



FLEX OFFICE/WAREHOUSE PROPERTY FOR LEASE

5647 Brookshire Blvd, Charlotte, NC 28216

- **Spaces Available:** Suite D (1,000 SF) & Suite F (1,000 SF)
- **Lease Type:** Triple Net (NNN)
- **Lease Rate:** Call for Pricing
- **Year Built:** 2005
- **Zoning:** I-2



Presented By:

704.245.3293

TRIPP CALDWELL

tripp@moodyre.com

704.490.3872

JAN RINGELING

jan@moodyre.com

MOODY COMMERCIAL REAL ESTATE

10706 Sikes Place, Suite 150

Charlotte NC 28277

704.490.3872 | Moodyre.com

PROPERTY SUMMARY



Property Description

Suites D and F at 5647 Brookshire Blvd are available for immediate occupancy, each offering 1,000 SF of Class B Flex Office/Warehouse space on a 0.75-acre lot, zoned I-2. Built in 2005, the property is offered on a Triple Net (NNN) basis at a rate available upon request. Twenty-three surface parking spaces are provided on-site.

Property Highlights

- Space(s) Available: Suite D - 1,000 SF & Suite F - 1,000 SF
- Lease Type: Triple Net (NNN)
- Lease Rate: Call for Pricing
- Zoning: I-2
- Year Built: 2005
- Building Class: B
- Parking Spaces: Surface - 23

Offering Summary

| | |
|----------------|--|
| Lease Rate: | Call for Pricing |
| Available SF: | Suite D - 1,000 SF Suite F - 1,000 SF |
| Building Size: | 8,000 SF |

| Demographics | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|----------|
| Total Households | 104 | 396 | 1,836 |
| Total Population | 279 | 1,024 | 4,890 |
| Average HH Income | \$66,221 | \$58,522 | \$62,094 |



