

OFFICE FOR LEASE

15009 LANCASTER HIGHWAY, SUITE 200

Charlotte, NC 28277



PROPERTY DESCRIPTION

Step into a versatile office space that offers a large open layout, perfect for customizing to your business needs. Located in Old Lancaster Town Center and surrounded by a mix of medical practices, dining options and retail services.

This prime location provides a seamless blend of professional amenities and everyday conveniences, making it an ideal choice for businesses seeking a dynamic and accessible environment. Elevate your operations in a space designed to inspire productivity and success.

PROPERTY HIGHLIGHTS

- Large open layout with two private offices
- In-suite restrooms
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (Full Service)
Available SF:	+/- 7,970 SF
Lot Size:	3 Acres
Zoning:	NS
Parcel ID:	22313557

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MATTHEW HAGLER

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KW COMMERCIAL

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15009 Lancaster Hwy suite 200, Charlotte

7970 sqft



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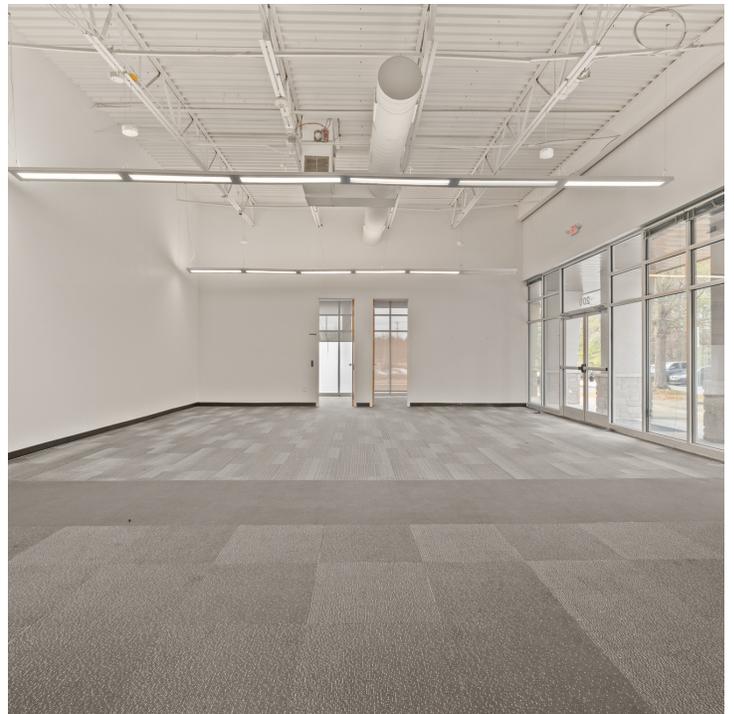
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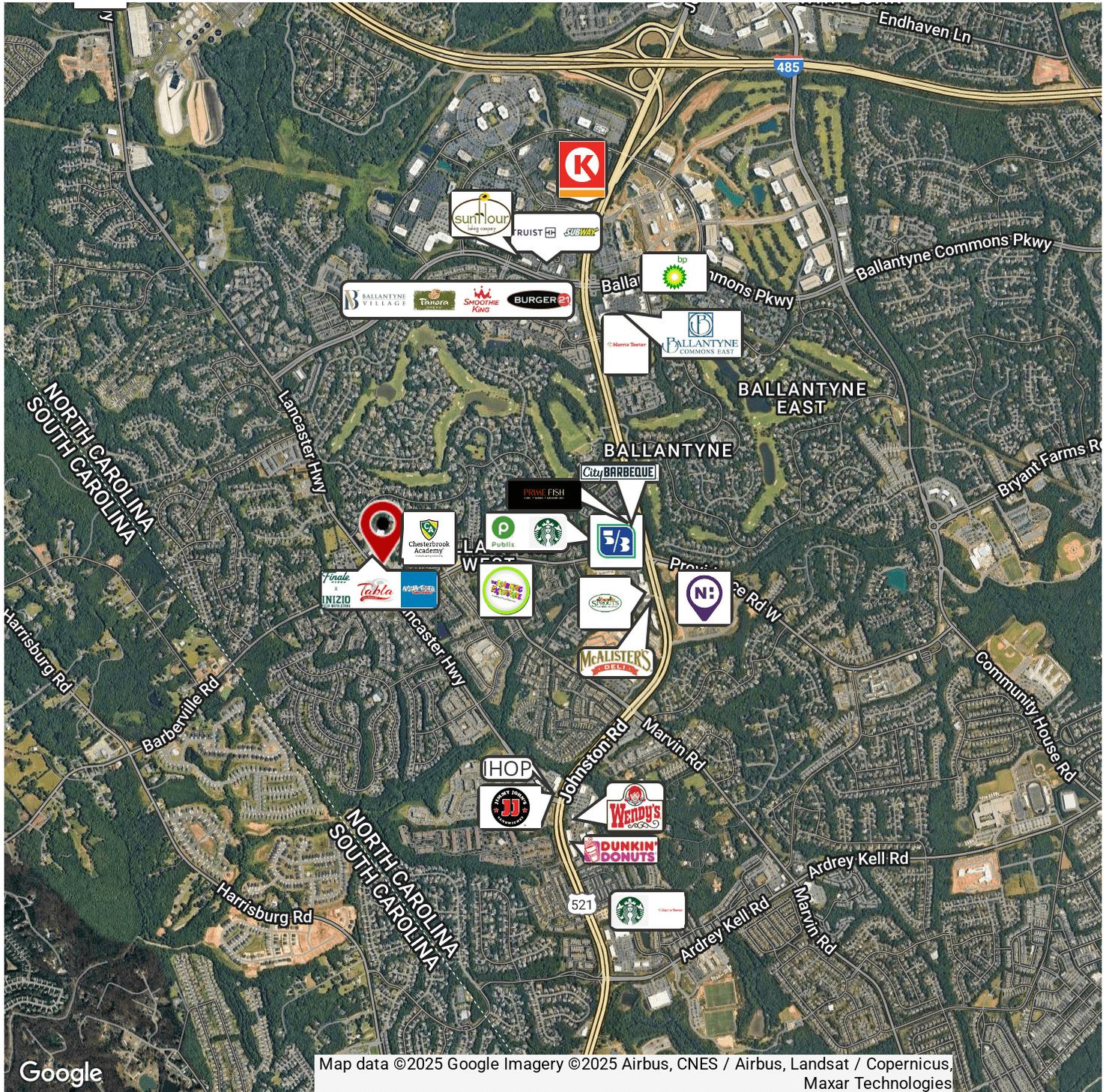
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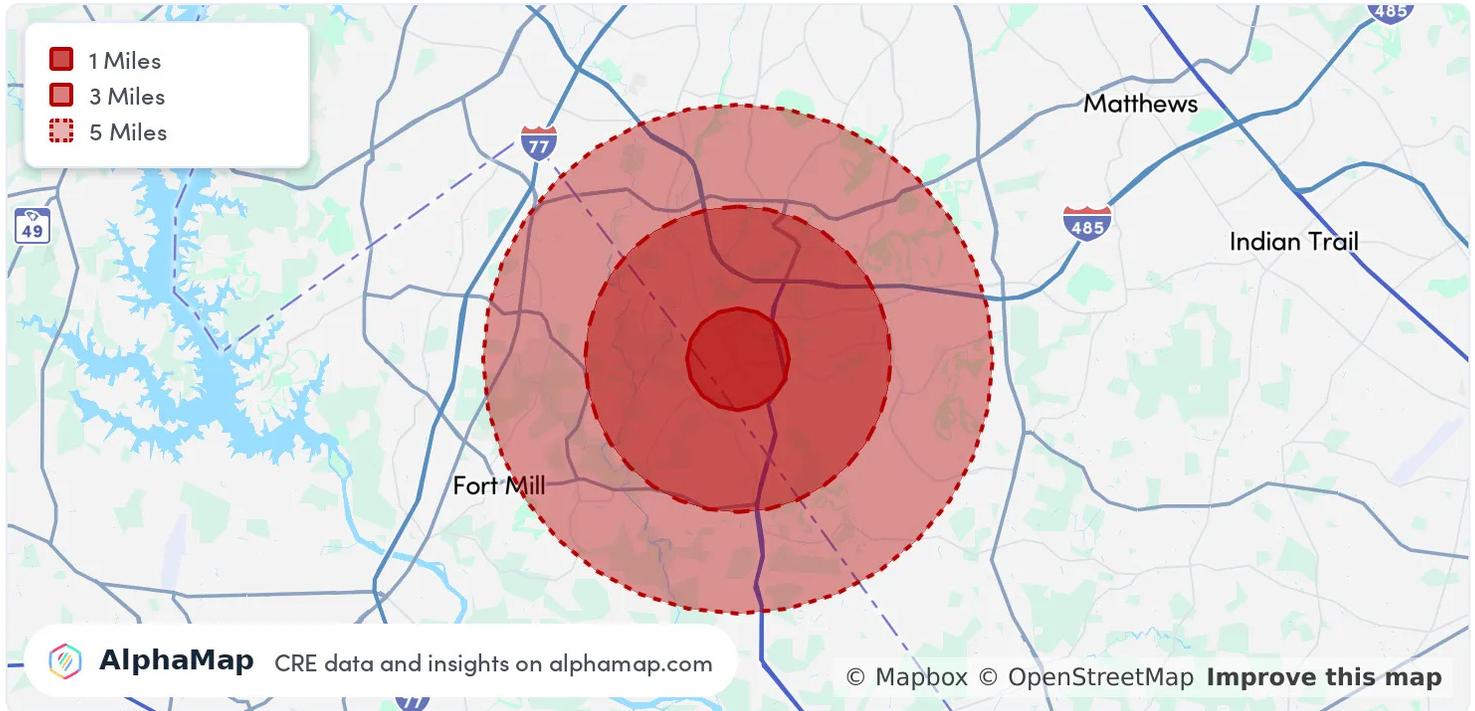
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,617	78,466	166,691
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,450	30,507	64,767
Persons per HH	2.7	2.6	2.6
Average HH Income	\$164,715	\$158,402	\$160,728
Average House Value	\$573,391	\$527,922	\$556,806
Per Capita Income	\$61,005	\$60,923	\$61,818

Map and demographics data derived from AlphaMap

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