

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 $\pm 20,000$ 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.

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

SCOTT STEVENS

Broker
O: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

KW COMMERCIAL

14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



Planning Department

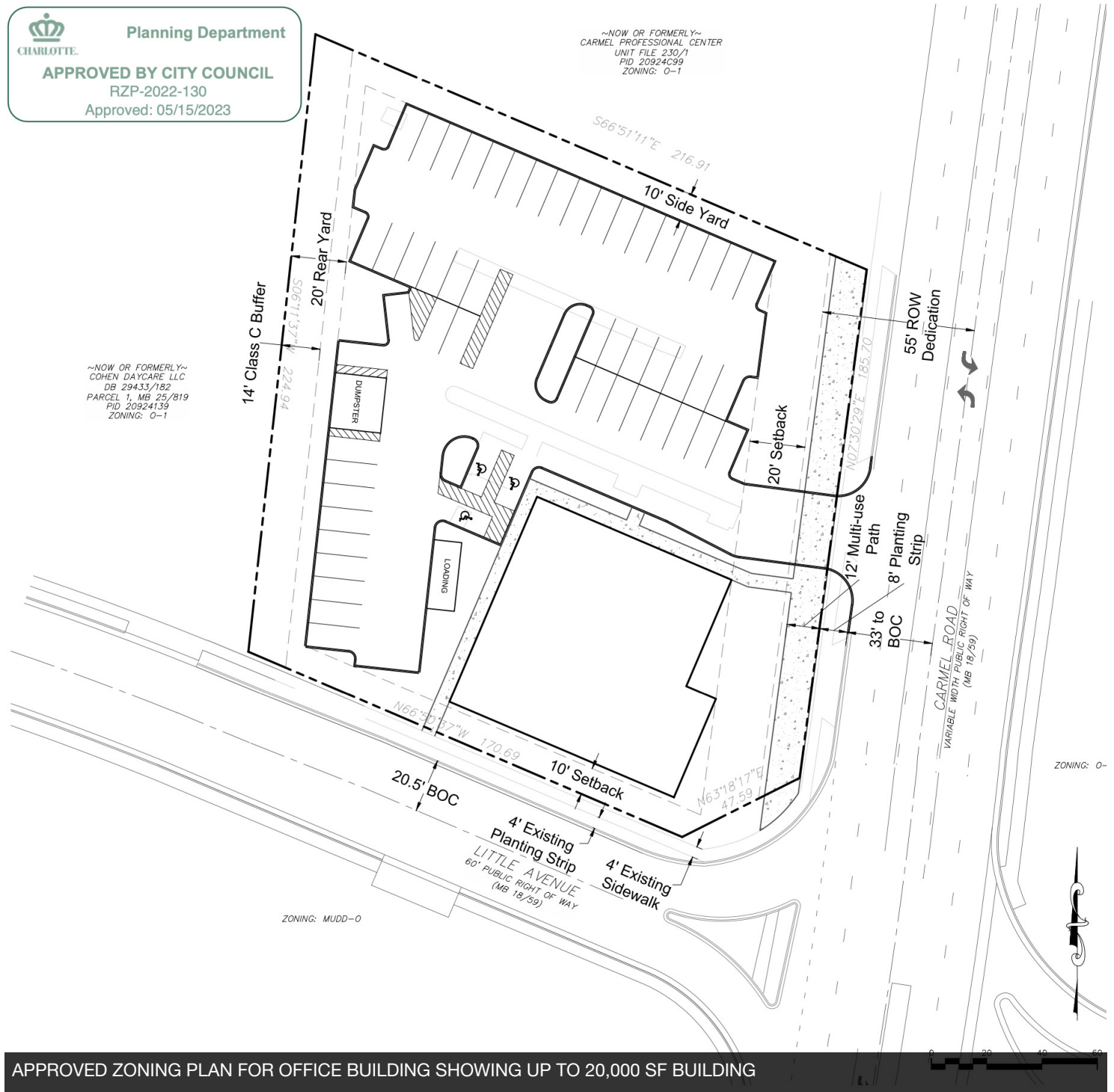
APPROVED BY CITY COUNCIL

RZP-2022-130

Approved: 05/15/2023

~NOW OR FORMERLY~
COHEN DAYCARE LLC
DB 29433/182
PARCEL 1, MB 25/819
PID 20924139
ZONING: O-1

~NOW OR FORMERLY~
CARMEL PROFESSIONAL CENTER
UNIT FILE 230/1
PID 20924C99
ZONING: O-1



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker

O: 704.408.8867

C: 704.408.8867

mhagler@kwcommercial.com

NC #206869

SCOTT STEVENS

Broker

O: 704.887.6600

C: 704.400.5040

scottstevens@kw.com

KW COMMERCIAL

14045 Ballantyne Corporate Place

Suite 500

Charlotte, NC 28277

Each Office Independently Owned and Operated

OFFICE FOR LEASE

GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



CONCEPTUAL DESIGN OF EXISTING BUILDING



CONCEPTUAL DESIGN OF EXISTING BUILDING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

