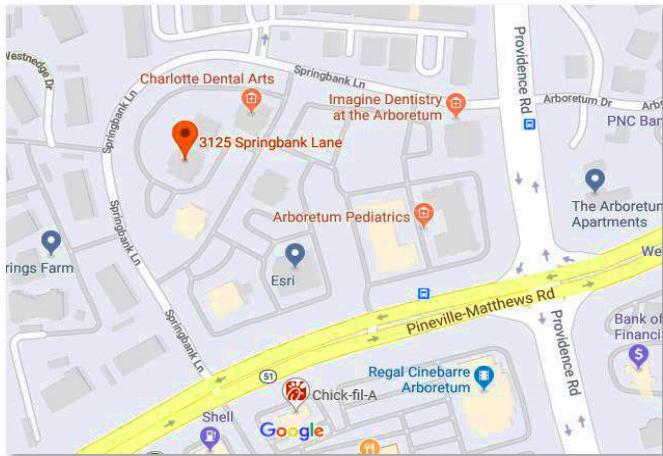


Office Condo For Sale - Investor or Owner Operator

3125 Springbank Lane, Suite G



3125 Springbank Lane, Suite G
Charlotte, NC 28226

AVAILABLE FOR SALE Office Condo

- Asking: \$1,025,000.00
- Building Size: 14,758 SF Suite: 3,428 SF
- Zoning: O-1(CD)
- Parking: 4.1 /1000
- Acreage: 1.24 acres
- Parcel ID: 21127150

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, CONTACT:

Hunter Graham

Mobile: 704.956.1242 | Office: 704.373.1800

hgraham@LegacyCRE.com

1001 Elizabeth Avenue | Suite 1-D | Charlotte, NC 28204

LegacyCRE.com



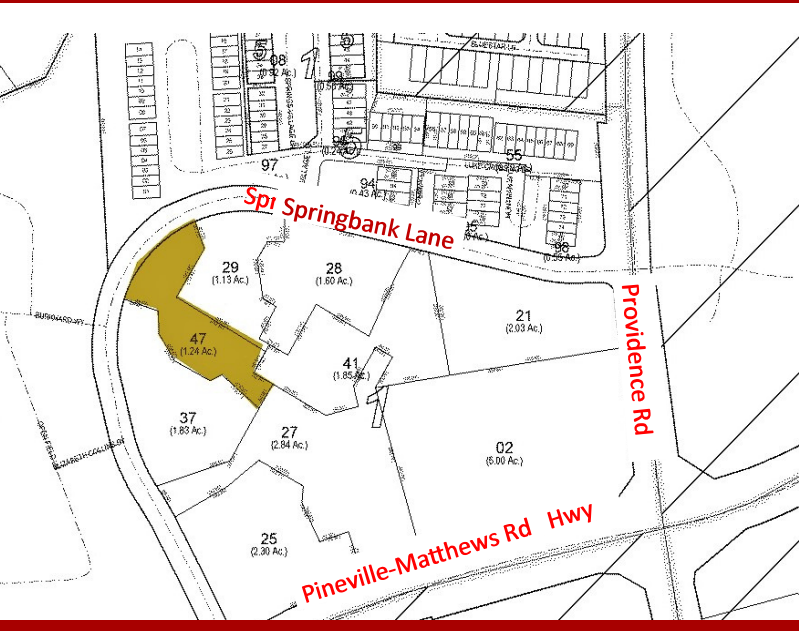
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,075	65,719	198,708
MEDIAN HH INCOME	\$102,765	\$109,201	\$90,383
# OF EMPLOYEES	3,606	14,589	107,749
# OF BUSINESSES	472	1601	10,024

3125 Springbank Lane Office Condo for Sale

3,428 SF +/- office condo in the Belle Grove Business Park at the corner of Pineville Matthews and Providence Rd. Conveniently located across the street from the Arboretum Shopping Center which provides access to over a hundred restaurants and retail shops. The park is beautifully maintained with a diverse tenant mix from professional services to medical office. The condo was built in 2005 and is located on the 2nd floor with elevator access.



