

ARROWOOD OFFICE PARK

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9635 SOUTHERN PINE BLVD, CHARLOTTE NC 28273

THE PROPERTY

Location **9635 Southern Pine Blvd
Charlotte, NC 28273**

County **Mecklenburg**

HIGHLIGHTS

- Month to month leases available
- Free conference room and break room
- Free personal mailbox
- Free parking
- 24 hour building access
- Utilities included in rent, except internet and phone
- Walking trails nearby
- Minutes to Uptown Charlotte
- Direct access to I-77 and I-485
- AT&T Fiber available



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,086	57,449	175,525

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$51,901	\$65,611	\$91,618

NUMBER OF HOUSEHOLDS

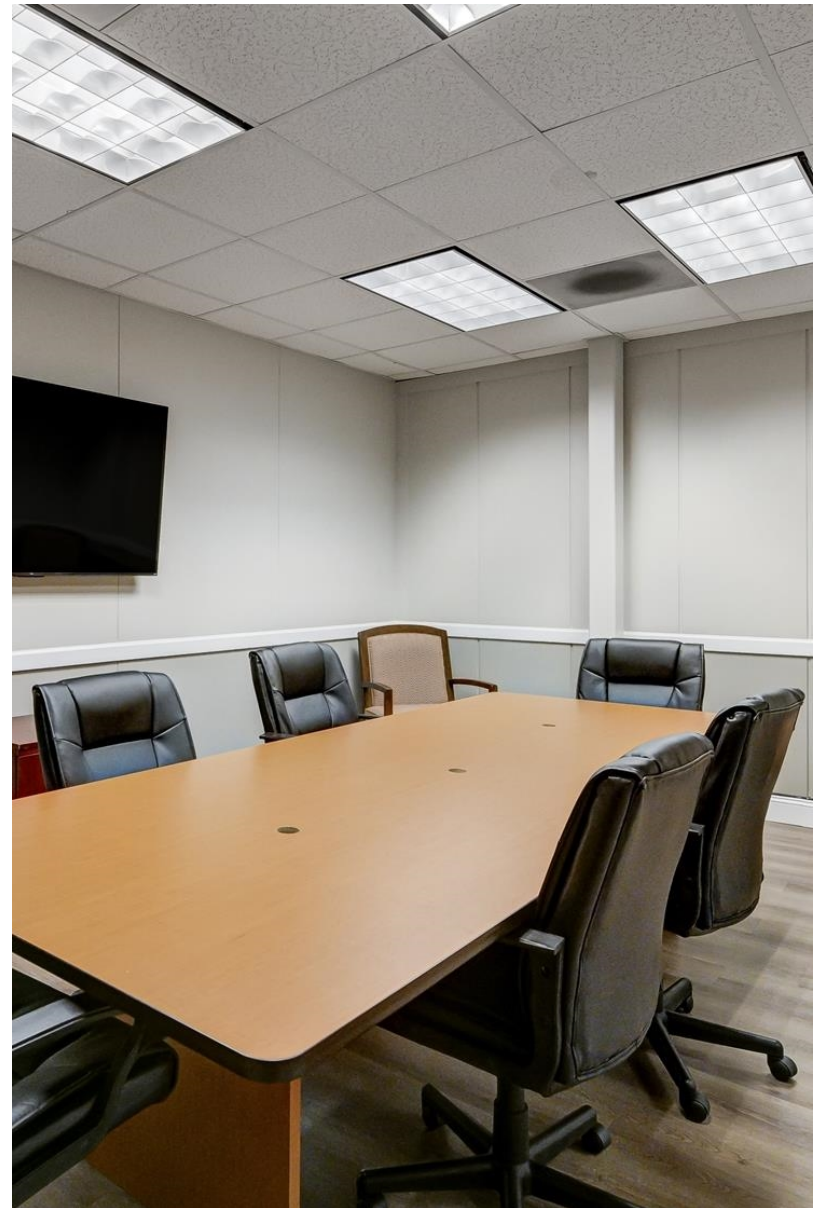
	1.00 MILE	3.00 MILE	5.00 MILE
	1,210	22,677	73,139

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
100	N/A	1	80 +/- SF	Gross	\$243 monthly rent.
114	N/A	1	175 +/- SF	Gross	\$531 monthly rent.
113	N/A	1	210 +/- SF	Gross	\$541 monthly rent.
140	N/A	1	256 +/- SF	Gross	\$770 monthly rent.

