

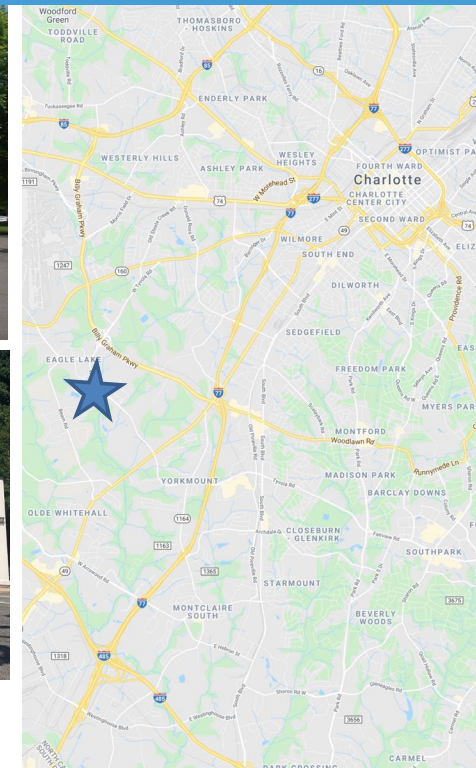
4121 SOUTH STREAM BLVD

CHARLOTTE, NC 28217

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM




+/- 3,538 SF 2ND GENERATION BANK SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- 3,538 SF second generation bank space available
- Ample parking on 1.38 acres
- Nearby amenities include Starbucks, Chipotle, Panera Bread, ALoft, and Jock and Jill's Restaurant.
- Surrounded by 3 million+ SF of corporate office and residential developments.
- Less than 5 minute drive to the Charlotte Douglas International Airport, 3 miles from I-77, 4 miles from I-85, less than 1 mile from Billy Graham Parkway, 8 miles from I-277, 5 miles from I-485 at Charlotte Premium Outlets exit and 12 Miles from the U.S. White Water Center
- Please call for pricing

DEMOGRAPHICS

| | 3 Miles | 5 Miles | 7 Miles |
|---|----------|----------|-----------|
|  Population | 42,301 | 173,834 | 336,694 |
|  Avg. HH Income | \$69,694 | \$91,729 | \$105,437 |
|  Daytime Pop. | 72,308 | 214,319 | 415,257 |

TRAFFIC COUNTS

Billy Graham Parkway: 36,995 VPD
W. Tyvola Rd: 22,113 VPD

BROKER CONTACT

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AERIAL

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- 14 hotels within 1.5 miles of site
- 3 miles to CLT Douglas airport
- Hundreds of neighboring corporations within a 5 mile radius

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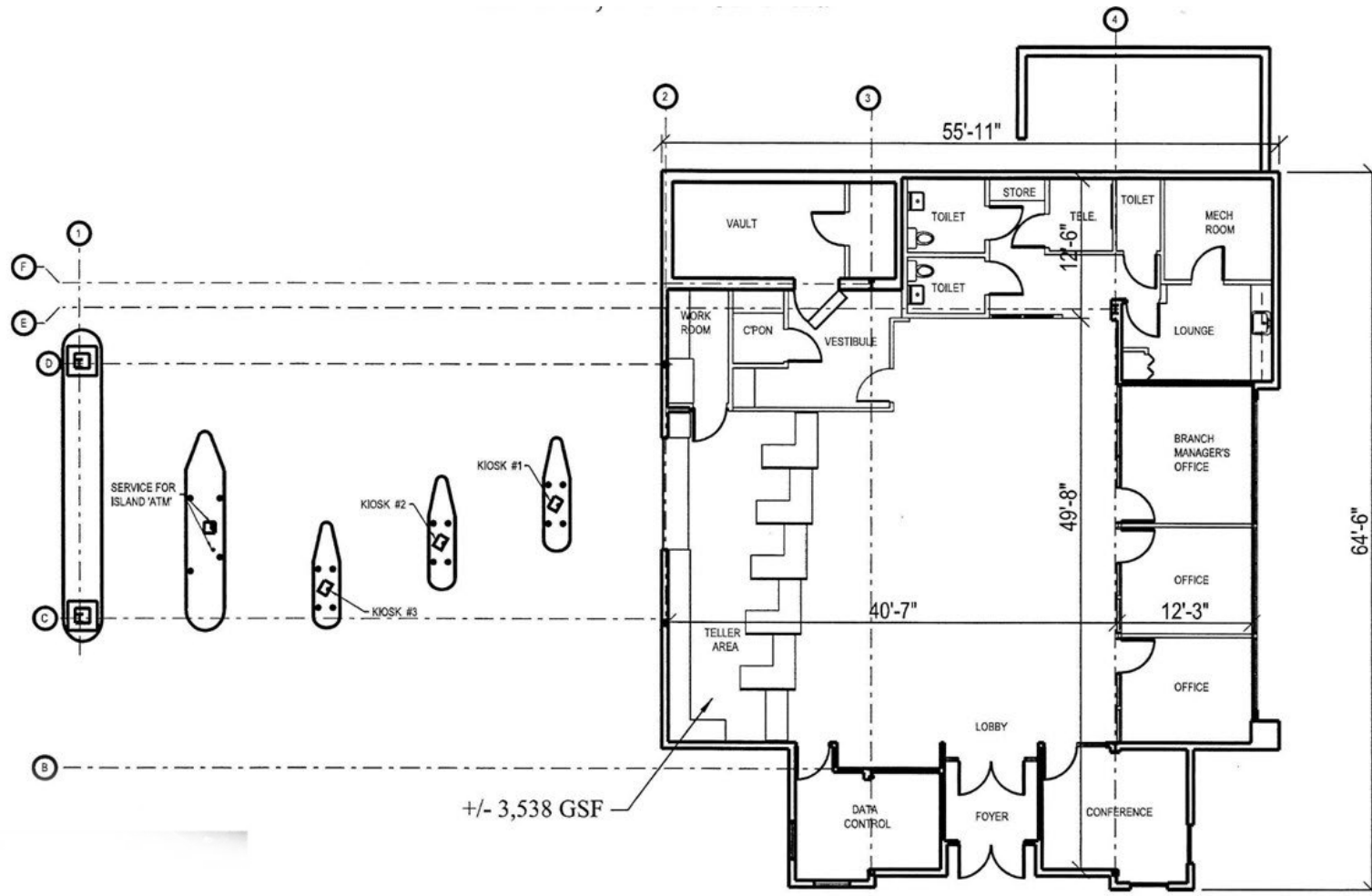
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FLOOR PLANS

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