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Office Condo For Sale - Investor or Owner Operator

3125 Springbank Lane, Suite G

- Located in Belle Grove Office Park
- Close Proximity to Atrium Health-Pineville and other medical facilities.



- Conveniently located at the intersection of Pineville-Matthews Road and Providence Rd.
- Within walking distance to the Arboretum Shopping Center.

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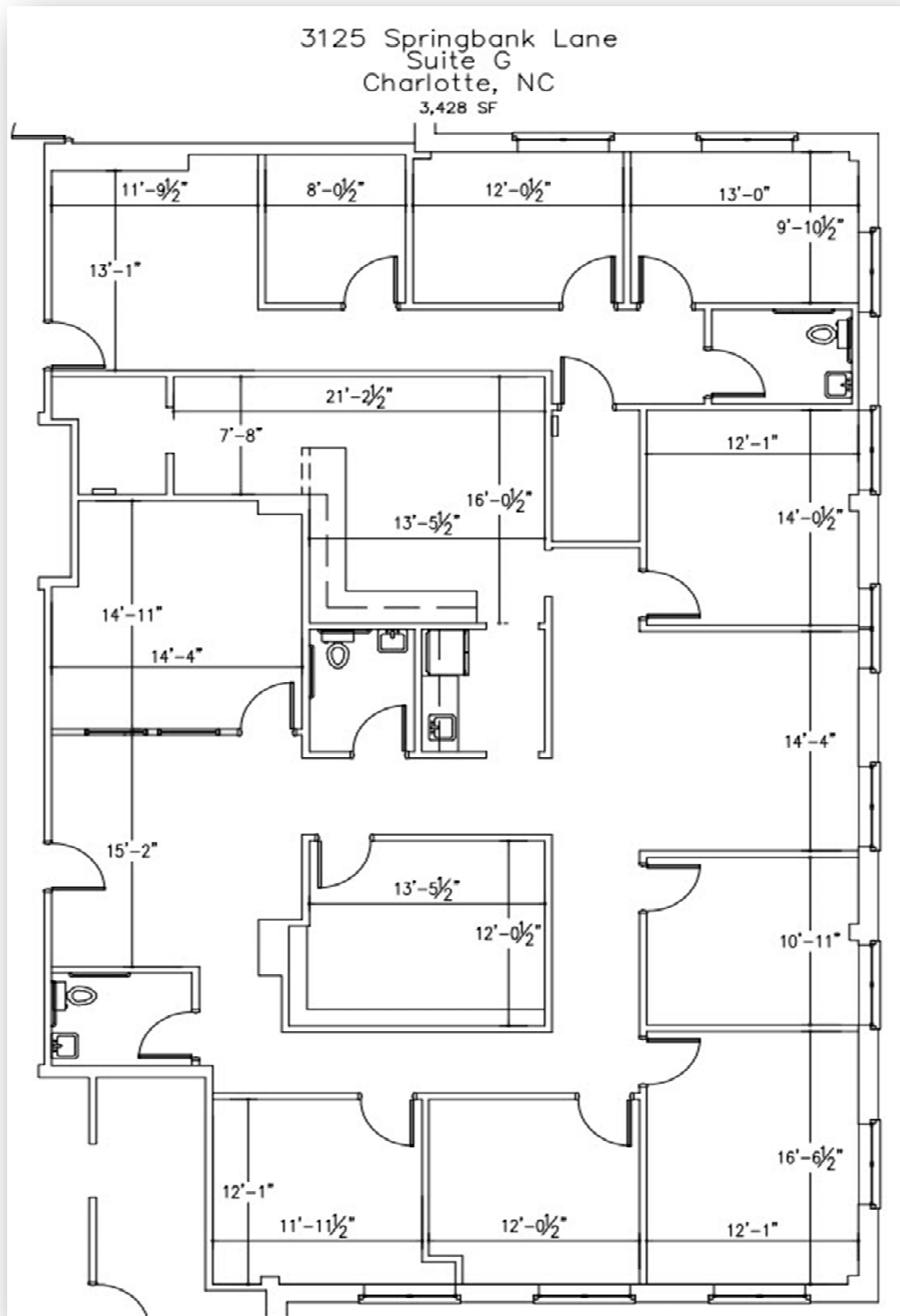
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