

## OFFICE FOR LEASE

# GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



### PROPERTY DESCRIPTION

Rare ground lease opportunity at a highly visible, well-located infill site in the desirable Carmel Road submarket. The property has recently been rezoned to O-1 (CD), permitting the development of up to ±20,000 square feet, making it well-suited for a build-to-suit office or professional user seeking long-term control of a flagship location without the upfront cost of land acquisition.

Ownership is seeking a ground lease structure, ideal for a tenant looking to develop, occupy and lease back a custom facility from the Landlord. This structure provides flexibility for corporate users, medical or professional office groups and institutional operators seeking a strategic long-term presence.

The site benefits from excellent visibility along a key corridor in an established, high-demand area. Given the strength of the location and surrounding uses, the property could potentially be rezoned back to retail, allowing for a broader range of uses and attracting retailers seeking strong exposure and brand presence.

With limited available sites of this scale in the area, this offering presents a unique opportunity for tenants or developers to secure a high-profile location through a ground lease in a market with strong fundamentals.

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### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,242 - 20,000 SF
Zoning:	O-1 (CD)
Lot Size:	1.041 Acres
Current Building Size:	3,242 SF
Current Parking Spaces:	42
Future Parking Spaces with Approved Zoning Plan:	54

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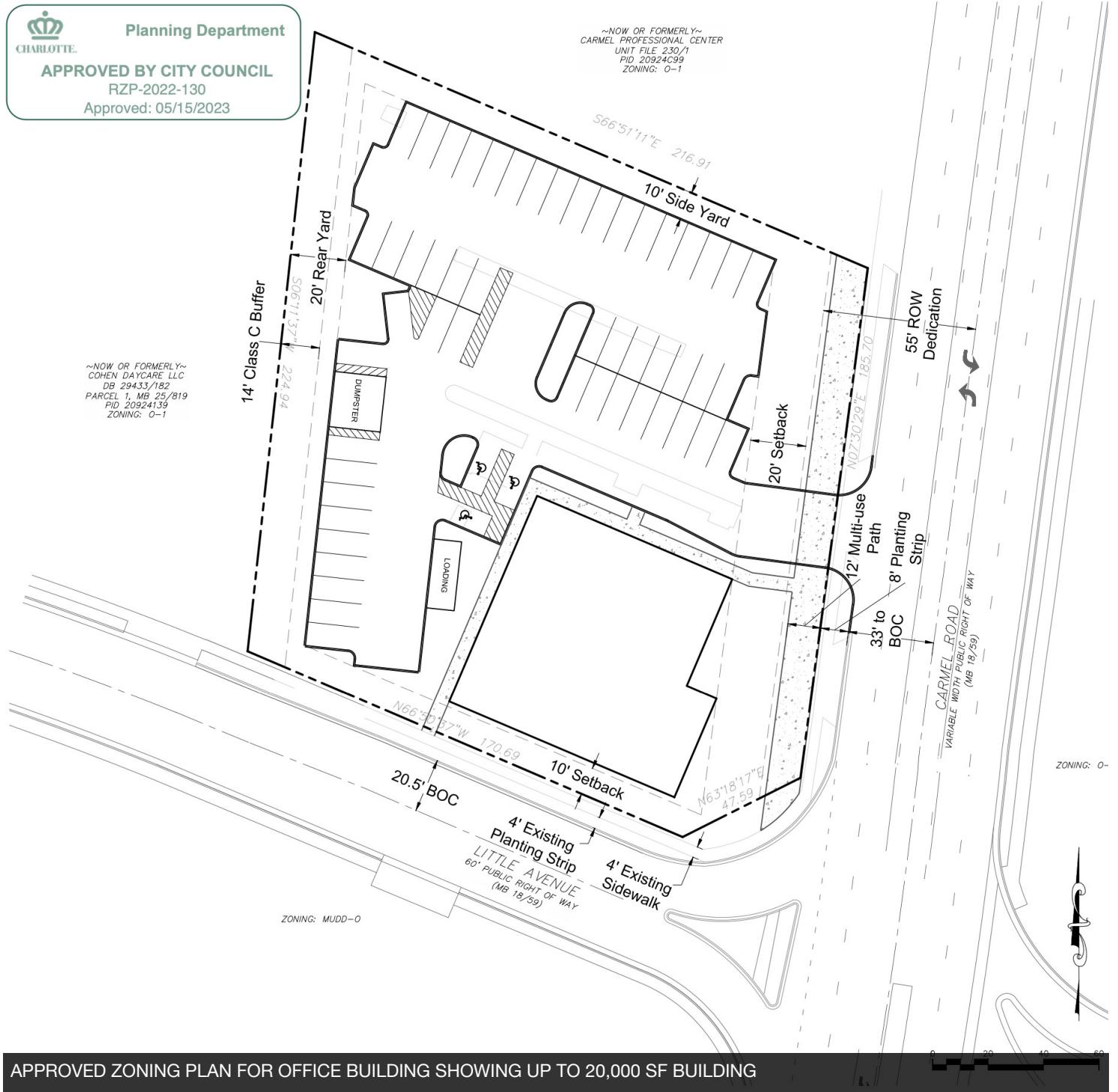
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APPROVED ZONING PLAN FOR OFFICE BUILDING SHOWING UP TO 20,000 SF BUILDING

