

2540 W. ARROWOOD ROAD

CHARLOTTE, NC

MEDICAL CONDOMINIUM



FLAGSHIP
HEALTHCARE PROPERTIES



TIFFANY SLAYDEN
704-906-9699
tiffany@FlagshipHP.com

FOR SALE OR LEASE



TOTAL AVAILABILITY
2,529 SF



SALES PRICE
\$749,000



LEASE RATE
\$26.00/SF



LEASE TYPE
NNN



ANNUAL CONDO DUES
\$9.29/sf



YEAR BUILT/RENOVATED
2006/2018

PROPERTY OVERVIEW

- **Vacant medical office space**
- End-unit with high visibility from Arrowood Rd.
- Updated interiors
- Exterior signage opportunity
- Across from Whitehall Commons Shopping Center
- Close proximity to I-485, I-77 & Charlotte Douglas Airport

AVAILABLE SUITES

Suite 101

2,529 SF

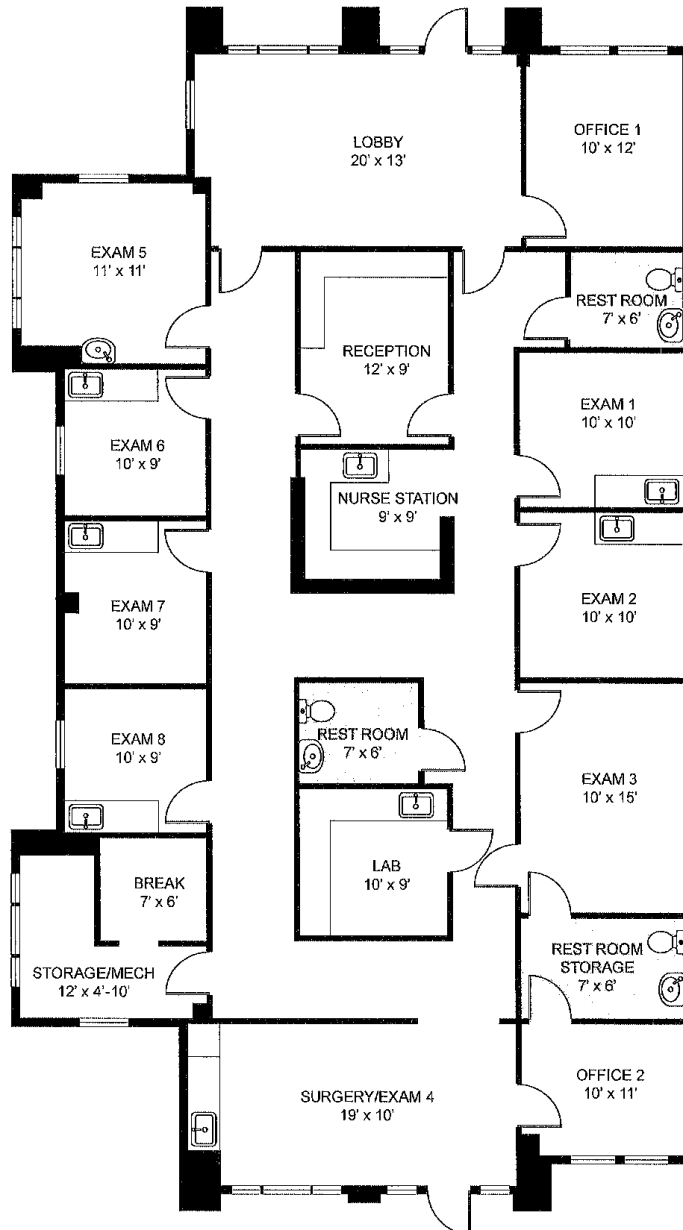


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SUITE 101

FLOOR PLAN

VACANT SUITE: 2,529 RSF



VIRTUAL TOUR

