



# 6700 South Blvd

Charlotte, North Carolina 28217



## Available for Lease

+/- 706 - 29,464 SF Mixed-Use Building

Property Overview

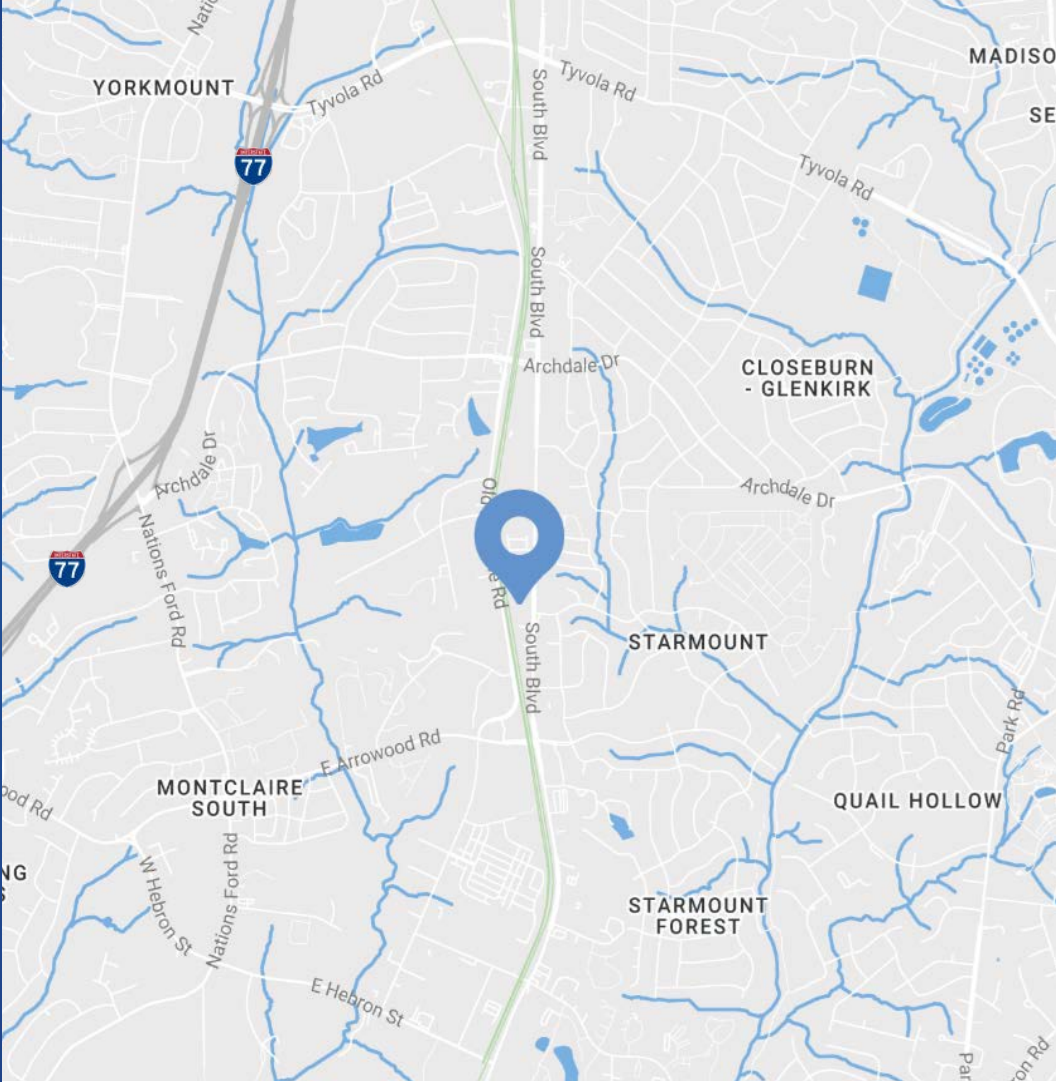
# 6700 South Blvd

## Available for Lease

6700 South Blvd in Charlotte, NC, offers a mix of office and warehouse space, including 26,000 square feet of warehouse area with 21-foot clear heights, making it suitable for industrial, storage, and sports-related uses. The location provides strong visibility along South Blvd, a major commercial corridor with high daily traffic counts, supporting businesses that benefit from exposure and accessibility. Latorre Law Firm is one of the office tenants. The property is also within a 10-minute walk of the Arrowood Light Rail Station, improving access for employees and visitors.

