



## PROPERTY DETAILS

- PID: 16504220
- Built: 1963 / Renovated 2021
- Zoning: CG (General Commercial)
- Lease Rate: \$7,000 Mod. Gross Per Month
- Available March 2026

## PROPERTY HIGHLIGHTS

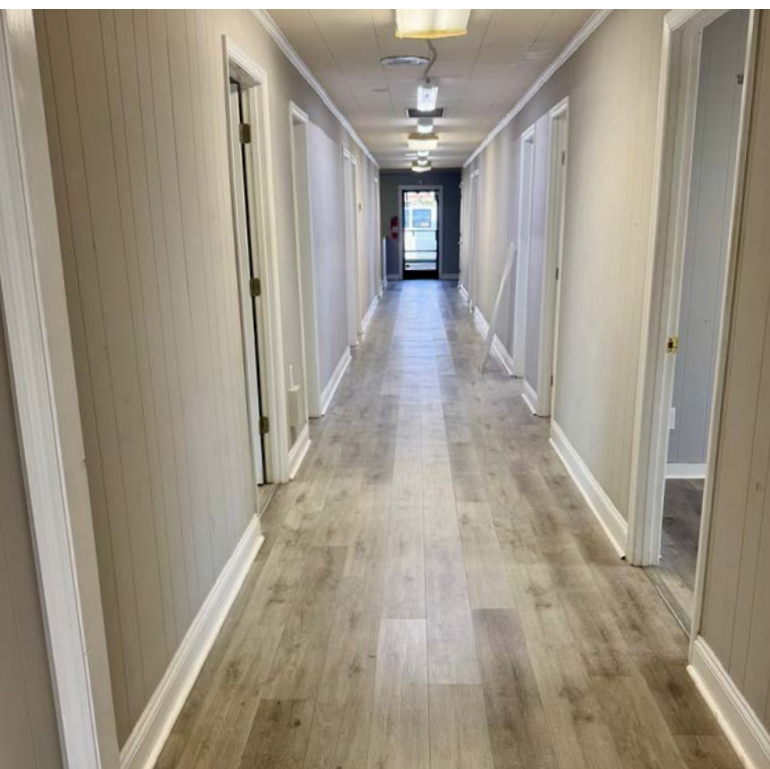
- Efficient Layout with Eleven (11) Private Offices, Conference Room, Reception Area & Two (2) Restrooms
- 2021 Renovations Include New Roof, New Flooring, New Plumbing, New Paint, ADT Security System
- Interior Walls Can Be Removed for Open Retail Floorplan
- Thirteen Dedicated Parking Spaces with Overflow Available
- High Visibility on E Independence Blvd with 50,000+ AADT Traffic Counts

## BROKER CONTACT

**SHAWN GEORGE** | 2029 Birchside Drive | Charlotte, NC 28205 | 704.503.9608 | [queencitycommercial@gmail.com](mailto:queencitycommercial@gmail.com)  
[www.QueenCityCRE.com](http://www.QueenCityCRE.com)

# 3,850 SF CHARLOTTE RETAIL/OFFICE BUILDING FOR LEASE

6161 E Independence Blvd. Charlotte NC 28212



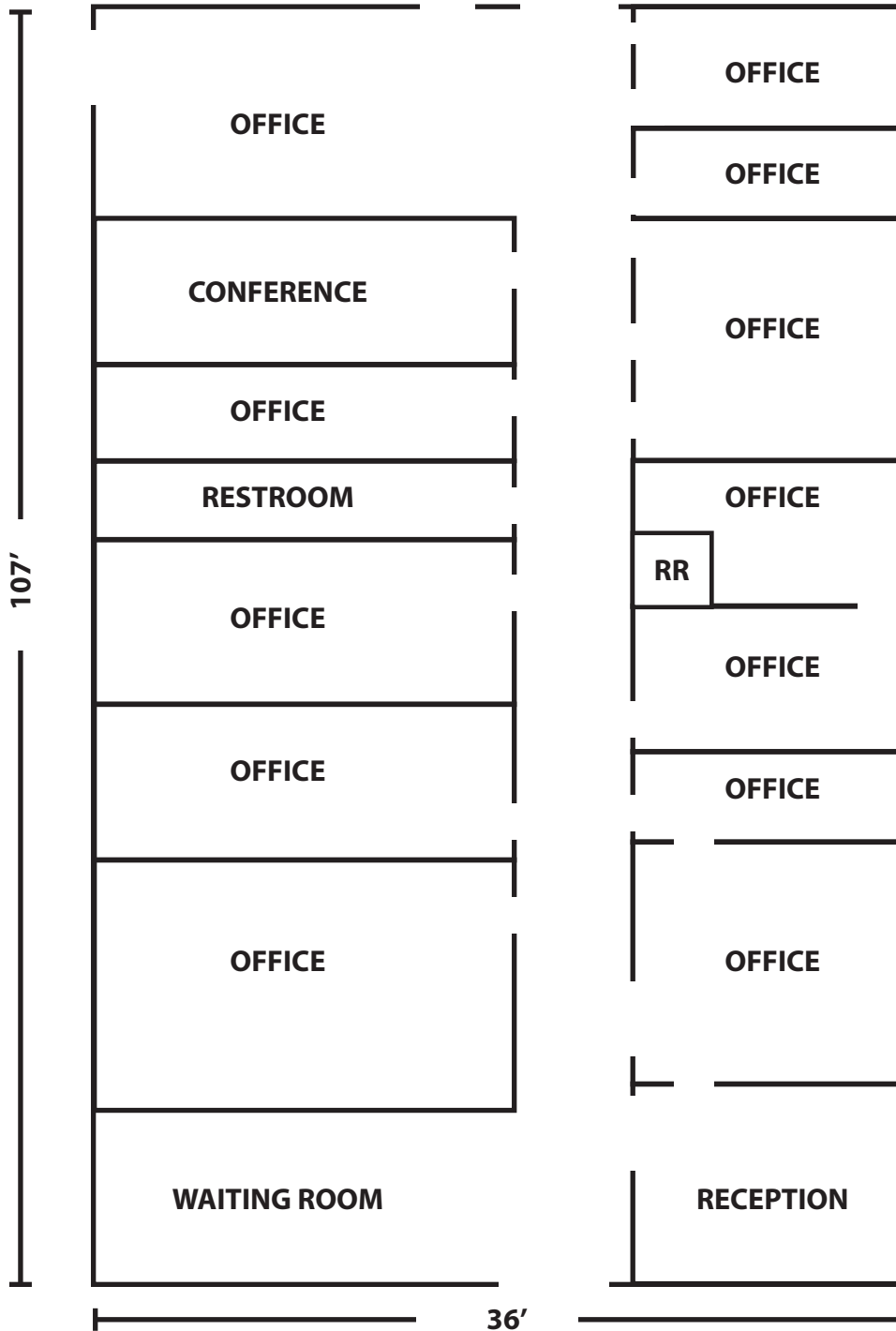
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## 6161 E INDEPENDENCE OFFICE - BUILDING 3



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