

4433 BROOKSHIRE BLVD

Charlotte, NC 28216

BROOKSHIRE BLVD

Available for Lease

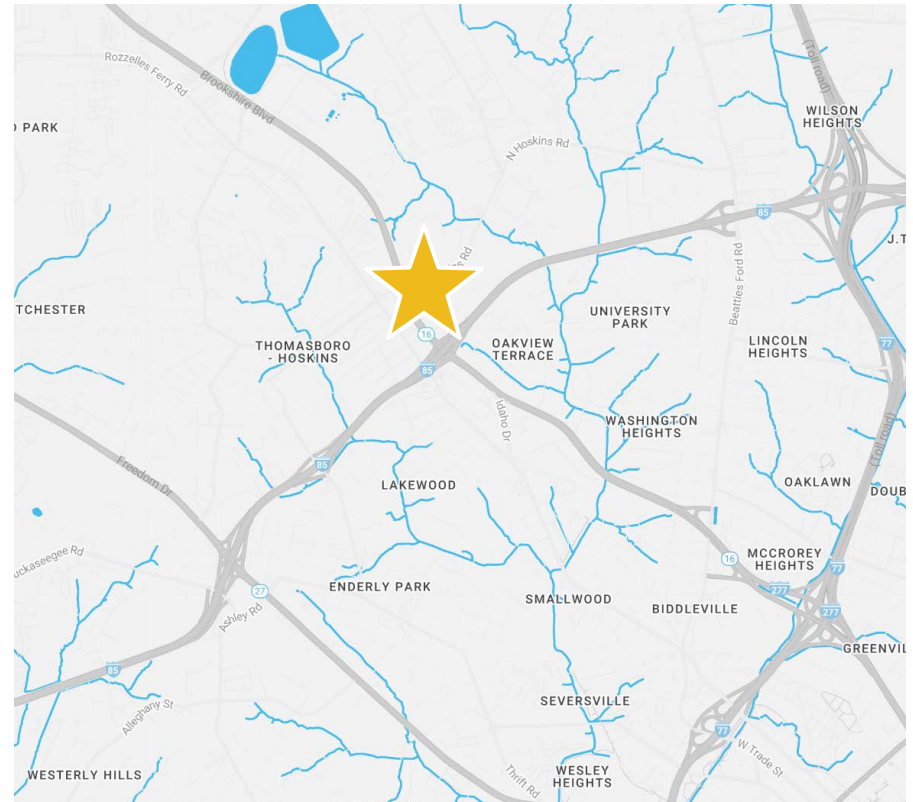
+/- 6,300 SF Flex Space in Charlotte, NC

 **WHITESIDE**
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer a former cabinet and woodworking shop for lease on Brookshire Blvd. Zoned ML-1, the flex space is +/- 6,300 SF along the Brookshire Corridor. The building features street frontage on Brookshire Blvd and boasts great proximity to I-77, Uptown Charlotte, and a 1-mile drive to I-85. The building offers office space and a gated entry to the drive-in door.

+/- 6,300 SF Office/Industrial Space Located 1-Mile to I-85



ADDRESS	4427-4433 Brookshire Blvd, Charlotte, NC 28216
AVAILABILITY	Available for Lease
SQUARE FOOTAGE	+/- 6,300 SF
ZONING	ML-1
ASSET CLASS	Office/Industrial
PARCEL ID	Mecklenburg County 4427 Brookshire Blvd #03903419 4433 Brookshire Blvd #03903420
PARKING	Ample Parking
DOORS	(1) Gated Drive-In Door
LEASE RATE	Call for Pricing





Washington Heights

Uptown



Lakewood



39,500 VPD

N Hoskins Rd

DAKOTA ST

BROOKSHIRE BLVD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	5,642	68,637	201,647
HOUSEHOLDS	2,057	26,840	89,345
AVERAGE HOUSEHOLD INCOME	\$52,430	\$79,337	\$101,648
BUSINESSES	329	2,423	11,713
EMPLOYEE POPULATION	4,422	29,267	161,939

Charlotte

North Carolina

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



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Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.