



CHARLOTTE, NC

# 13224 STEELE CREEK RD

0.95 ACRES | 7,700 SF BLDG | AVAILABLE FOR LEASE, BTS, OR GL



# PROJECT DETAILS

13224 STEELE CREEK RD • 0.95 ACRES | 7,700 SF BLDG | AVAILABLE FOR LEASE, BTS, OR GL • LAND

## AVAILABLE SPACE

0.95 Acres | 7,700 SF Bldg

## TRAFFIC COUNTS

20,500 ADT on Steele Creek Rd

## PROPERTY HIGHLIGHTS

- Proposed 7,700 SF building
- Ownership will demise for the right tenants
- 0.95 acres with 37 parking spaces
- Part of mixed-use development with 157 multi-family units
- Full access from Steele Creek Rd (20,500 ADT)

## LEASE RATE

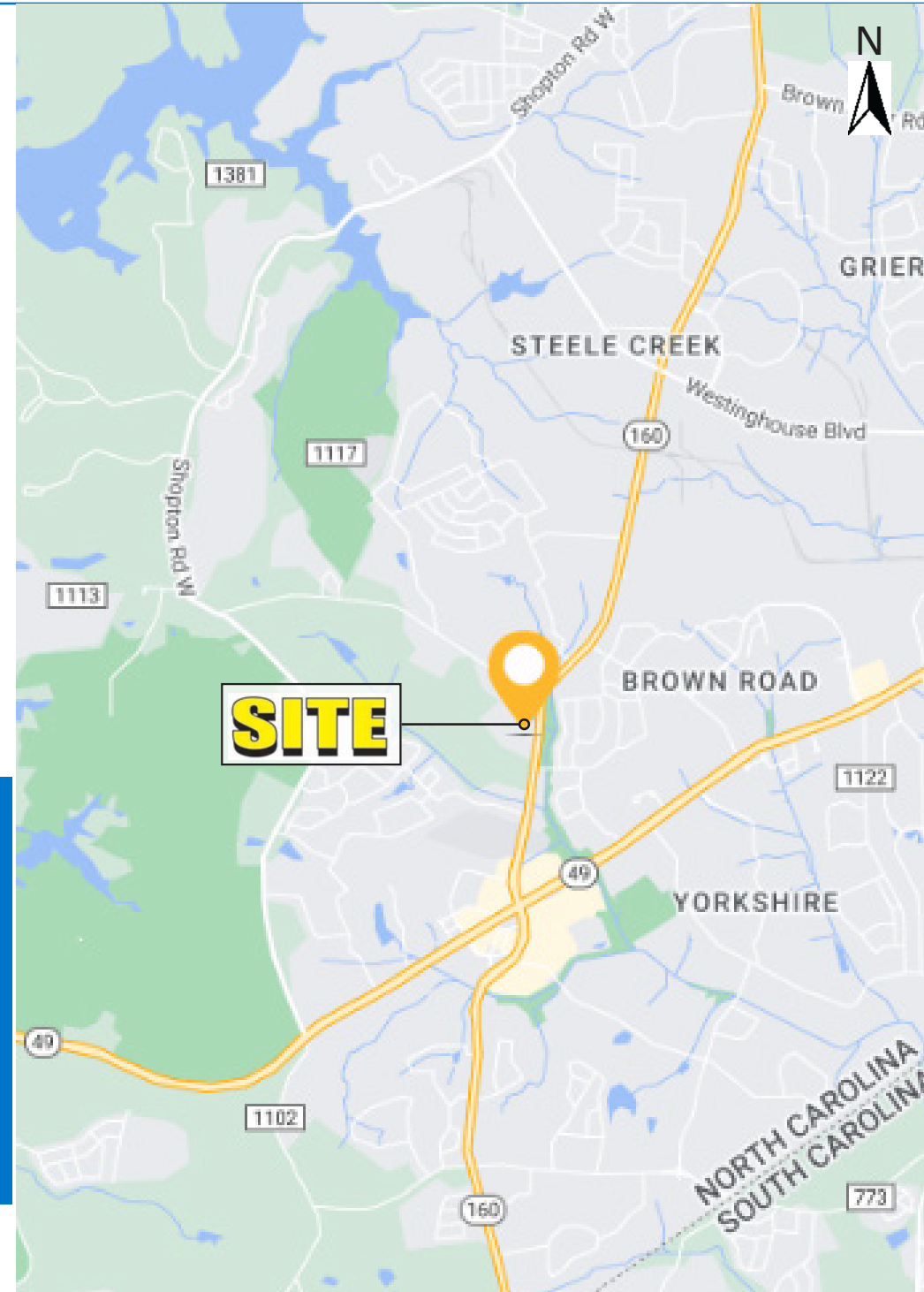
Call to Discuss



## COUNTY

Mecklenburg

## MARKET

Charlotte



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 TOTAL HOUSEHOLDS	3,197	13,617	51,427
 TOTAL POPULATION	6,932	35,462	135,823
 MEDIAN HH INCOME	\$86,274	\$76,050	\$78,944



AERIAL







NORTH CAROLINA

# CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.

CHARLOTTE, NC

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