
- **ZONING:** CS (Commercial Service) | OV-UZO
 - Compatible for a wide variety of office, retail, medical, and commercial uses
 - *Portions of this property are located within a floodway*
- Purchase Price and Lease Rate / Term are negotiable, please reach out for more information





5409 CHARLOTTE AVE

STAND-ALONE STRUCTURE FOR SALE OR
LEASE IN SYLVAN PARK

AREA MAP ★ 5409 CHARLOTTE AVE

DEVELOPMENTS

- 1. Elmington's Richland Creek Shopping Center
- 2. Stocking 51
- 3. Stateline
- 4. General Shoe
- 5. Breeze Block
- 6. West 46th
- 7. The Reeve
- 8. Station 40
- 9. Sylvan Supply

GROCERS

- 10. ALDI
- 11. Kroger
- 12. Turnip Truck

F&B

- 13. Cinco De Mayo
- 14. Miel
- 15. Coco's Italian
- 16. Tantisimo
- 17. answer.
- 18. Benji's Bagel & Coffee House
- 19. Agave's





5409 CHARLOTTE AVE

STAND-ALONE STRUCTURE FOR SALE OR LEASE IN SYLVAN PARK

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