

255 Clanton Rd

CHARLOTTE, NC 28217



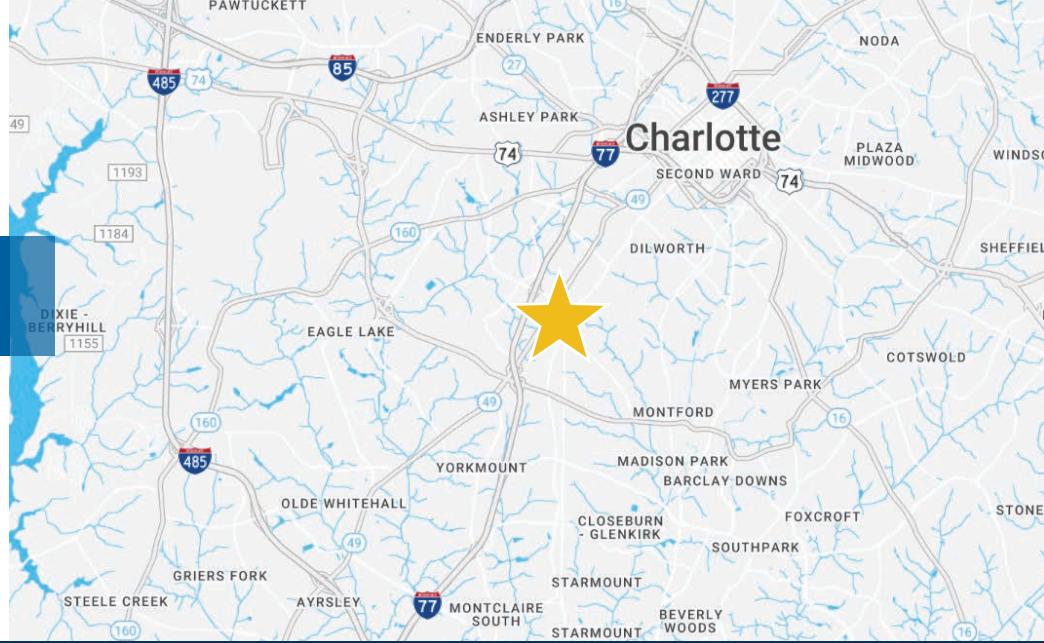
Available for Lease
+/- 10,300 SF Adaptive Reuse Building in LoSo

Property Highlights

+/- 10,300 SF adaptive reuse building available in Charlotte's LoSo. This building is a great opportunity for restaurant, brewery, retail, or showroom uses near major developments in a growing submarket.

The building was recently updated in 2022 into the ideal space for a restaurant, brewery, or taproom. The building has on-site surface parking in a high visibility area on Clanton Rd.

Address	255 Clanton Rd, Charlotte, NC 28217
Availability	Available for Lease
Asset Class	Retail/Restaurant/Brewery
Square Footage	+/- 10,300 SF
Renovated	2022 Into Restaurant/Brewery/Taproom
Parcel ID	14901242
Zoning	TOD-CC
Access	Clanton Rd
Visibility	Clanton Rd and Dewitt Ln
Parking	Surface Parking
Pricing	\$29.50 psf/NNN
TICAM	\$2.84
Additional Information	Equipment list available upon request



