



3623
LATROBE DRIVE

**OWN/LEASE |
YOUR OWN
OFFICE SPACE
1 / 2 / 3 PERSON UNITS**

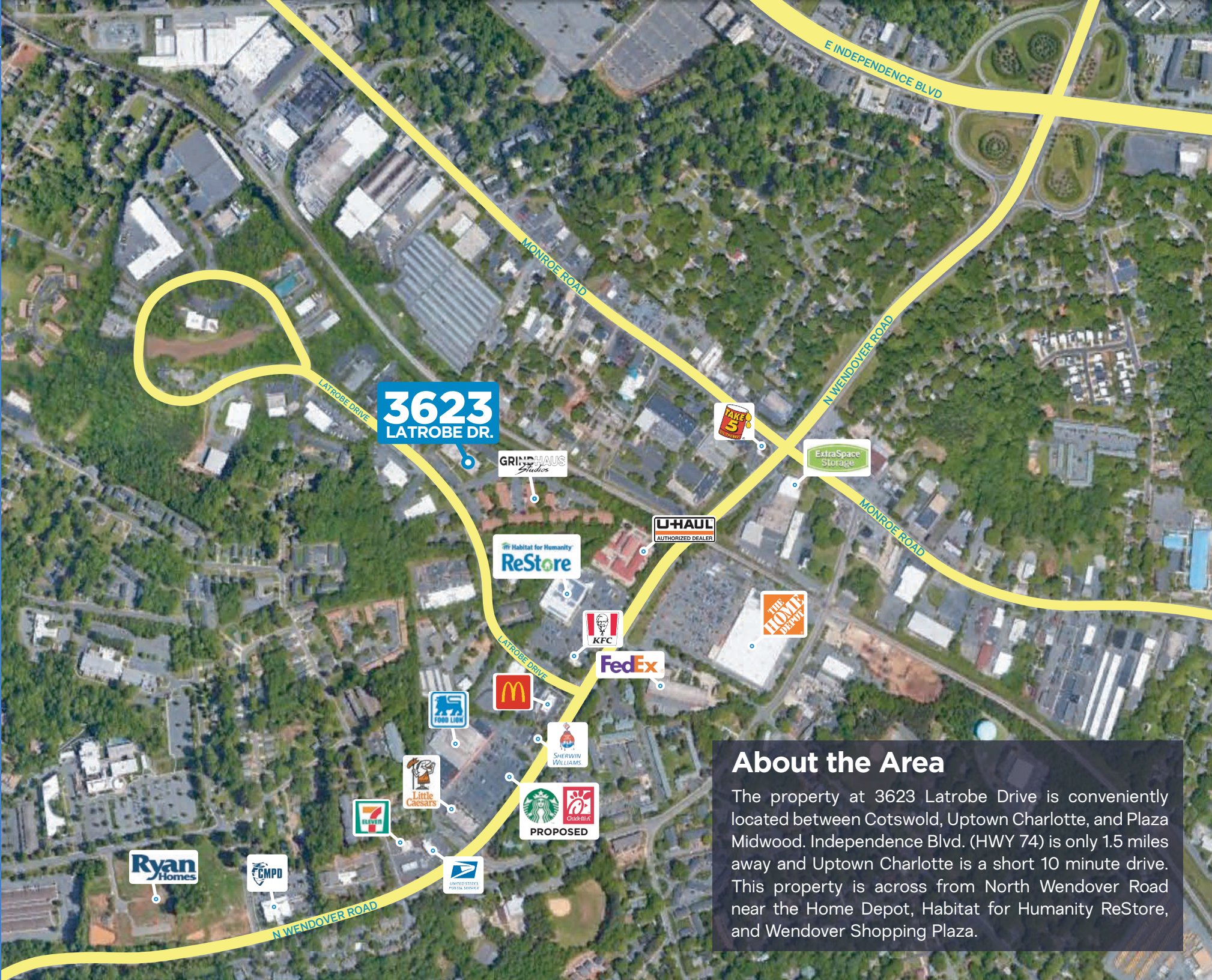


Individual units for sale/lease at 3623 Latrobe Drive. Consisting of two floors of office space, this building offers one, two, or three person units with various layouts ranging from +/- 400 - 1,369 SF. Located in one of Charlotte's top growth areas, 3623 Latrobe Drive is conveniently situated within minutes of Uptown, Cotswold, and multiple retail shopping centers.

BUILDING SIZE	± 60,000 SQ. FT. (To be verified)
ACREAGE	± 2.42 ACRES
AVAILABLE UNIT SIZES	± 432-1,369 SQ. FT.
TOTAL UNITS	9
PARKING SPACES	140
ZONING	I-1
SALE PRICE	Starting at \$79,995 / unit



Front Entrance of 3623 Latrobe Drive.