SCOTT STEVENS

Broker
O: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

KW COMMERCIAL

14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

OFFICE FOR LEASE

GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

SCOTT STEVENS

Broker
O: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

KW COMMERCIAL

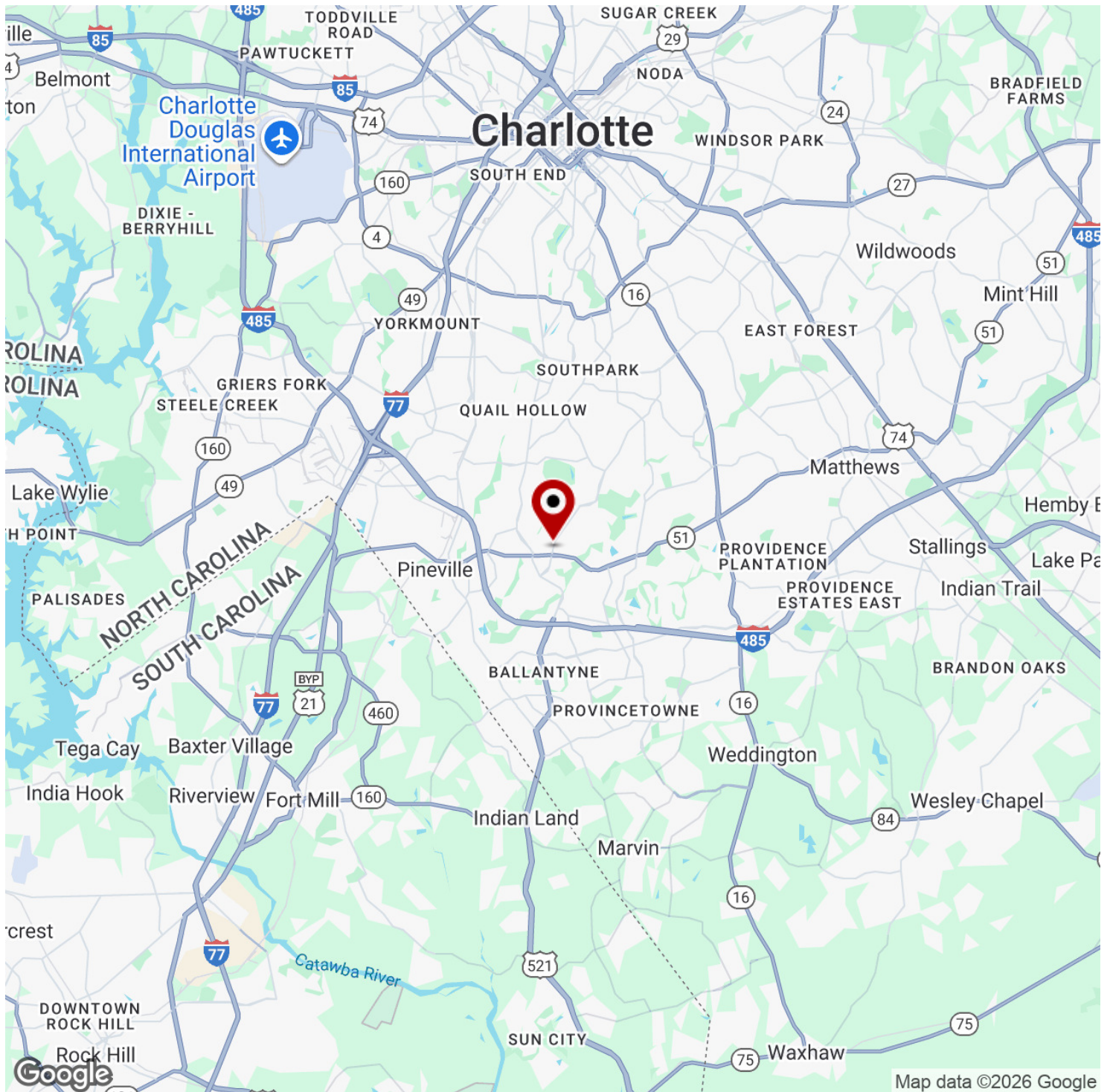
14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

