

4404 Stuart Andrew Blvd.

CHARLOTTE, NC 28217



 **WHITESIDE**
PROPERTIES

Available for Lease

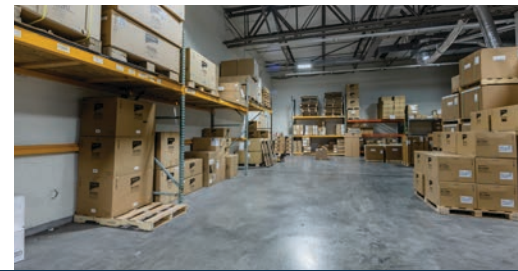
+/- 9,800 SF near Lower South End at I-77

Property Highlights



Space available for lease near Lower South End ("LoSo") at I-77. With +/- 9,800 SF available for lease, this is a fully conditioned flex opportunity for industrial, large office, or showroom users.

Address	4404 Stuart Andrew Blvd. Charlotte, NC 28217
Availability	Industrial/Office/Showroom For Lease
Square Footage	+/- 9,800 SF Available
Year Built	1983
Zoning	I-2
Parcel ID	14527126
Parking	111 Employee Spaces 2 per 1,000 SF
Access	Less than 0.3 mi to I-77 and 4.0 mi to Uptown Less than 0.3 mi to Billy Graham Pkwy
Pricing	\$12.50/SF
TICAM	\$1.95/SF



Demographics



5,032 Population - 1 mile
84,049 Population - 3 mile



\$65,472 Average Household Income - 1 mile
\$104,888 Average Household Income - 3 mile



2,206 Households - 1 mile
40,548 Households - 3 miles



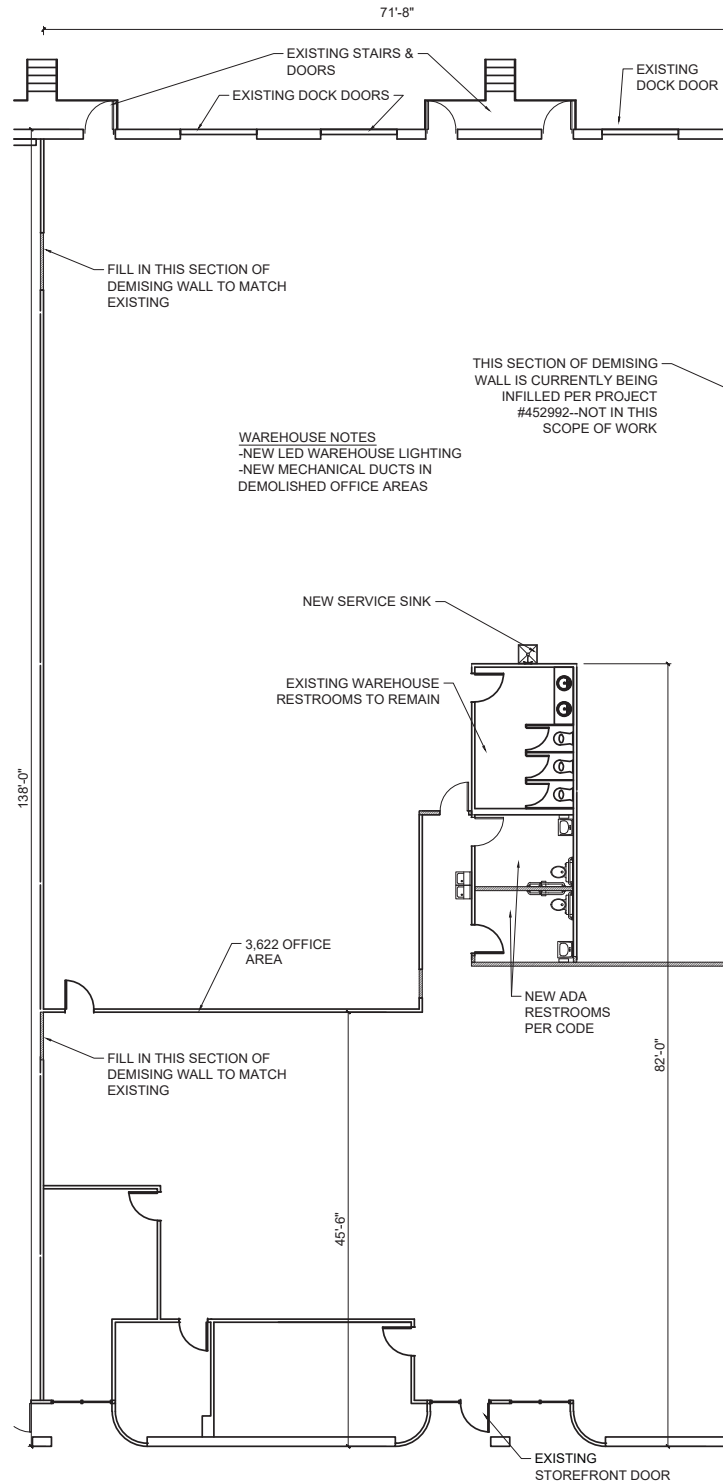
11,092 Employees - 1 mile
88,110 Employees - 3 mile

Features

- Fully Conditioned Office Warehouse Flex Space
- All HVAC Units were installed summer of 2020
- Clear Height at least 17'6" clear
- Wet Sprinkler System

- All suites have power and are presently demised
- 48' x 48' Column Spacing
- 12 Automatic Dock High Doors (approximately 2 per 10,000 SF)
- Landlord to relandscape exterior and renovate offices

Floor Plan





South End

THE STATION
AT LOSO

South Tryon Townhomes

The Aritizia at LoSo
350 Units

Luxury Apartments
Kairoi Residential

S. TRYON ST.

LoSo Walk
87 Townhomes

The Mill at OMB

LoSo

21,000 VPD

SouthEnd at Tryon by
Tri Pointe Homes

123,000 VPD

Clanton Park

Warco Construction



Worldpac Charlotte Warehouse

Loc-Doc Security

STUART ANDREW BLVD

Applied System Technologies

Richards Building Supply

SITE

Charlotte Mecklenburg
Education Center

Canon Business
Solutions

Site Overview



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