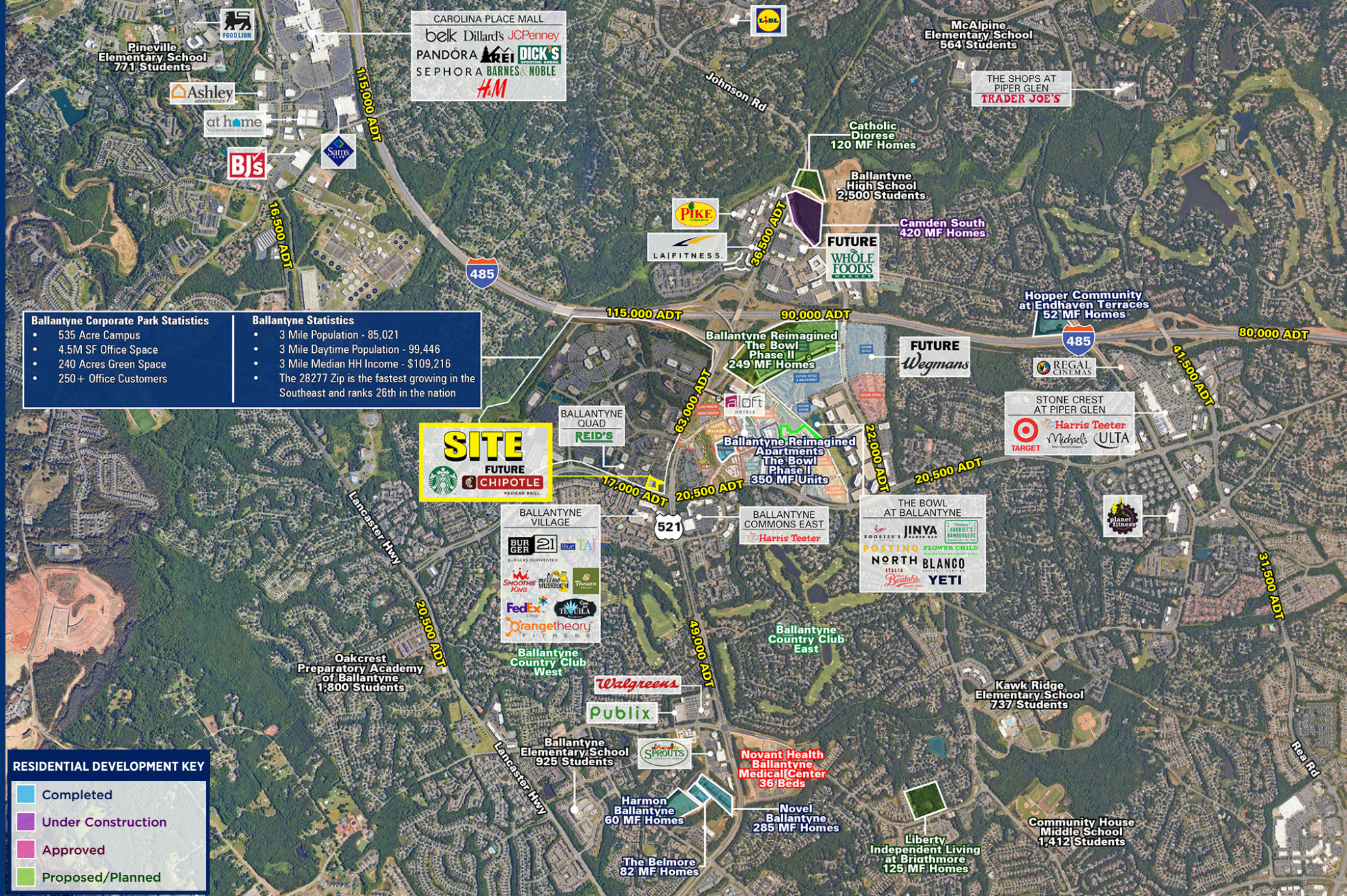




CHARLOTTE, NC

13855 CONLAN CIR

UP TO 2,830 SF AVAILABLE FOR LEASE

DO NOT DISTURB EXISTING TENANTS**AVAILABLE SPACE**

Up to 2,830 SF

TRAFFIC COUNTS63,000 ADT on Johnston Rd
17,000 ADT on Ballantyne Commons Pkwy**PROPERTY HIGHLIGHTS**