Demographics



100,204 Population - 3 mile
250,852 Population - 5 mile



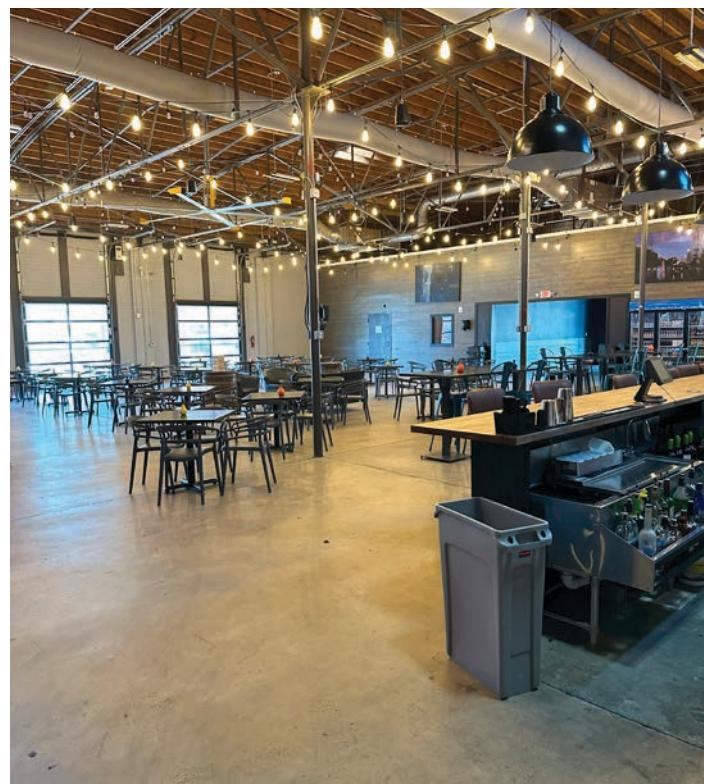
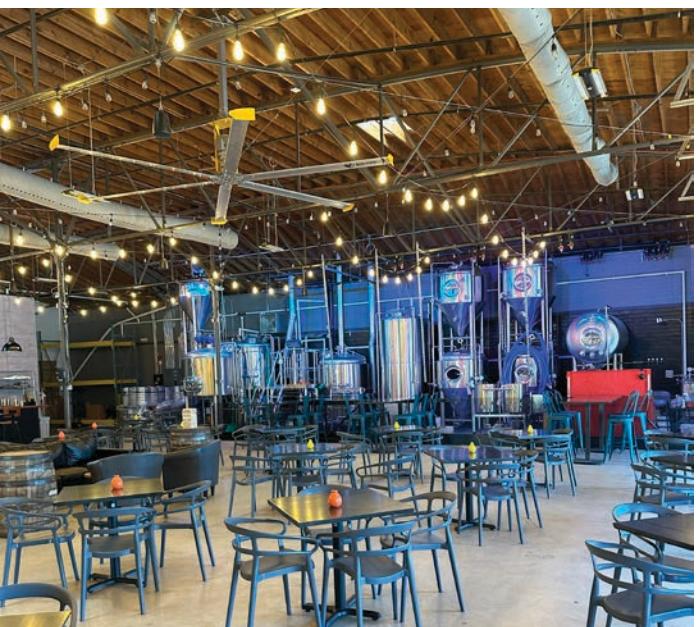
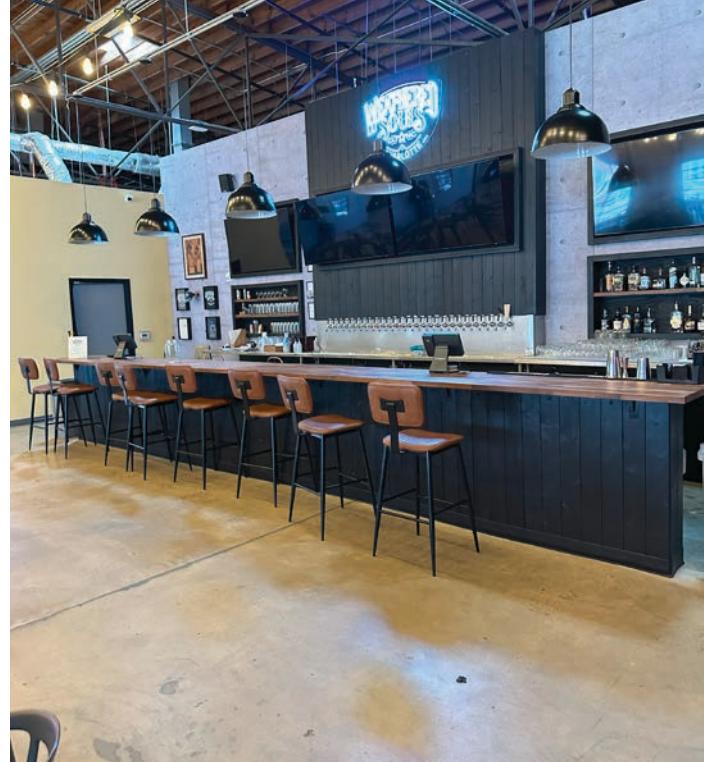
\$130,541 Average Household Income - 3 mile
\$123,975 Average Household Income - 5 mile



50,758 Households - 3 mile
118,007 Households - 5 miles



148,872 Employees - 3 mile
287,120 Employees - 5 mile



Property Photos



Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



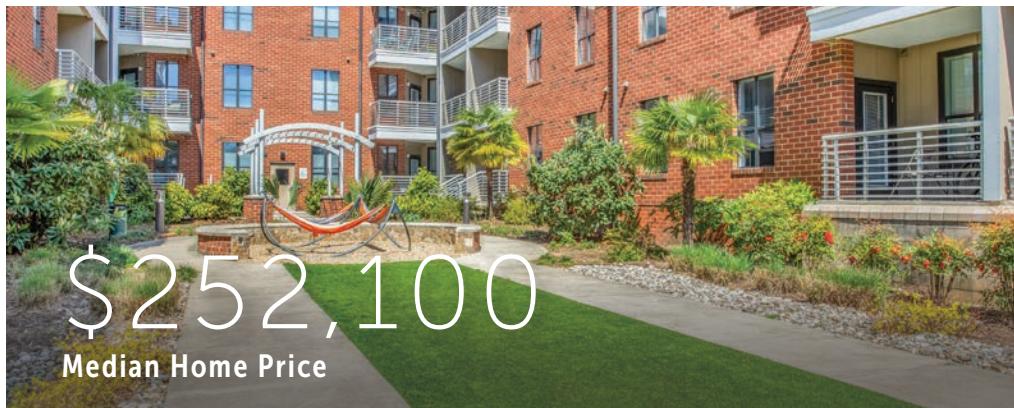
900,350
People Live in Charlotte



700
Daily Departures from Charlotte Douglas Int'l Airport



488,900
Employed Population



\$252,100
Median Home Price



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