Suite Tenant	Floor	Square Feet	Lease Type Notes
138 N/A	1	257 +/- SF	Gross \$780 monthly rent.
107 N/A	1	307 +/- SF	Gross \$791 monthly rent.
130 N/A	1	422 +/- SF	Gross \$1,244 monthly rent. Available 2/4/2025
137 N/A	1	474 +/- SF	Gross \$1,209 monthly rent.
135 N/A	1	454 +/- SF	Gross \$1,158 monthly rent.
Storage A N/A	1		Storage-\$50 per month
Storage D N/A	1		Storage-\$50 per month

PROPERTY FEATURES

BUILDING SF	19,580
GLA (SF)	19,580
LAND ACRES	2.02
YEAR RENOVATED	2008
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	102
PARKING RATIO	4.8 per 1,000 sf



About Arrowood Office Park

- Arrowood Office Park is a one-story, brick office building in a serene corporate office park off I-77, just north of I-485. This is a great South Charlotte area. Located near Steele Creek restaurants, shopping and minutes from the South Carolina Border. Treat your business to a high traffic profile at an affordable rate.

About Charlotte

- Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

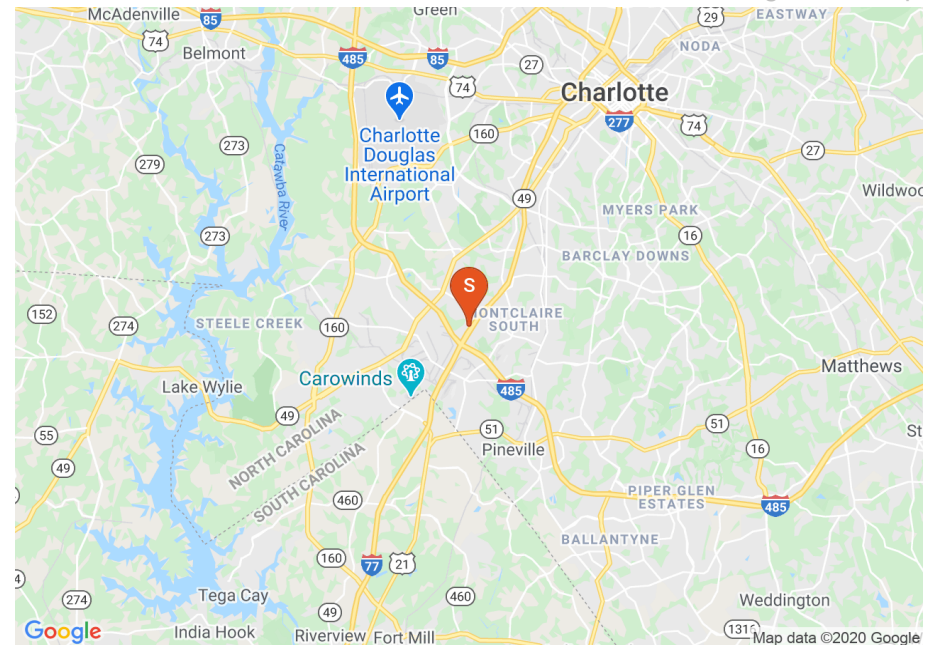
Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

