

**8125 Ardrey Kell Road**  
**AT THE FOUNTAINS SHOPPING CENTER**  
**Charlotte, NC 28277**



**Building For Sale**  
**Free Standing Medical/Office**

**Lincoln**

**Kristine Al-Taher**

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**Marshall Williamson**

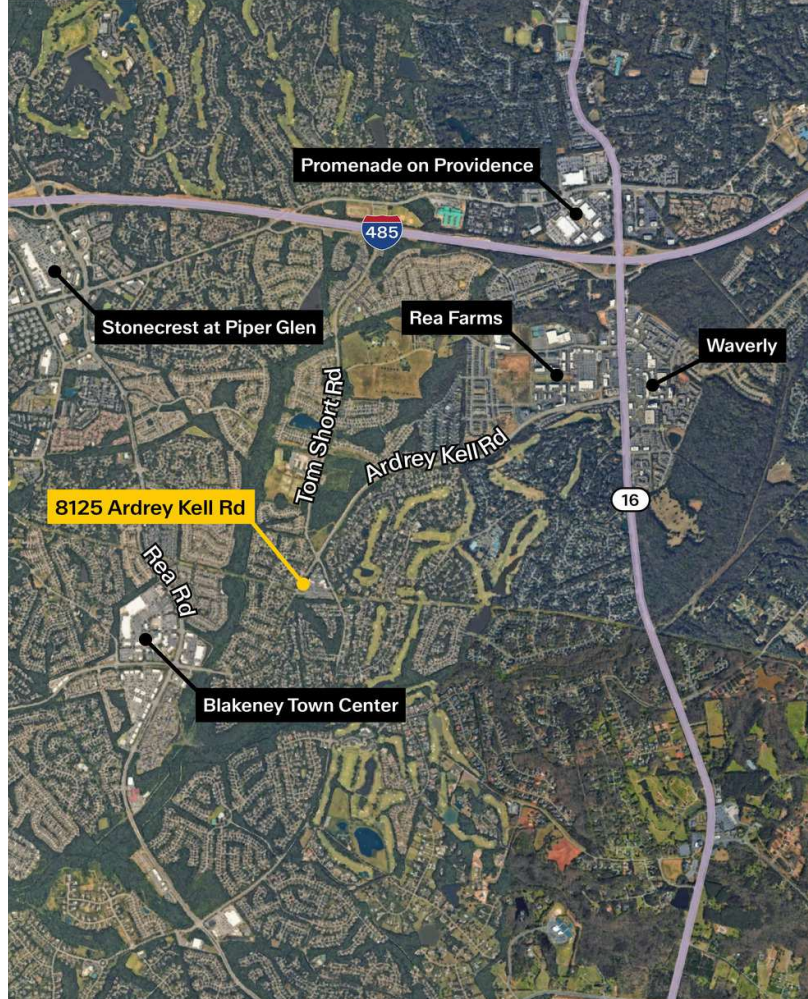
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Lincoln Property Company  
4725 Piedmont Row Drive, Suite 800  
Charlotte, NC 28210

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





### Offering Summary

Sale Price:	Call for Pricing
Building Size:	+/- 4,576 SF
Year Built:	2006
Market:	South Charlotte

### Property Overview

Class B, single-story building located off Ardrey Kell Rd in the South Charlotte Market. The property is situated in the The Fountains Shopping Mall, a 95,000 SF mixed use center in the heart of Charlotte's most affluent and growing neighborhoods. The property features a reception area, multiple offices, lab area, break room and more. Ample surface parking available on site. Situated 2.5 miles from I-485, providing ease of access to Charlotte metro and surrounding areas.

