

8145 **ARDREY
KELL ROAD**
Suite 103 at

THE FOUNTAINS
SHOPPING CENTER





Now available for lease, Suite 103 offers an exceptional opportunity within The Fountains — a distinctive 95,000 SF mixed-use retail and office condominium center located in one of South Charlotte’s most affluent and growing areas.

This highly desirable market is known for its stability, anchored by long-term tenants and successful owner-operated businesses. Zoned PDF B-1 (Conditional), the space is ideally suited for a restaurant with existing equipment in place, though other retail or professional uses will be considered.

| | |
|--------------------------|------------------------------------|
| PROPERTY STATUS | For Lease (Available Aug. 1, 2025) |
| PROPERTY SIZE | ± 2349 SQ. FT. (To be verified) |
| AVAILABLE | Suite 103 |
| BUILDING USE/TYPE | Commercial Condominium |
| LEASE RATE | Call for Price |

Key Highlights:

- Class A construction
- High-traffic, high-income trade area
- Strong tenant mix and well-maintained property
- Restaurant infrastructure in place
- Excellent visibility and access



BACK ENTRANCE OF BUILDING H.

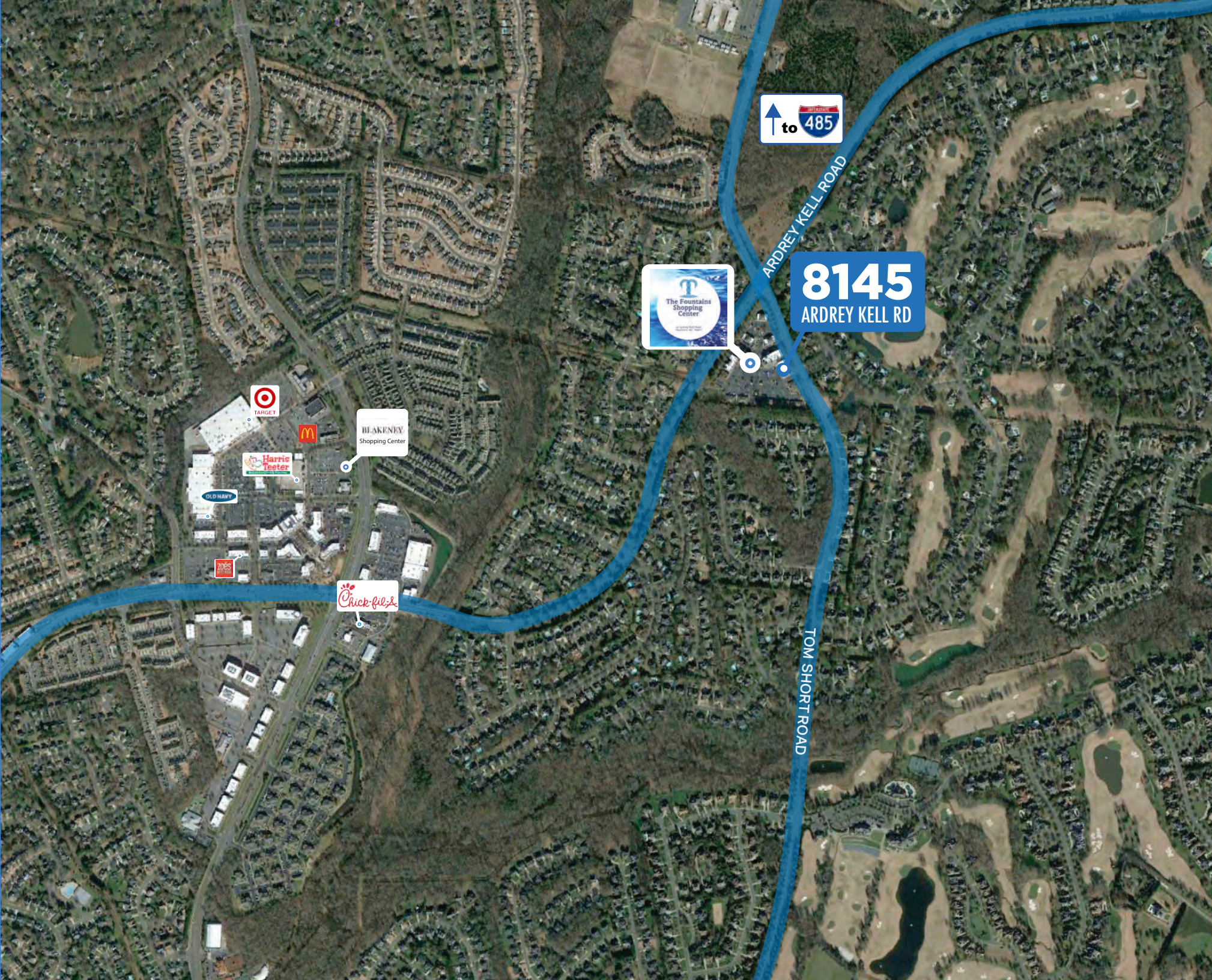


ARDREY KELL ROAD

TOM SHORT ROAD

8145
ARDREY KELL RD





ARDREY KELL ROAD



8145
ARDREY KELL RD



BLAKENEY
Shopping Center



TOM SHORT ROAD



Population

- 1 MILE RADIUS** 3,646 people
- 3 MILE RADIUS** 26,397 people
- 5 MILE RADIUS** 55,455 people



Households

- 1 MILE RADIUS** 6,183 households
- 3 MILE RADIUS** 27,051 households
- 5 MILE RADIUS** 61,857 households



Average Household Income

- 1 MILE RADIUS** \$122,280.43
- 3 MILE RADIUS** \$121,353.08
- 5 MILE RADIUS** \$114,585.33



Workforce Density

- 1 MILE RADIUS** 3,751 employees
- 3 MILE RADIUS** 26,592 employees
- 5 MILE RADIUS** 57,300 employees



Traffic Volume

+/- 25,000 vehicles per day









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For more information on lease opportunities and to schedule a tour, please contact:



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