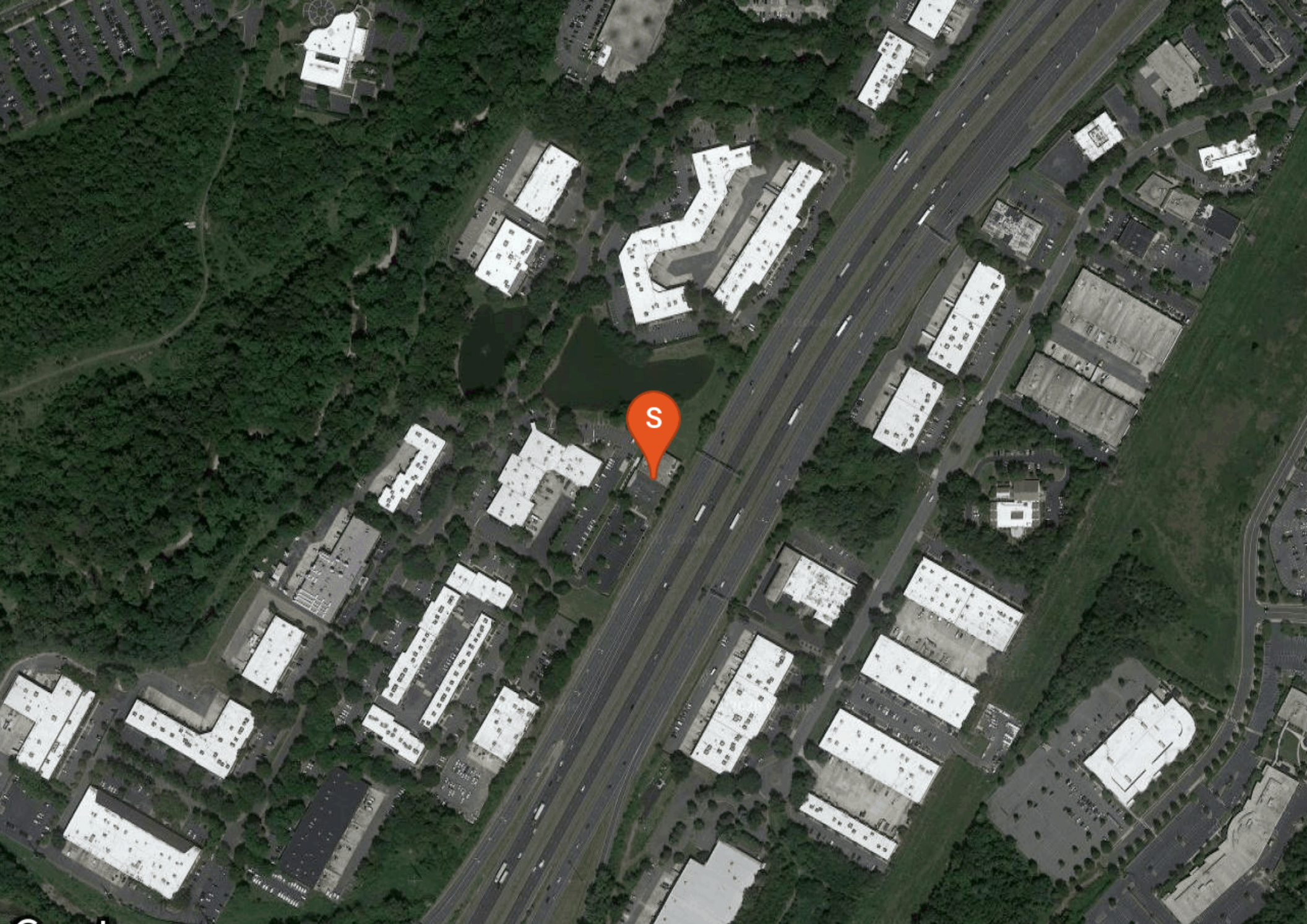
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Locator Map