Property Details

Address	6700 South Blvd   Charlotte, NC, 28217
Availability	+/- 706 - 29,464 SF Available for Lease
Use	Mixed-Use
Parcel IDs	17304205, 17304203
Parking	+/- 150 parking spaces (secured parking)
Doors	4 Dock-High Doors, 1 Drive-In Door, 1 Ramp
Improvements	New Roof and HVAC (2025)   Updated Facade coming soon
Traffic Counts	South Blvd   24,000 VPD // E Arrowood Rd   30,500 VPD
Lease Rate	\$20/SF NNN



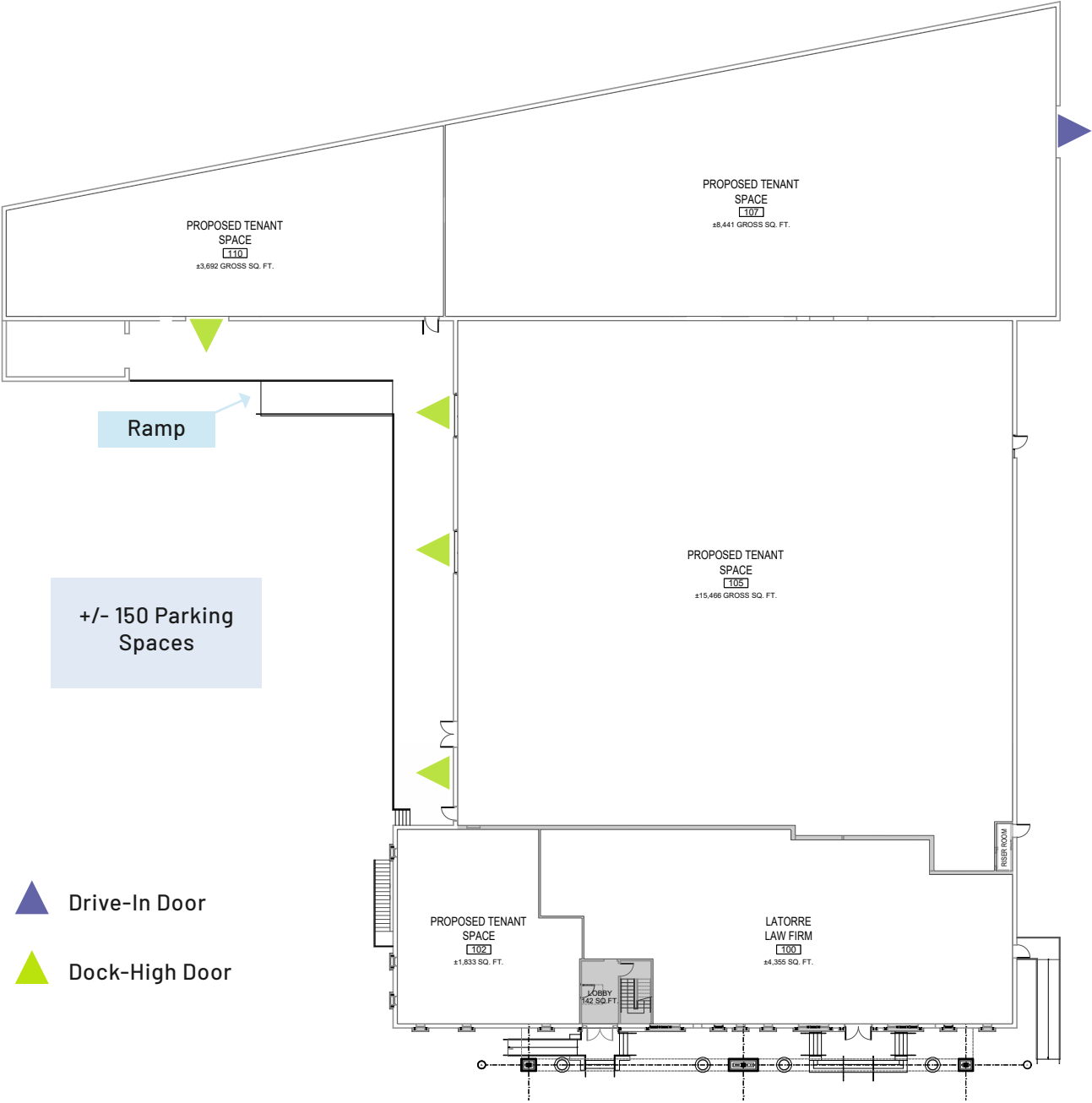
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	16,549	92,330	212,875
Avg. Household Income	\$93,215	\$131,834	\$162,164
Median Household Income	\$69,000	\$86,544	\$101,120
Households	6,501	41,487	96,660
Daytime Employees	2,952	72,330	184,900