### Property Highlights

- Approximately 4,576 SF
- Located in The Fountains at Ardrey Kell
- Reception area, multiple offices/exam rooms, lab area, breakroom, and private restrooms
- Abundant surface lot parking available
- Co-tenants include Bisonte Pizza Co., Miku Japanese, DB's Tavern, and USPS
- Proximity to Blakeney Town Center, Rea Farms and Waverly



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Suite Finishes



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## Floor Plan

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Aerial Views

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## Nearby Amenities

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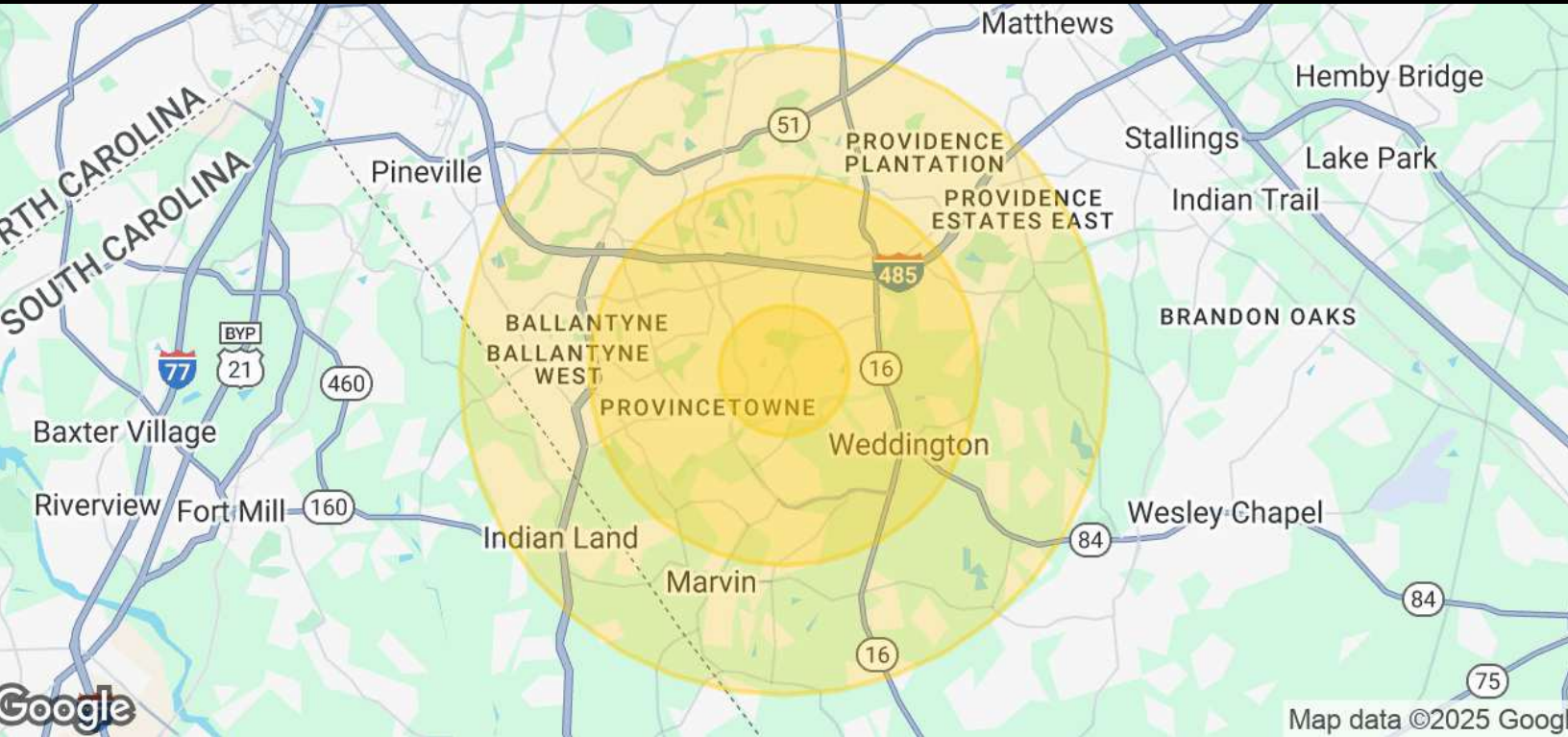
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8125 ARDREY KELL RD

Demographics Map & Report

8125 Ardrey Kell Rd | Charlotte, NC 28277



Population	1 Mile	3 Miles	5 Miles
Total Population	9,198	72,487	165,380
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,390	26,410	60,582
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$197,353	\$200,192	\$191,292
Average House Value	\$610,283	\$674,603	\$646,439

Demographics data derived from AlphaMap

Employment	1 Mile	3 Miles	5 Miles
Civilian Labor Force (Employed)	4,800	38,067	87,909
Armed Forces	6	153	292

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Sale Information:  
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