Regional Map

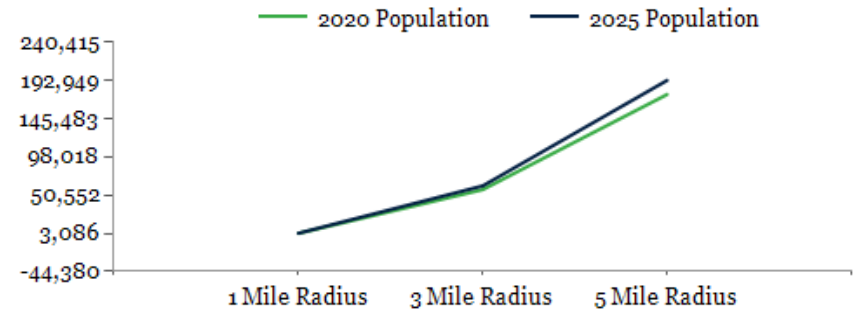




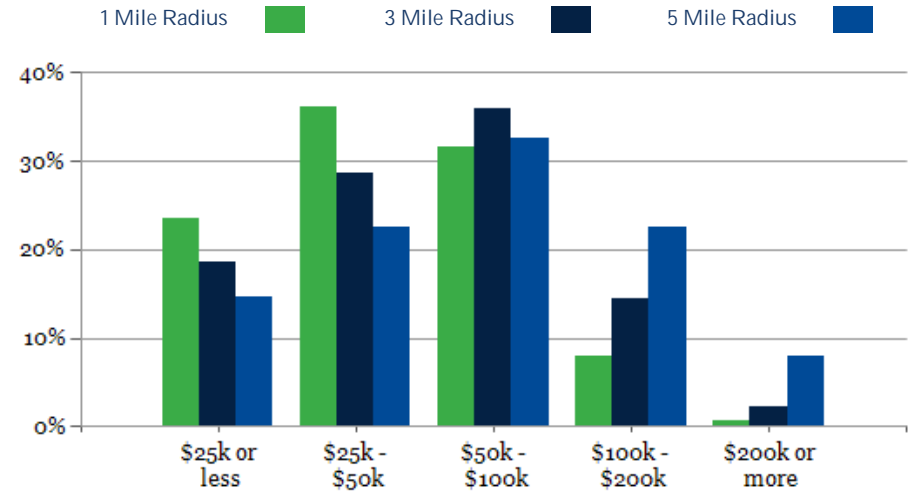
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,690	39,004	109,617
2010 Population	2,825	47,511	139,746
2020 Population	3,086	57,449	175,525
2025 Population	3,258	62,076	192,949
2020-2025: Population: Growth Rate	5.45%	7.80%	9.55%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	165	2,030	5,047
\$15,000-\$24,999	120	2,204	5,646
\$25,000-\$34,999	181	2,545	6,551
\$35,000-\$49,999	256	3,968	9,906
\$50,000-\$74,999	268	4,859	13,516
\$75,000-\$99,999	114	3,286	10,258
\$100,000-\$149,999	82	2,692	11,755
\$150,000-\$199,999	15	581	4,663
\$200,000 or greater	9	511	5,796
Median HH Income	\$41,690	\$52,009	\$65,303
Average HH Income	\$51,901	\$65,611	\$91,618

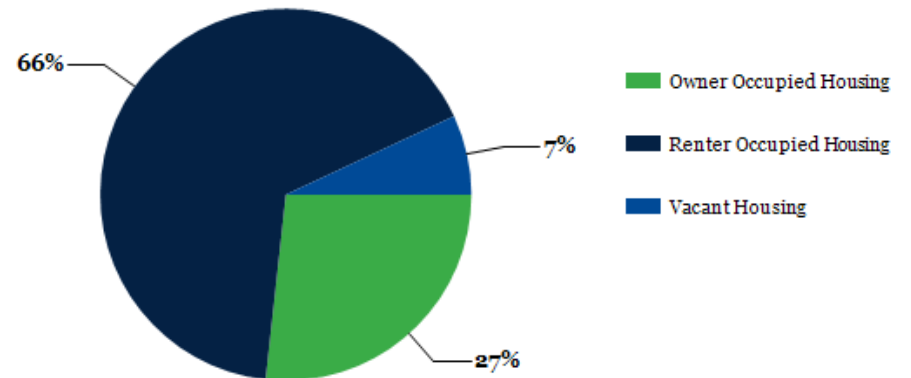
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,057	16,164	50,164
2010 Total Households	1,095	18,660	58,862
2020 Total Households	1,210	22,677	73,139
2025 Total Households	1,281	24,491	80,080
2020 Average Household Size	2.55	2.53	2.38
2020-2025: Households: Growth Rate	5.75%	7.75%	9.15%