- Multi-tenant building in the heart of Ballantyne, NC
- 1,350 SF & 1,480 SF available for lease. Both suites can be combined.
- Adjacent to Ballantyne Corporate Park (535-acre business/office community with over 4.5 million SF of Class "A" office space)
- Ample surface parking and easy ingress/egress

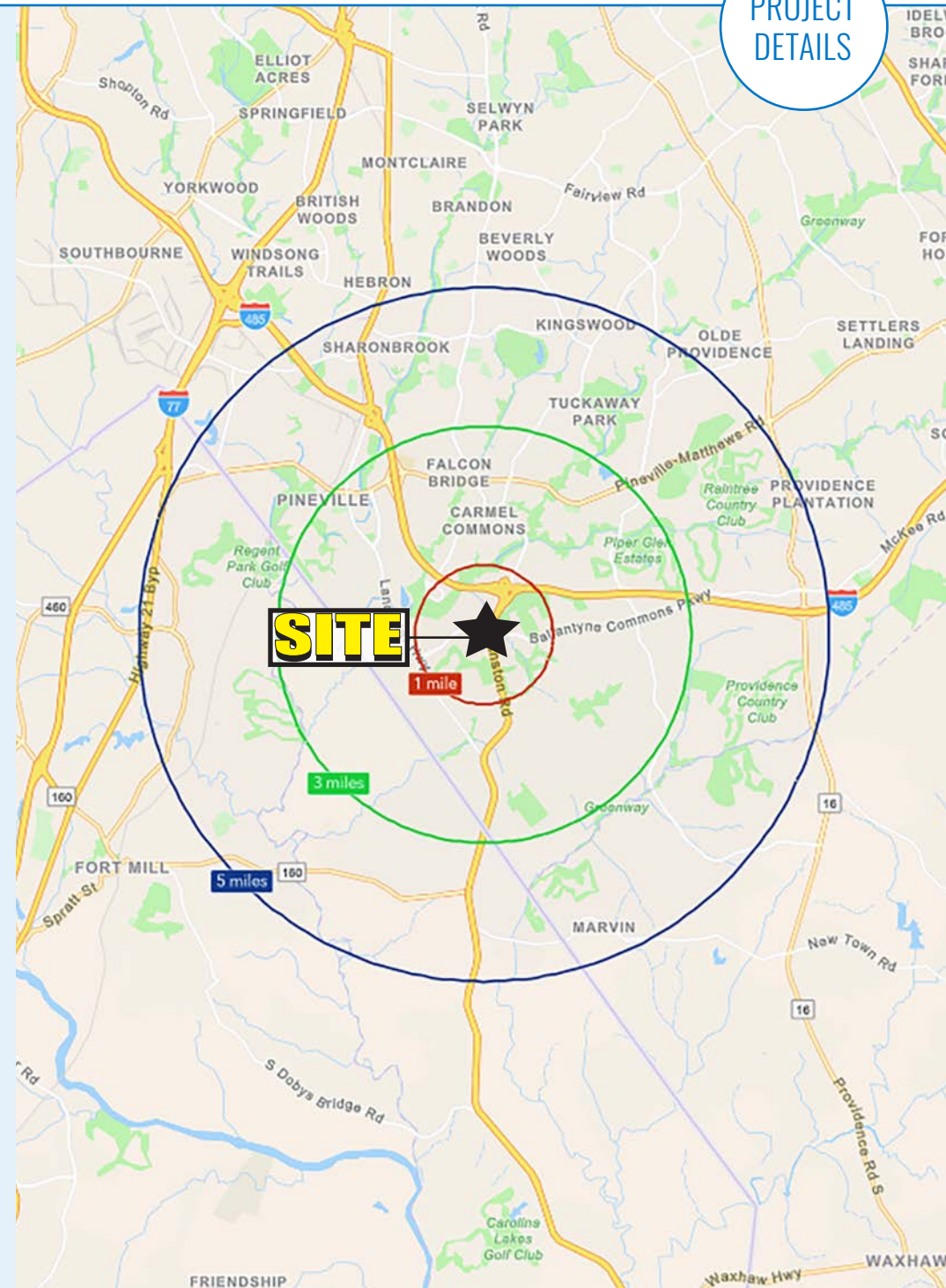
COUNTY

Mecklenburg

MARKET

Charlotte

	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	9,648	86,017	187,991
 DAYTIME POPULATION	23,627	101,393	200,674
 MEDIAN HH INCOME	\$116,754	\$118,778	\$126,848