3623
LATROBE DR.

About the Area

The property at 3623 Latrobe Drive is conveniently located between Cotswold, Uptown Charlotte, and Plaza Midwood. Independence Blvd. (HWY 74) is only 1.5 miles away and Uptown Charlotte is a short 10 minute drive. This property is across from North Wendover Road near the Home Depot, Habitat for Humanity ReStore, and Wendover Shopping Plaza.



Population

1 MILE RADIUS	7,280 people
3 MILE RADIUS	70,060 people
5 MILE RADIUS	216,903 people



Households

1 MILE RADIUS	7,786 households
3 MILE RADIUS	45,576 households
5 MILE RADIUS	117,342 households



Average Household Income

1 MILE RADIUS	\$55,729.00
3 MILE RADIUS	\$75,246.81
5 MILE RADIUS	\$69,468.33



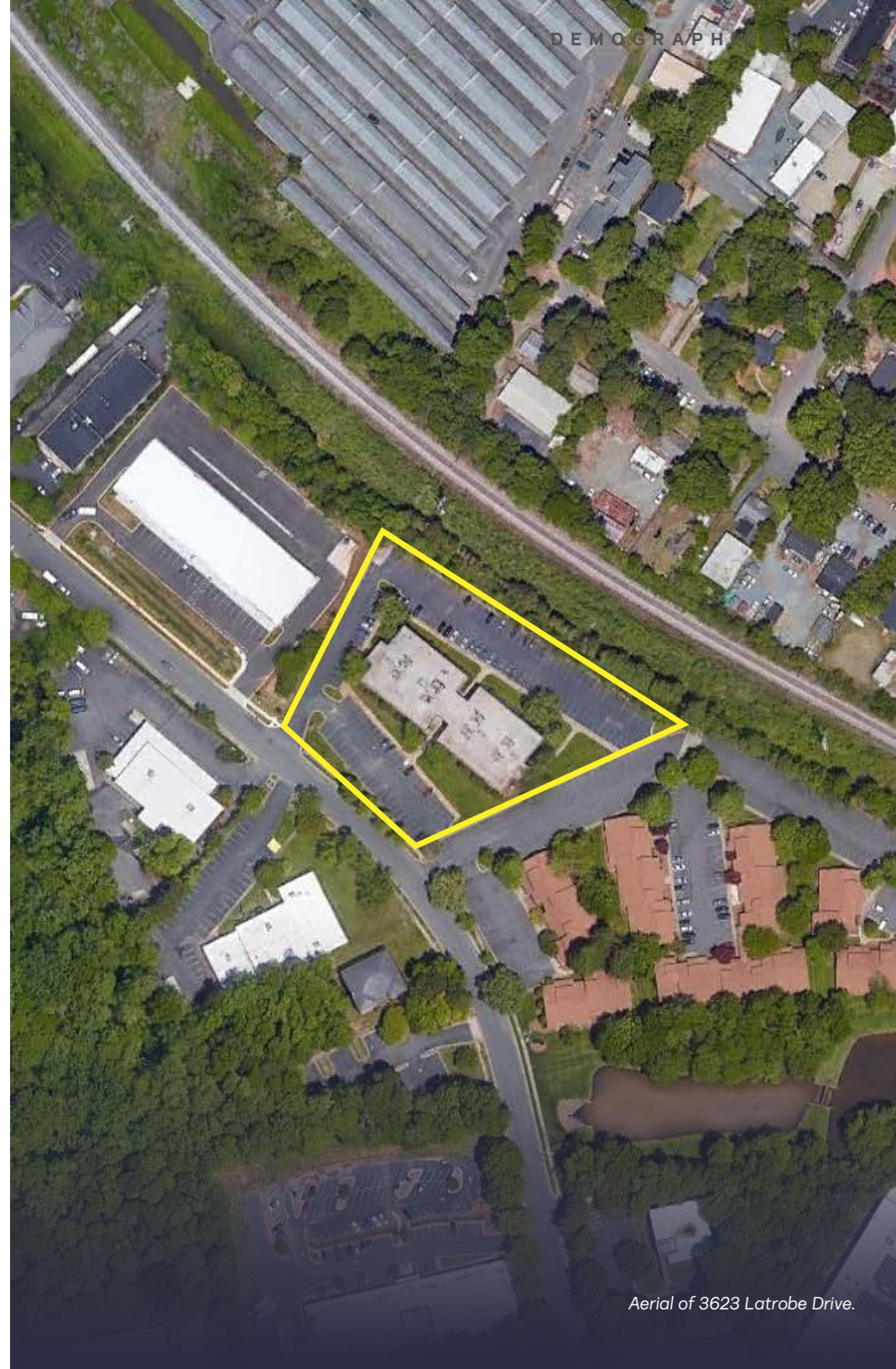
Workforce Density

1 MILE RADIUS	3,339 employees
3 MILE RADIUS	35,774 employees
5 MILE RADIUS	111,471 employees



Traffic Volume

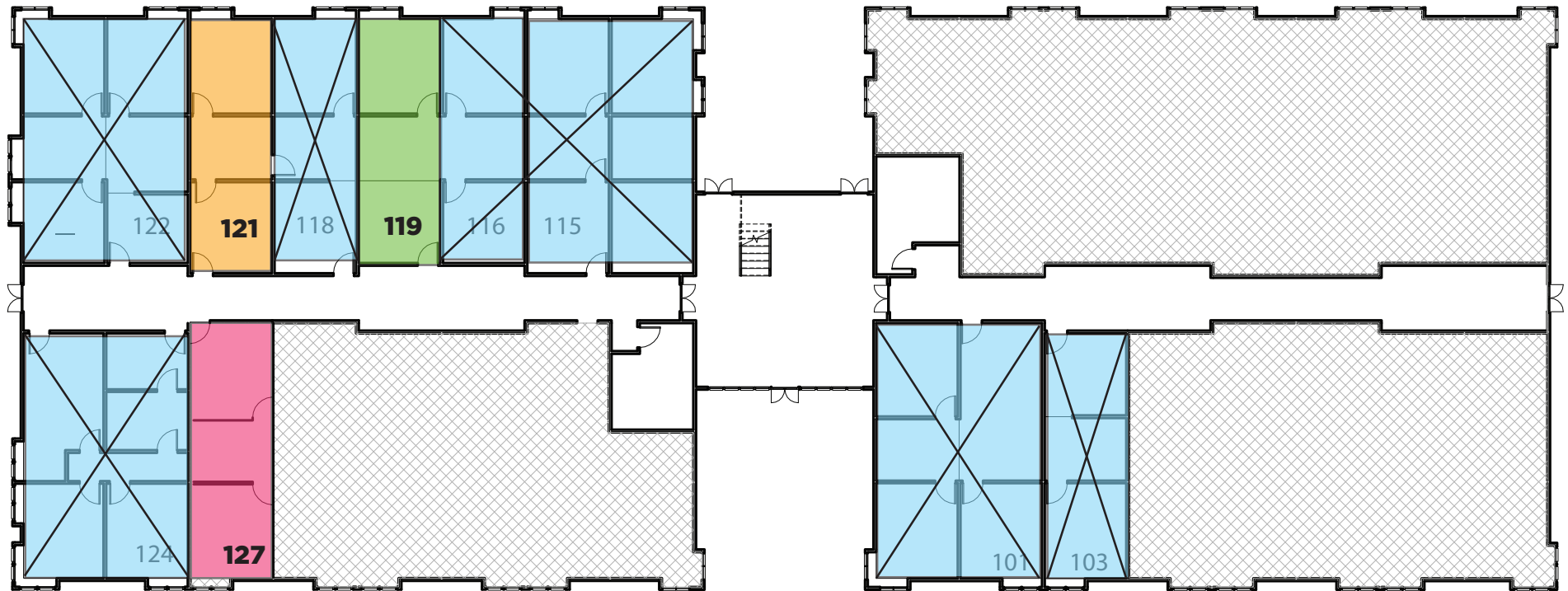
29,921 vehicles per day



Aerial of 3623 Latrobe Drive.

