



# THE LEARNING EXPERIENCE PAD SITE | 3.07 AC

8620 Research Dr | Charlotte, NC



[CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM](#)

## HIGHLIGHTS

-  Prime Investment Opportunity | The Learning Experience Day Care Development Site with In-Place Lease | Corner Lot Totaling 3.07 AC
-  Long-Term Mod. NNN Lease Signed by The Learning Experience | 10,000 SF Build-to-Suit Opportunity | Full Site Plans Approved | TLE Building Permit Pending Approval (Expected Dec. 2025)
-  Additional Pad Site for a 8,000 SF Office/Retail Building **Available for Lease, Ground Lease, or Build-to-Suit** | Buyer Responsible for Building Plans | All Utilities Available Including Water Main Taps
-  Immediate Surrounding Area is Home to Over 20 Fortune 500 Companies Including Wells Fargo CIC, Vanguard, TIAA, & More
-  Over 11,000 Multi-Family Units within a 1.5 Mile Radius | Numerous Corporate Offices & Hotels in Immediate Surrounding Area
-  1.0% Vacancy Rate for Retail Properties in the Immediate University Research Park Area



**Ani Paulson**  
Senior Vice President, Investment Sales  
apaulson@northmarq.com  
404.407.5907 | NC Lic. #351488

**Northmarq**  
3414 Peachtree Rd NE, Suite 900  
Atlanta, GA 30326  
northmarq.com

