



# 321 E Woodlawn Rd

Charlotte, North Carolina 28217



## Available for Lease

+/- 2,691 SF Retail/Restaurant Building



Property Overview

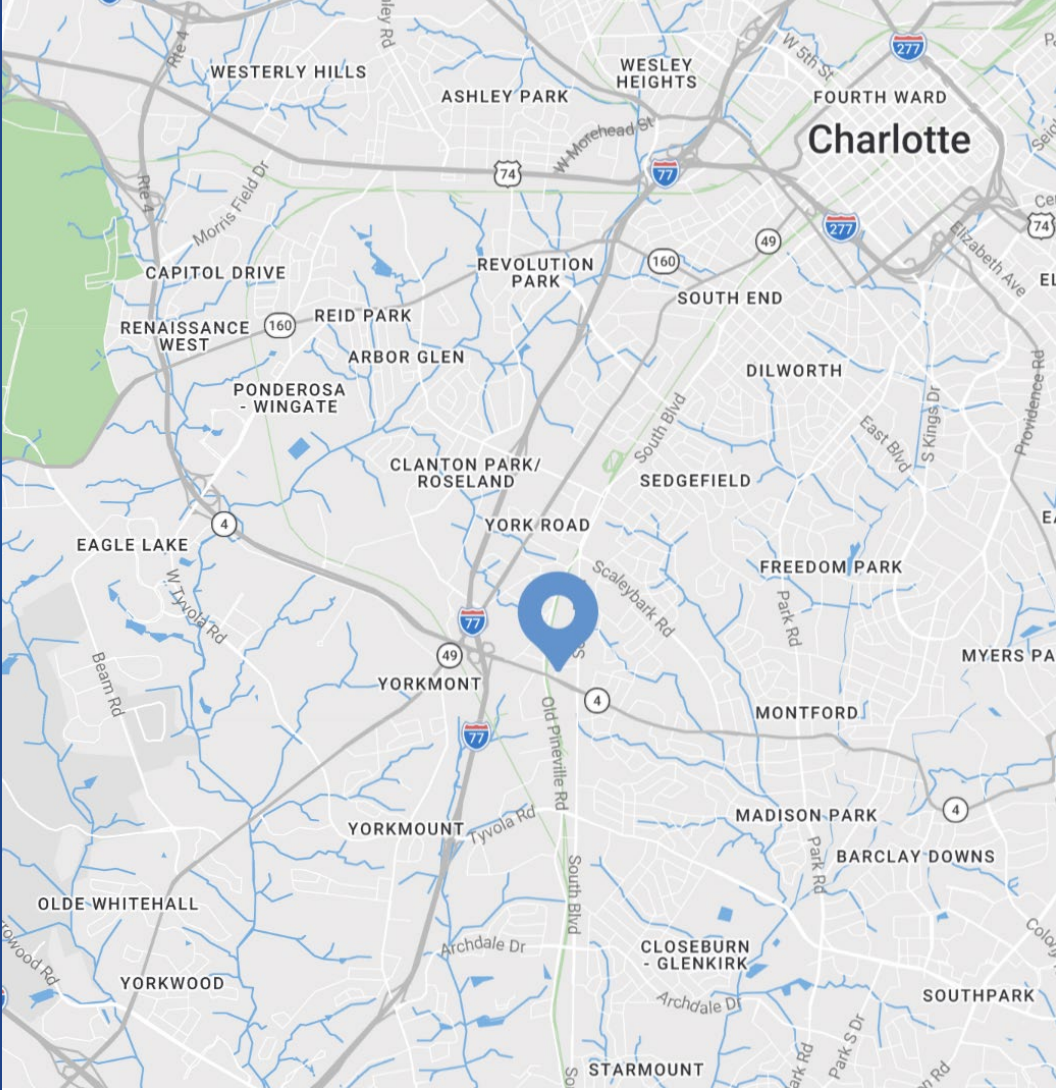
# 321 E Woodlawn Rd

## Available for Lease

+/- 2,691 SF retail/restaurant space available for lease. The former KFC is strategically located with excellent visibility at the corner of E. Woodlawn Road and Sterling Drive, just minutes from South Boulevard, LoSo, South Tryon Street, and Uptown Charlotte, providing strong connectivity to major business corridors. The space will be delivered as a cold dark shell with TIA. The property is zoned TOD, offering a valuable opportunity for restaurant and other retail uses.

Property Details

Address	321 E Woodlawn Rd   Charlotte, NC 28217
Availability	+/- 2,691 SF Available for Lease
Acreage	+/- 0.779 AC
Use	Retail/Restaurant
Zoning	TOD
Parcel ID	14907321
Delivery	Cold Dark Shell with TIA
Traffic Counts	E Woodlawn Rd   35,500 VPD I-77   147,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	11,680	101,247	248,238
Avg. Household Income	\$117,045	\$142,951	\$151,092
Median Household Income	\$79,338	\$92,350	\$95,600
Households	5,295	48,478	120,514
Daytime Employees	9,791	96,810	273,614





## Property Photos



PUBLIC R/W VARIES

E Woodlawn Rd

PUBLIC R/W VARIES



## Market Overview







[Contact for Details](#)

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