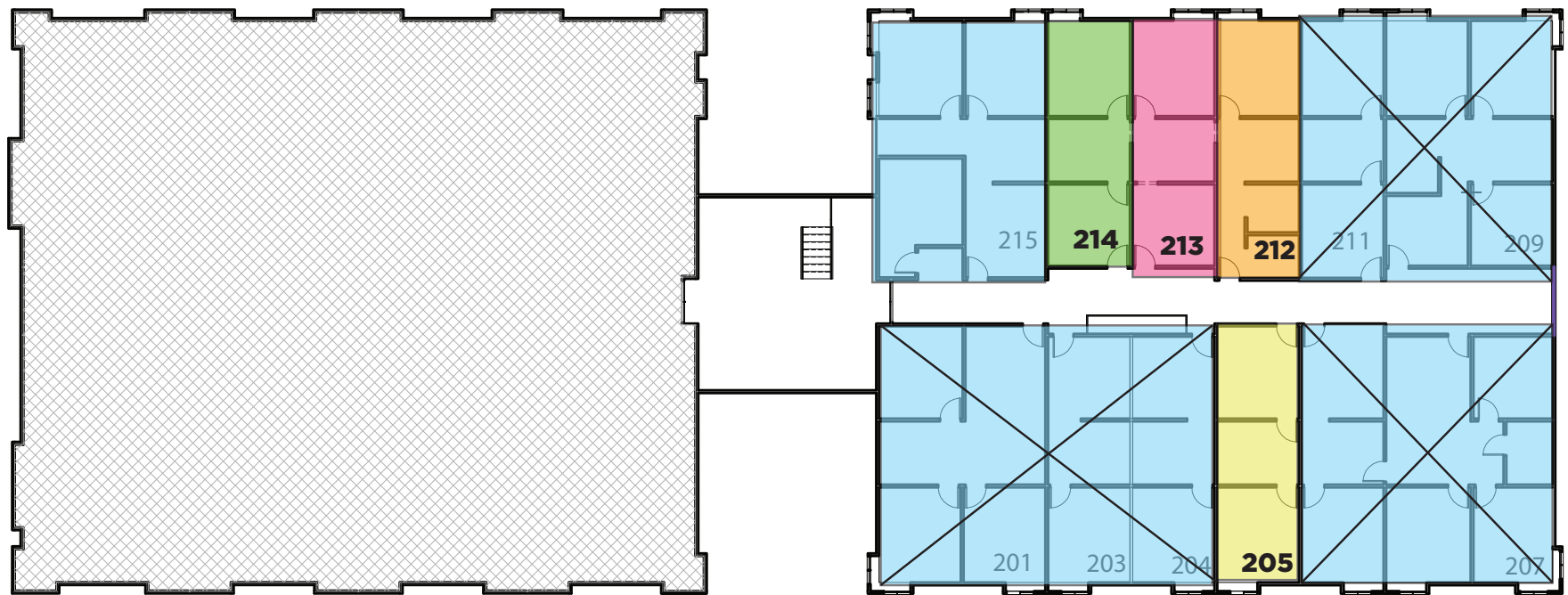


First Floor | Available Units





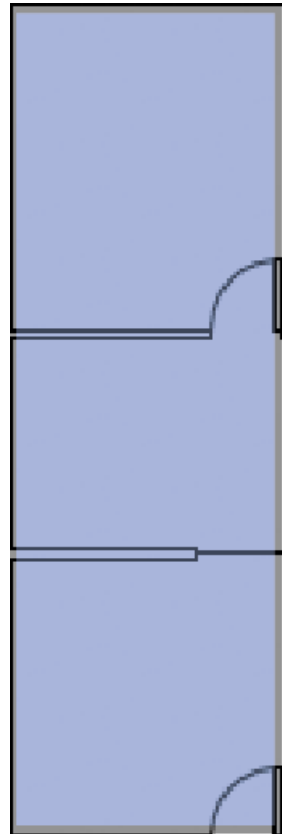
Second Floor | Available Units



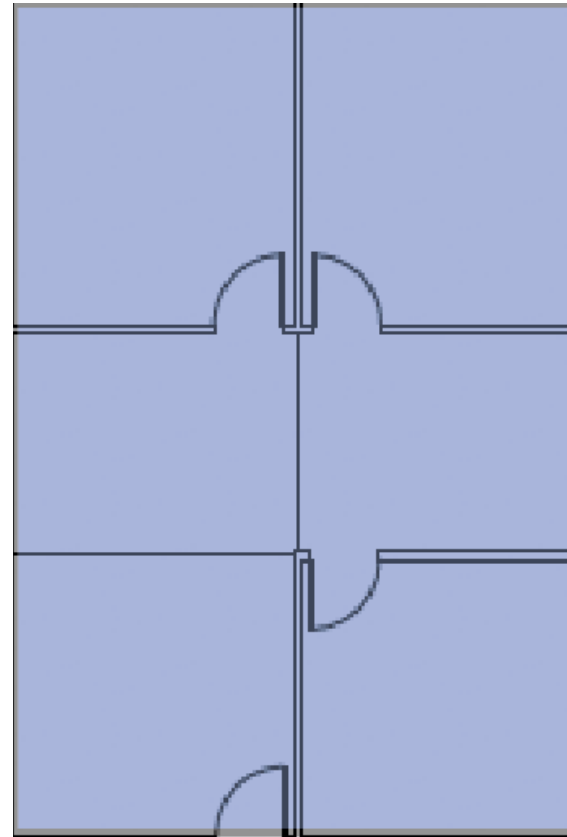


Unit Sizes

1 or 2 Person



3 Person







3623

LATROBE DRIVE

Charlotte, NC 28211

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

Rodney Faulkner

(704) 777-0507

rfaulkner@boundarystreetadvisors.com