Available

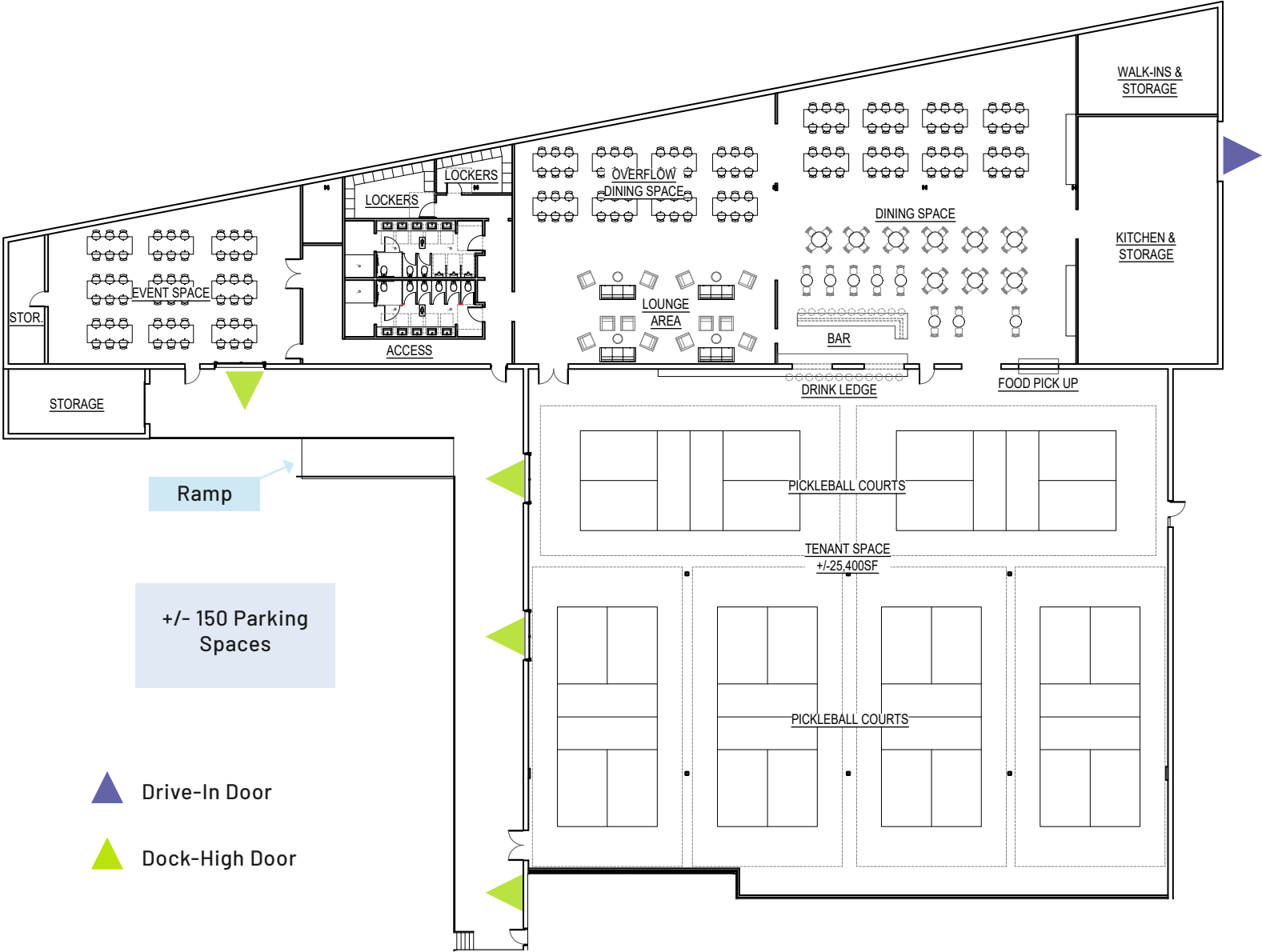
+/- 2,650 - 29,464 SF

 Virtual Tour



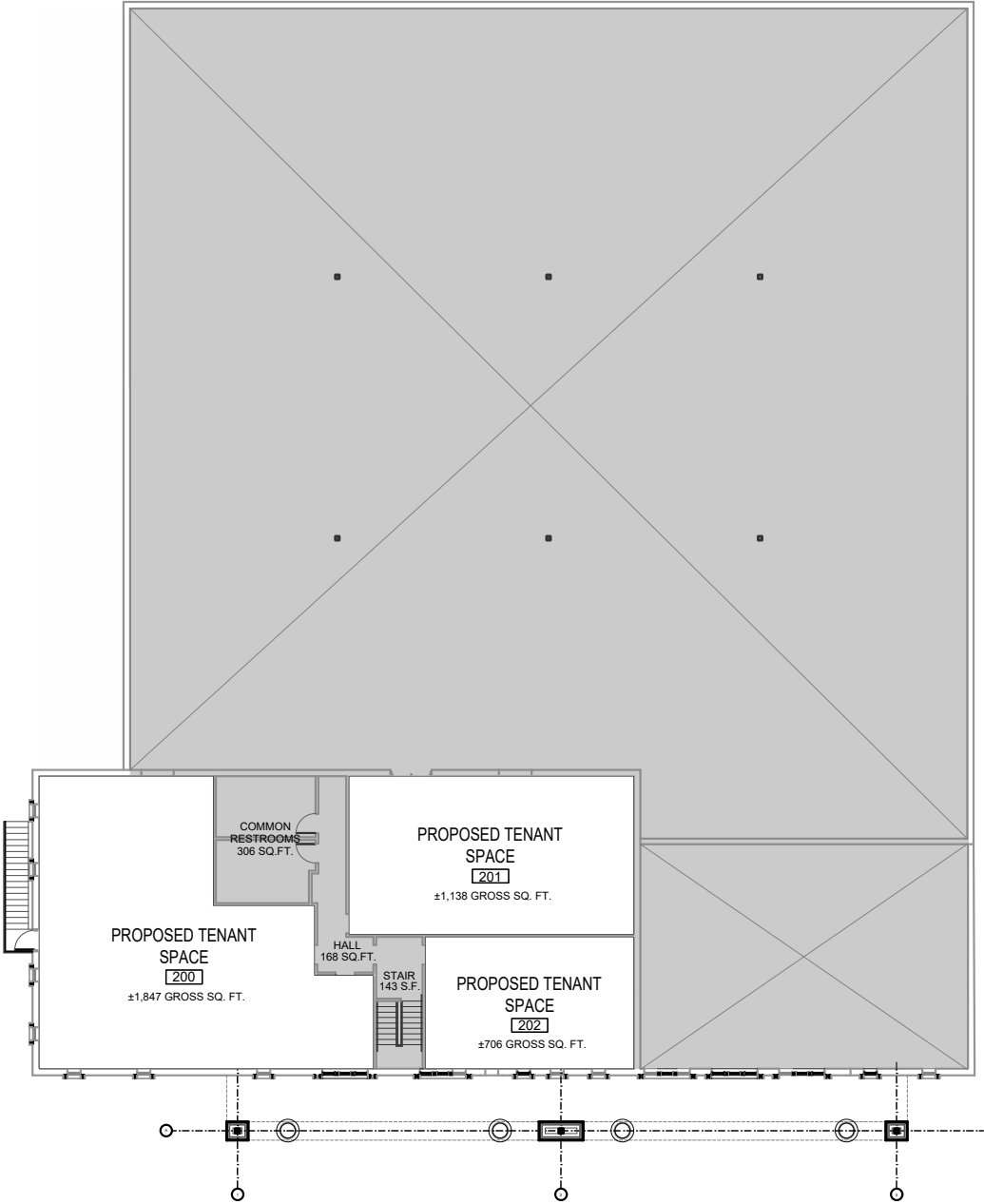
Available

+/- 2,650 - 29,464 SF



Available

+/- 706 - 3,691 SF







