



# SUBLEASE OPPORTUNITY

690 MONTANA DRIVE, SUITE 102 | CHARLOTTE

Excellent opportunity to sublease in close proximity to Charlotte, I-85 and I-77.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com





## PROPERTY INFORMATION

### SF\*

22,272 RSF

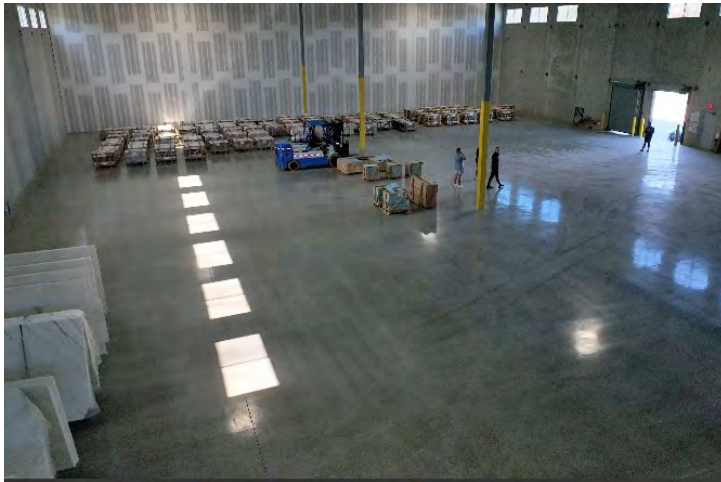
### FEATURES

- 27 Months remaining on initial term
- Excellent Location with proximity to CLT, I-85 and I-77
- 32' Clear height
- 2 Dock doors
- 1 Drive in door
- Polished showroom floor throughout

### LEASE RATE

\$10.00 per SF, NNN

Click [here](#) for a video of the space.



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MECA Commercial Real Estate

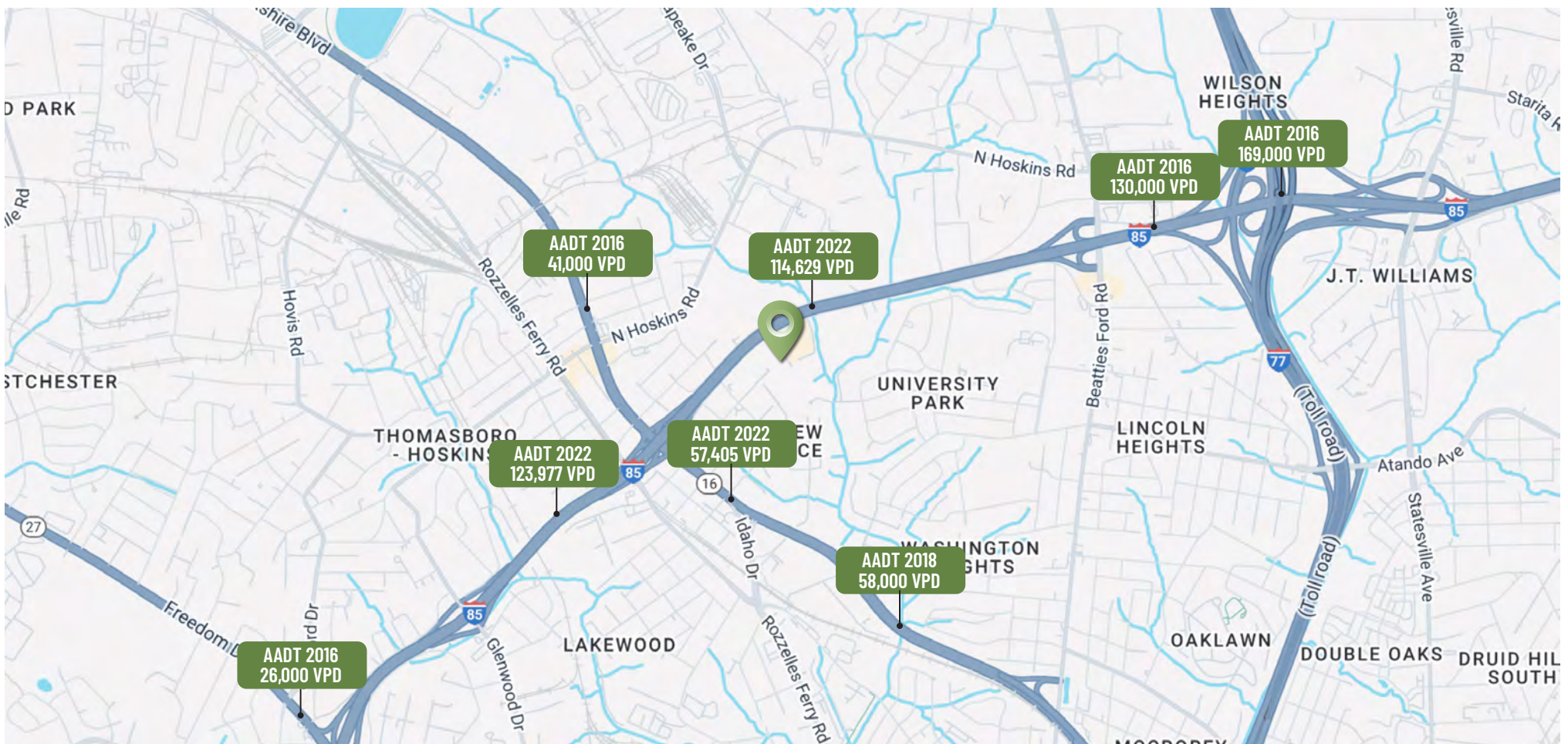
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE



DEMOGRAPHICS	1 MILE			3 MILES			5 MILES		
	Population	Households	Families	Median Age	Average HH Size	Median HH Income	Average HH Income	Per Capita Income	
	6,420	2,458	1,534	38.0	2.58	\$36,960	\$52,320	\$19,829	
	76,592	34,444	16,683	34.3	2.29	\$57,596	\$90,827	\$38,256	
	220,531	98,406	46,458	33.5	2.19	\$69,466	\$105,994	\$47,523	

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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.