SITE AERIAL

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SITE
AERIAL

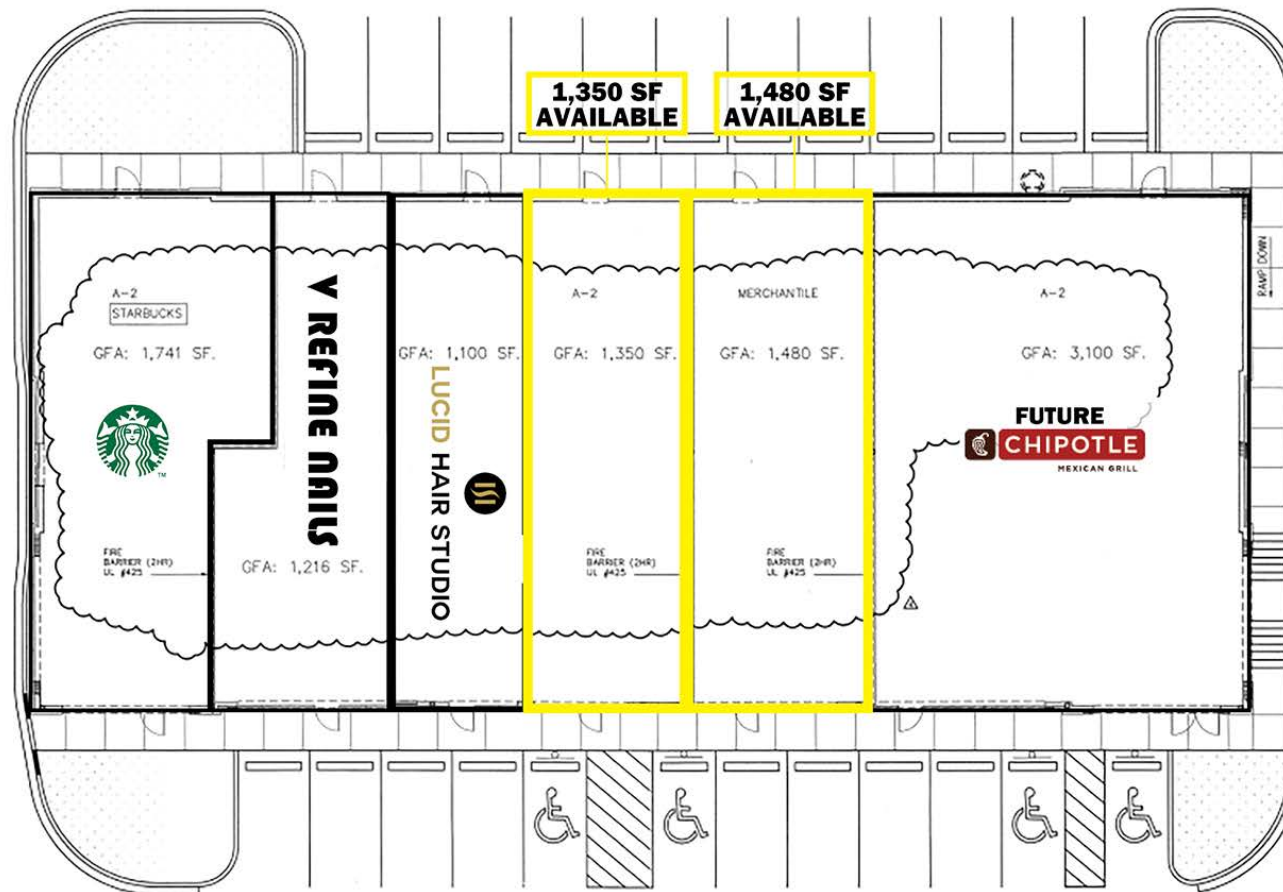
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SITE PLAN

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BOTH SUITES CAN BE COMBINED



1 SIDEWALK PLAN
A1.0 SCALE: 1/8" = 1'-0"



NORTH CAROLINA

CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all



CHARLOTTE, NC

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MICAH GROEBER

704.697.1902
MGROEBER@ATLANTICRETAIL.COM

DAN MULLIN

704.697.1904
DMULLIN@ATLANTICRETAIL.COM



CHARLOTTE
CAPITOL TOWERS
4350 CONGRESS ST, SUITE 575
CHARLOTTE, NC 28209

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