COMMERCIAL REAL ESTATE

TRIPP CALDWELL
704.245.3293
tripp@moodyre.com

JAN RINGELING
704.490.3872
jan@moodyre.com

ADDITIONAL PHOTOS

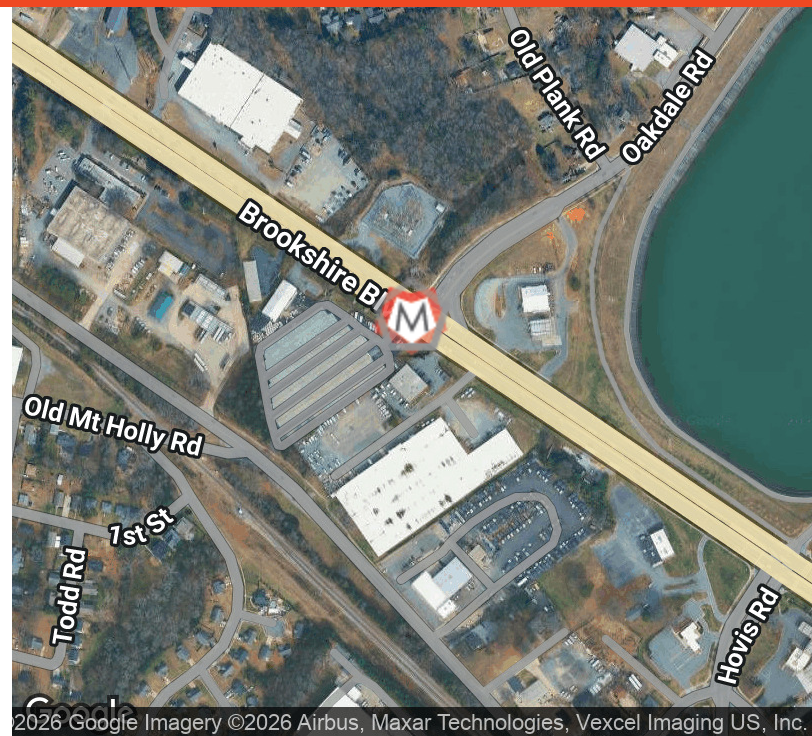
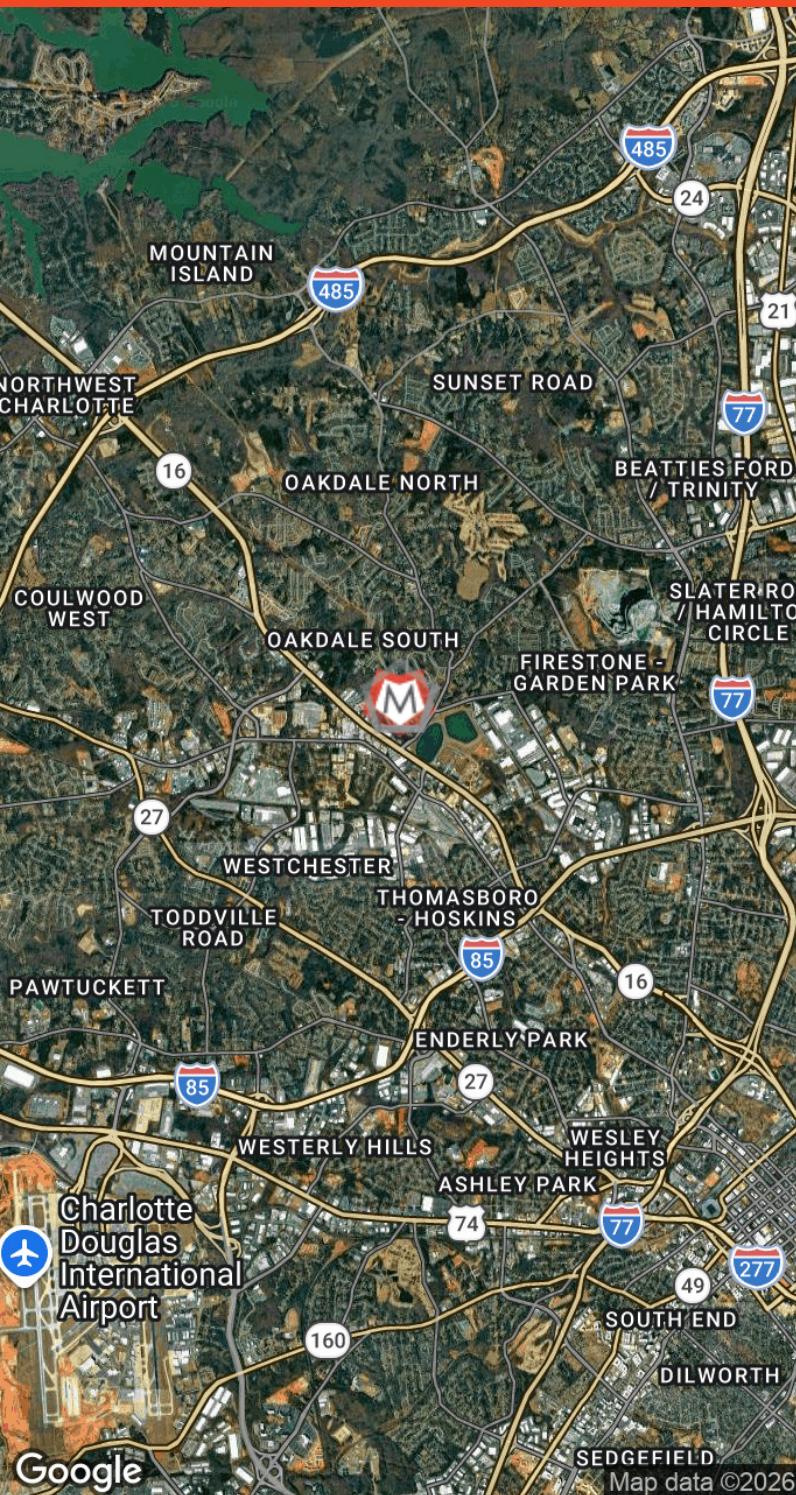


COMMERCIAL REAL ESTATE

TRIPP CALDWELL
704.245.3293
tripp@moodyre.com

JAN RINGELING
704.490.3872
jan@moodyre.com

REGIONAL MAP



Location Overview

Situated along Brookshire Boulevard in northwest Charlotte, 5647 Brookshire Blvd benefits from one of the city's most strategically positioned commercial corridors, carrying over 51,000 vehicles per day. The boulevard feeds directly into the Brookshire Freeway (I-277) with seamless connectivity to I-85 and I-77, making this an ideal address for businesses that depend on efficient regional access and high daytime traffic exposure. Charlotte Douglas International Airport is just 10 miles away, further reinforcing the corridor's logistical appeal.

The immediate trade area is an established hub for industrial, distribution, and service-oriented businesses, supported by a growing residential population of over 65,000 within a 3-mile radius. Sitting less than 7 miles from Uptown Charlotte - reachable in under 15 minutes via the Brookshire Freeway - 5647 Brookshire Blvd offers the visibility and accessibility that few northwest Charlotte locations can match.



TRIPP CALDWELL
704.245.3293
tripp@moodyre.com

JAN RINGELING
704.490.3872
jan@moodyre.com