OFFICE FOR LEASE

GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

SCOTT STEVENS

Broker
O: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

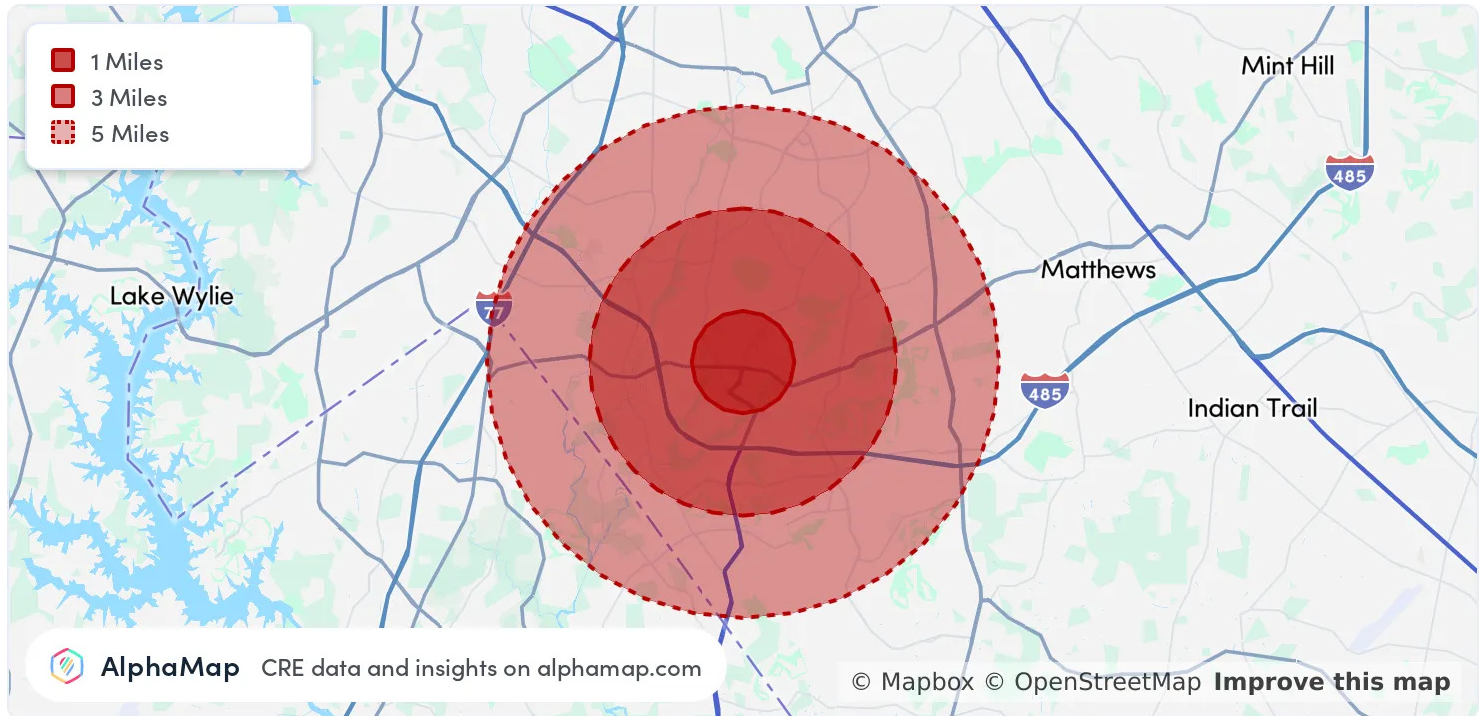
KW COMMERCIAL

14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

GROUND LEASE

6420 Carmel Rd, Charlotte, NC 28226



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker

O: 704.408.8867

C: 704.408.8867

mhagler@kwcommercial.com

NC #206869

SCOTT STEVENS

Broker

O: 704.887.6600

C: 704.400.5040

scottstevens@kw.com

KW COMMERCIAL

14045 Ballantyne Corporate Place

Suite 500

Charlotte, NC 28277

Each Office Independently Owned and Operated