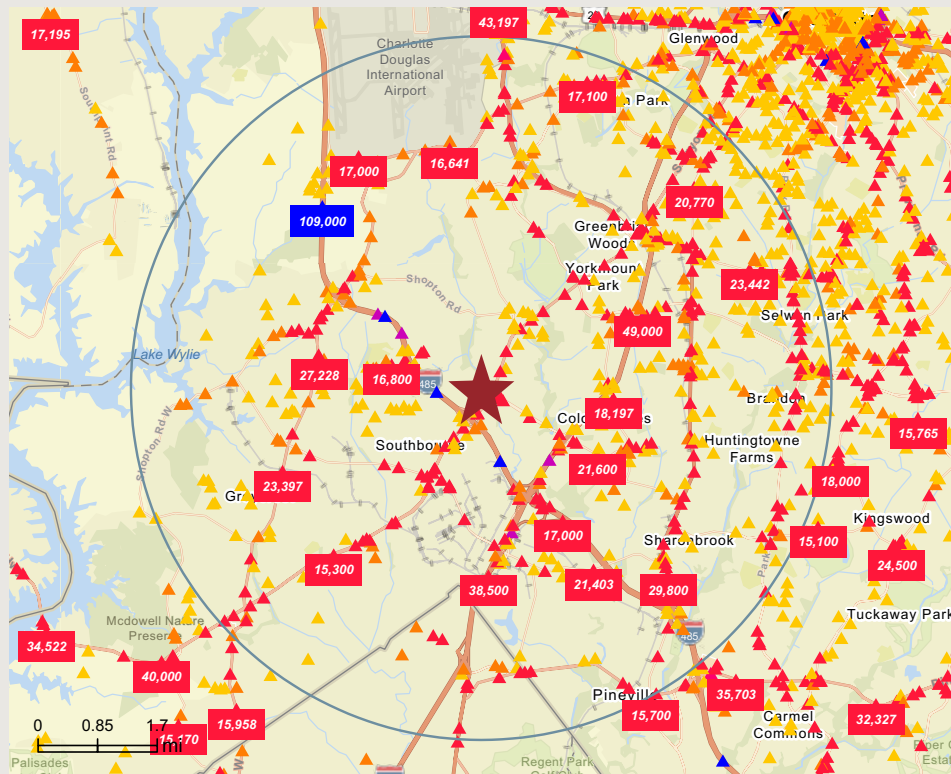


SUITE 101

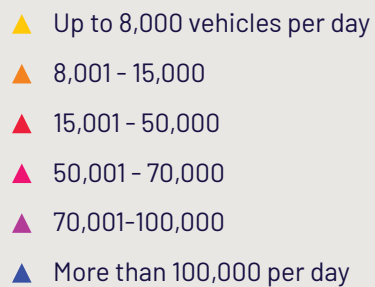
INTERIOR PHOTOS



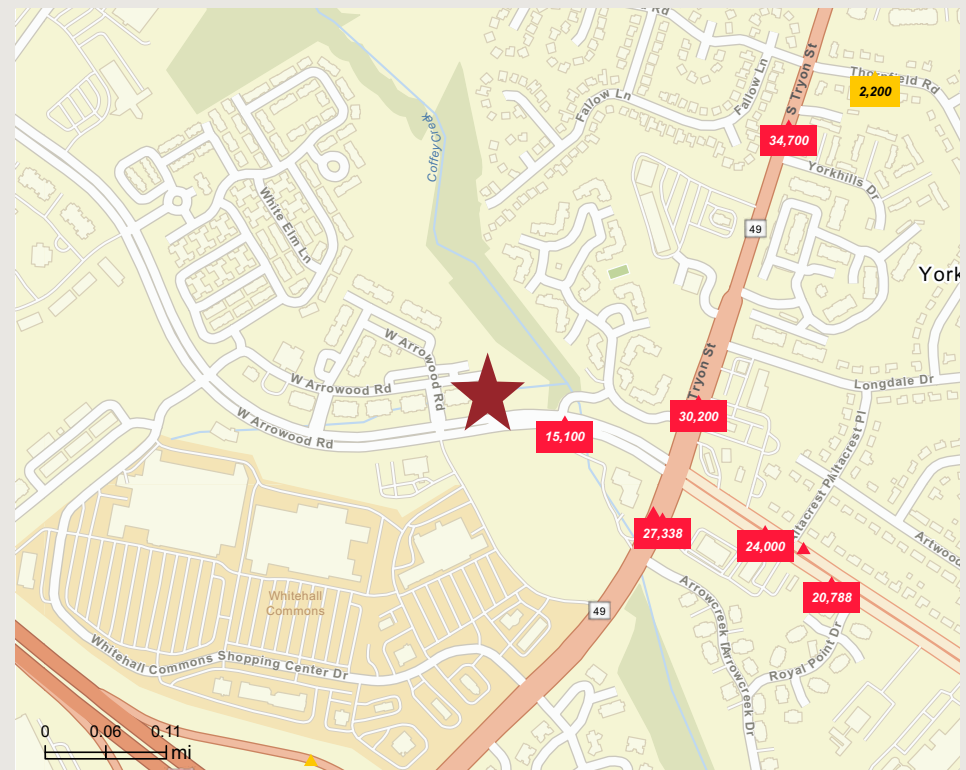
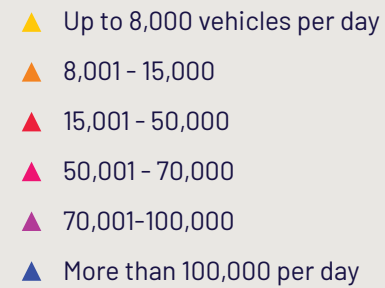
TRAFFIC COUNT



2025 AVERAGE DAILY TRAFFIC VOLUME



2025 AVERAGE DAILY TRAFFIC VOLUME - CLOSE UP



AERIAL MAP

[VIEW IN GOOGLE MAPS](#)



1. SUBJECT PROPERTY: 2540 Arrowwood Rd
2. Dr. Stacy Levinson, OD
3. Dr. Pamela Gibson, MD - Family practice physician
4. Dual Image Orthodontics
5. Marti L Cherry DDS, PA
6. All Kids Pediatric Dentistry
7. MidCarolina Pediatrics, PA
8. Publix Super Market at Whitehall Commons
9. Lowe's Home Improvement
10. Walmart Supercenter
11. Whitehall Commons Shopping Center
12. Ayrley Grand Cinema
13. Steele Creek YMCA
14. Dentistry of the Carolinas - Steele Creek
15. Food Lion