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CONCEPTUAL DESIGN OF EXISTING BUILDING



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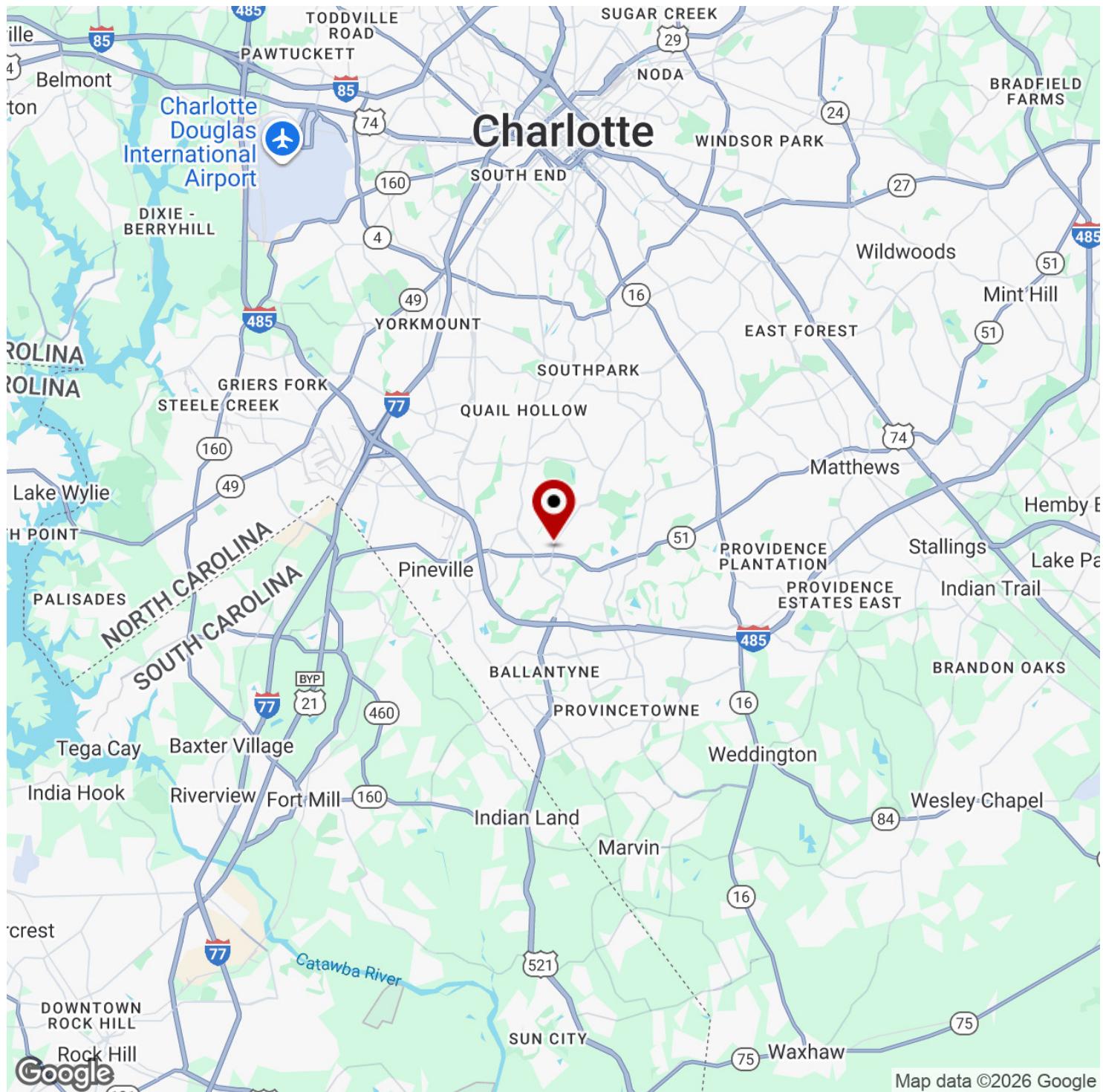
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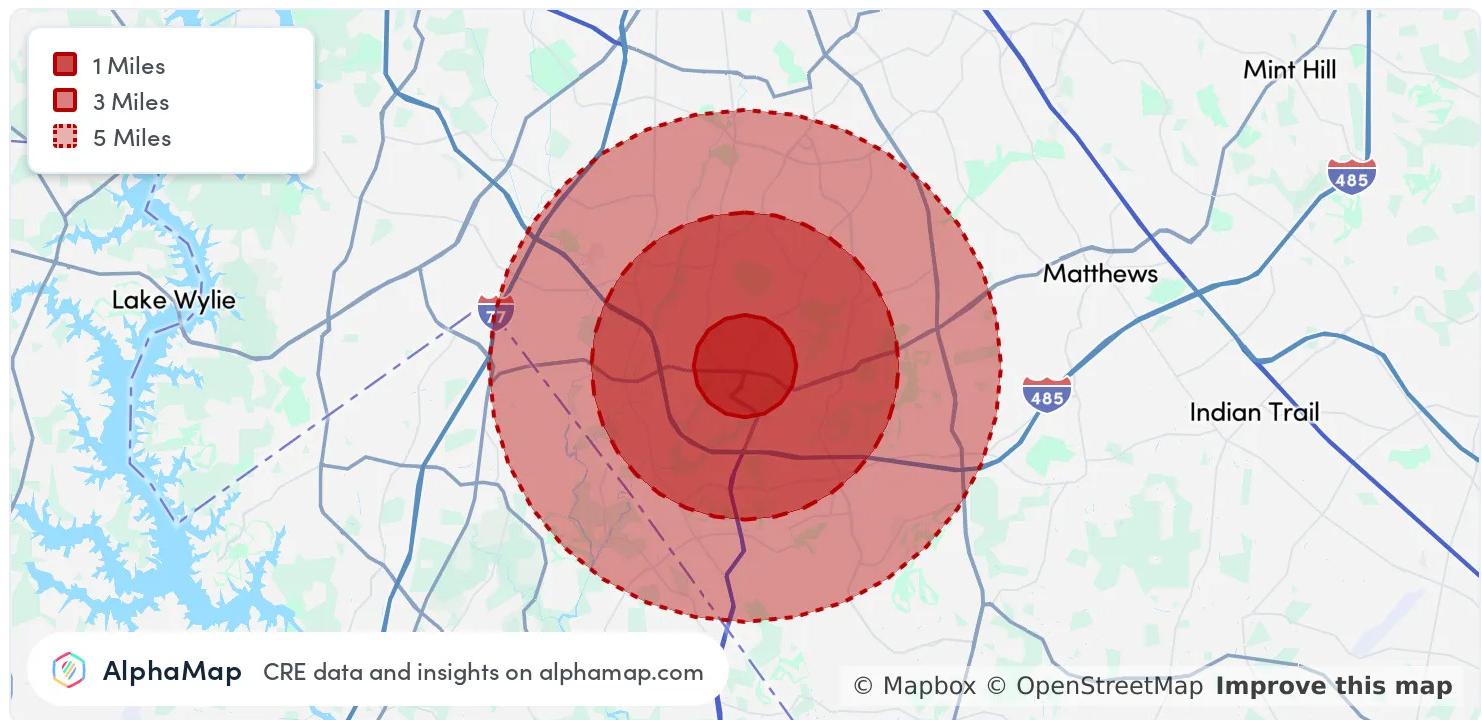
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,719	76,437	225,291
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,866	32,998	92,140
Persons per HH	2.2	2.3	2.4
Average HH Income	\$125,598	\$146,412	\$155,033
Average House Value	\$504,553	\$558,947	\$581,360
Per Capita Income	\$57,089	\$63,657	\$64,597

*Map and demographics data derived from AlphaMap*

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