2020 Household Income

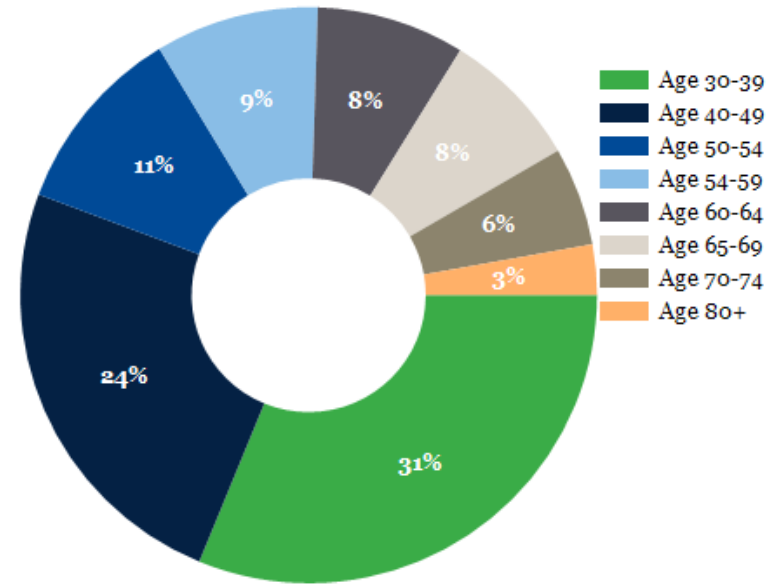


2020 Own vs. Rent - 1 Mile Radius

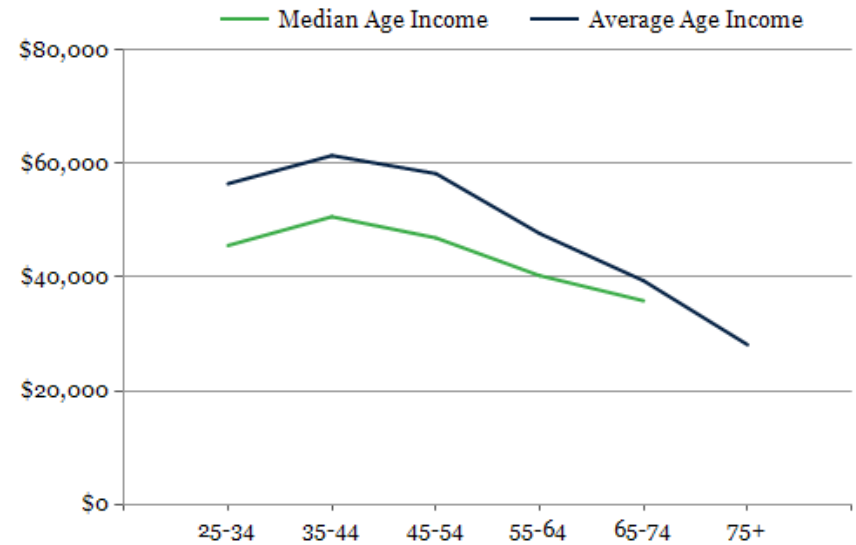


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	248	5,325	14,004
2020 Population Age 35-39	259	5,083	14,906
2020 Population Age 40-44	204	4,157	13,135
2020 Population Age 45-49	194	3,632	12,147
2020 Population Age 50-54	173	3,110	10,671
2020 Population Age 55-59	149	2,743	10,001
2020 Population Age 60-64	135	2,376	8,702
2020 Population Age 65-69	127	1,864	6,939
2020 Population Age 70-74	90	1,383	5,254
2020 Population Age 75-79	46	824	3,439
2020 Population Age 80-84	35	466	2,361
2020 Population Age 85+	22	432	3,270
2020 Population Age 18+	2,349	43,620	135,287
2020 Median Age	33	33	36
2025 Median Age	33	33	36



2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,575	\$55,093	\$62,977
Average Household Income 25-34	\$56,456	\$67,008	\$79,802
Median Household Income 35-44	\$50,639	\$56,738	\$78,471
Average Household Income 35-44	\$61,423	\$73,097	\$100,768
Median Household Income 45-54	\$46,924	\$56,263	\$80,930
Average Household Income 45-54	\$58,253	\$72,117	\$111,454
Median Household Income 55-64	\$40,264	\$53,696	\$71,321
Average Household Income 55-64	\$47,684	\$65,852	\$102,337
Median Household Income 65-74	\$35,831	\$43,729	\$55,171
Average Household Income 65-74	\$39,370	\$54,414	\$79,401
Average Household Income 75+	\$28,086	\$43,869	\$68,959



Arrowood Office Park

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Exclusively Listed By



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