



INDUSTRIAL FOR LEASE

2517 LUCENA ST

CHARLOTTE, NC 28206

PROPERTY INFORMATION

- 8,400 SF Industrial space for lease just outside of uptown Charlotte
- Less than 10 mins from Uptown Charlotte
- 3 Minutes from Camp North End
- Conveniently located within minutes of I-85, I-77 and I-277
- In close proximity to many new multifamily developments in the North End area
- Asking rate: \$10.00/sf NNN

TRAFFIC COUNTS

VPD

N Graham St	14,969
Statesville Ave	16,479





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,642	105,543	276,554
Population Growth (2020-2024)	4.5%	3.3%	2.2%
Employees	5,309	97,685	198,327
Businesses	537	9,138	23,087
Median Home Value	\$315,130	\$347,582	\$305,028

