



# PROPOSED RETAIL/OFFICE AVAILABLE






*For Lease, Ground Lease or Build-to-Suit*

8620 Research Dr | Charlotte, NC



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## HIGHLIGHTS

-  Proposed +/-8,000 SF Retail/Office Pad Available for Lease, Ground Lease, or Build-to-Suit | Single-Tenant or Multi-Tenant Opportunity | All Utilities Available Including Water Main Taps
-  Corner Lot with Excellent Visibility & Access | Signalized Intersection at W. W.T. Harris Blvd (44,500+ VPD) & Research Dr
-  Primely Situated in Charlotte's University Research Park | Across from the Innovation Park Redevelopment | Proposed 600,000 SF of New Office, 575 Multifamily Units, & 8,000 SF of Retail Planned
-  Over 11,000 Multi-Family Units within a 1.5 Mile Radius | Population 99,800+ within a 3-Mile Radius | Immediate Surrounding Area Features 20+ Fortune 500 Companies Including Wells Fargo CIC, Vanguard, TIAA, & More
-  In Close Proximity to University of North Carolina Charlotte (31,000+ Students) | Less than 2 Miles from the Atrium Health University City Hospital (130+ Beds)
-  Full 3.07-AC Dual-Pad Development Site Offered For Sale | Includes Proposed +/-10,000 SF Daycare Pad Fully Leased to The Learning Experience | **Contact Broker for More Information**



**Ani Paulson**

Senior Vice President, Investment Sales  
apaulson@northmarq.com  
404.407.5907 | NC Lic. #351488

**Northmarq**

3414 Peachtree Rd NE, Suite 900  
Atlanta, GA 30326  
northmarq.com