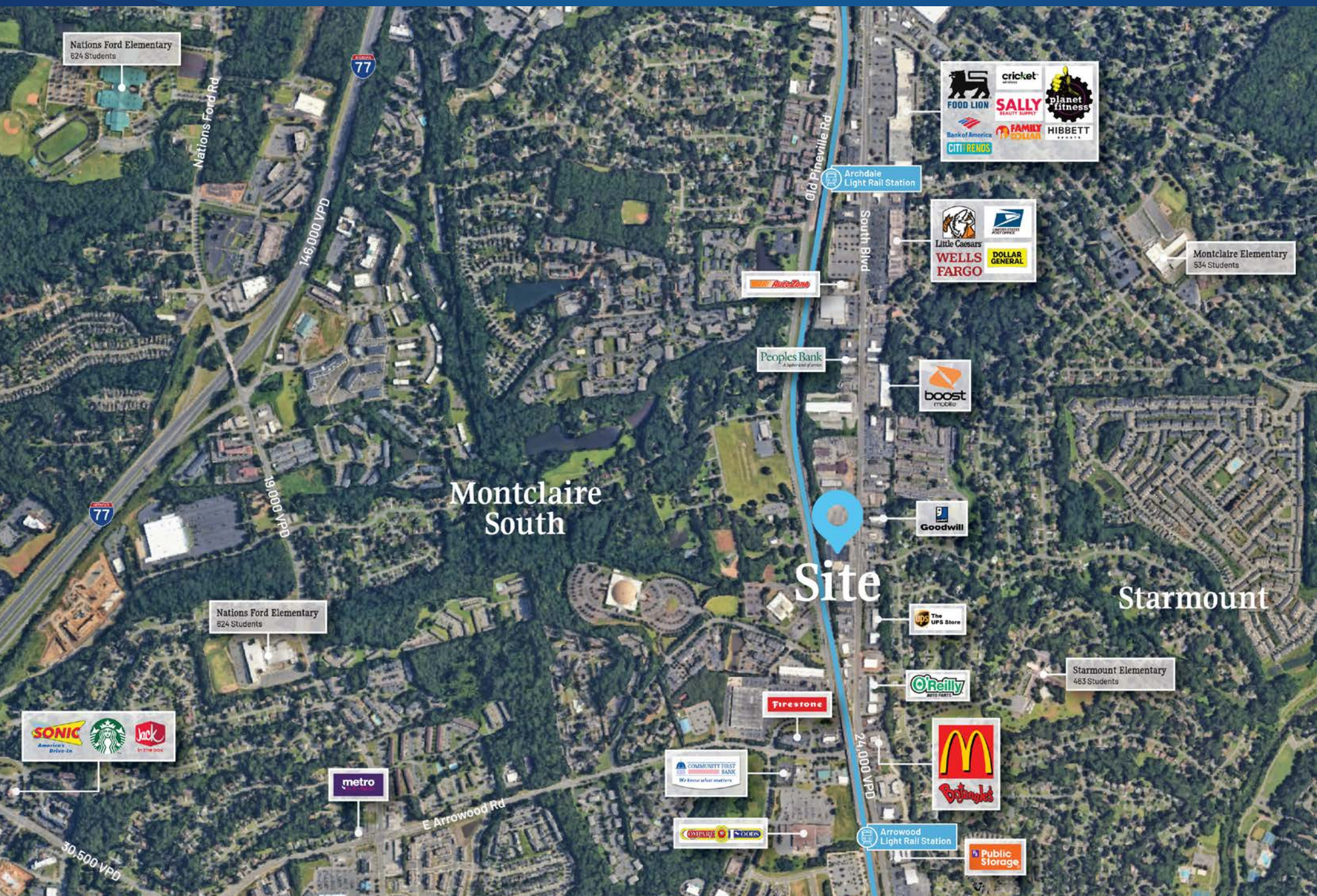


# Exterior Improvements





Market Overview







Contact for Details

## Lauren Bremer

(704) 749-5729

[lauren@thenicholscompany.com](mailto:lauren@thenicholscompany.com)

## Frank Jernigan

(704) 749-5742

[frank@thenicholscompany.com](mailto:frank@thenicholscompany.com)



### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

Office (704) 373-9797

Fax (704) 373-9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.