



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

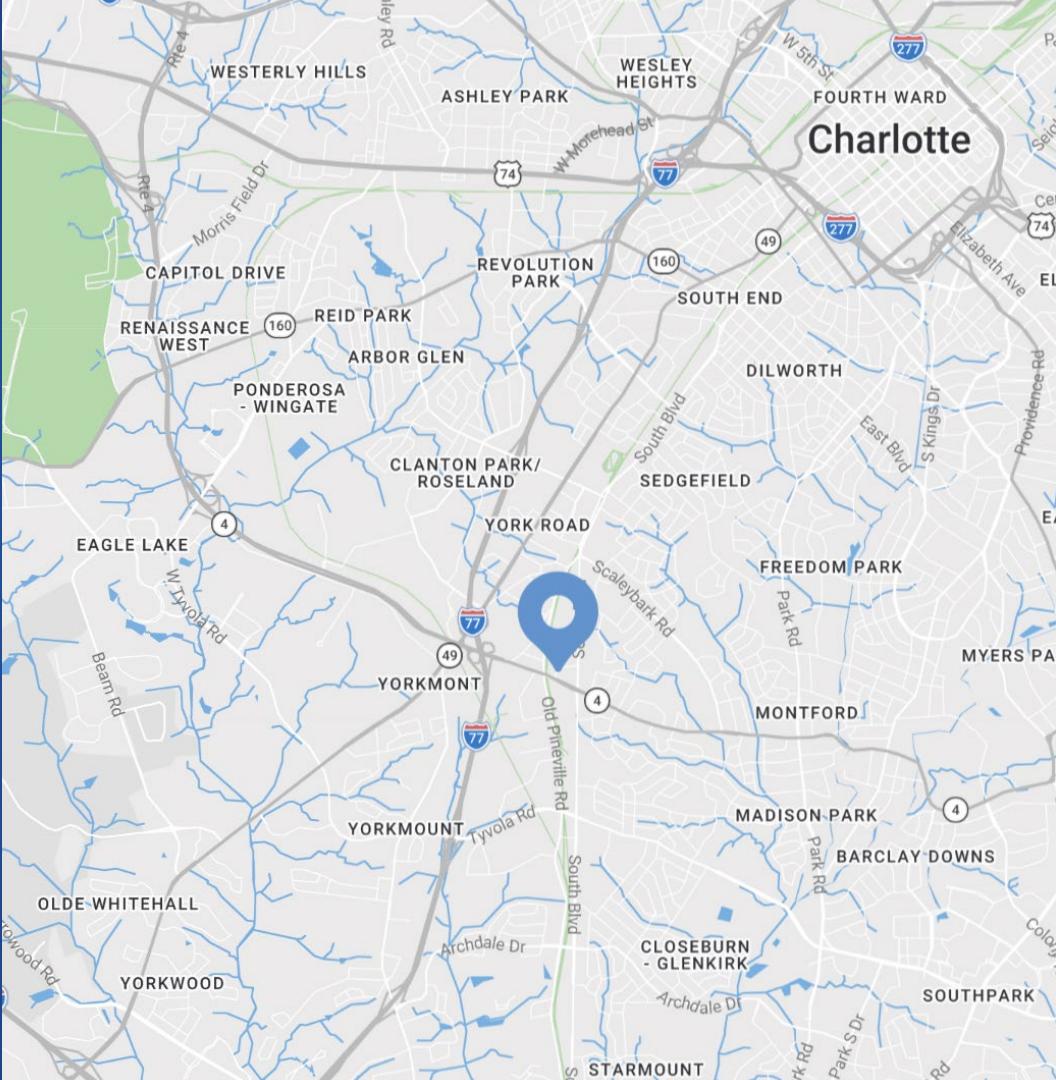
Zoning TOD

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



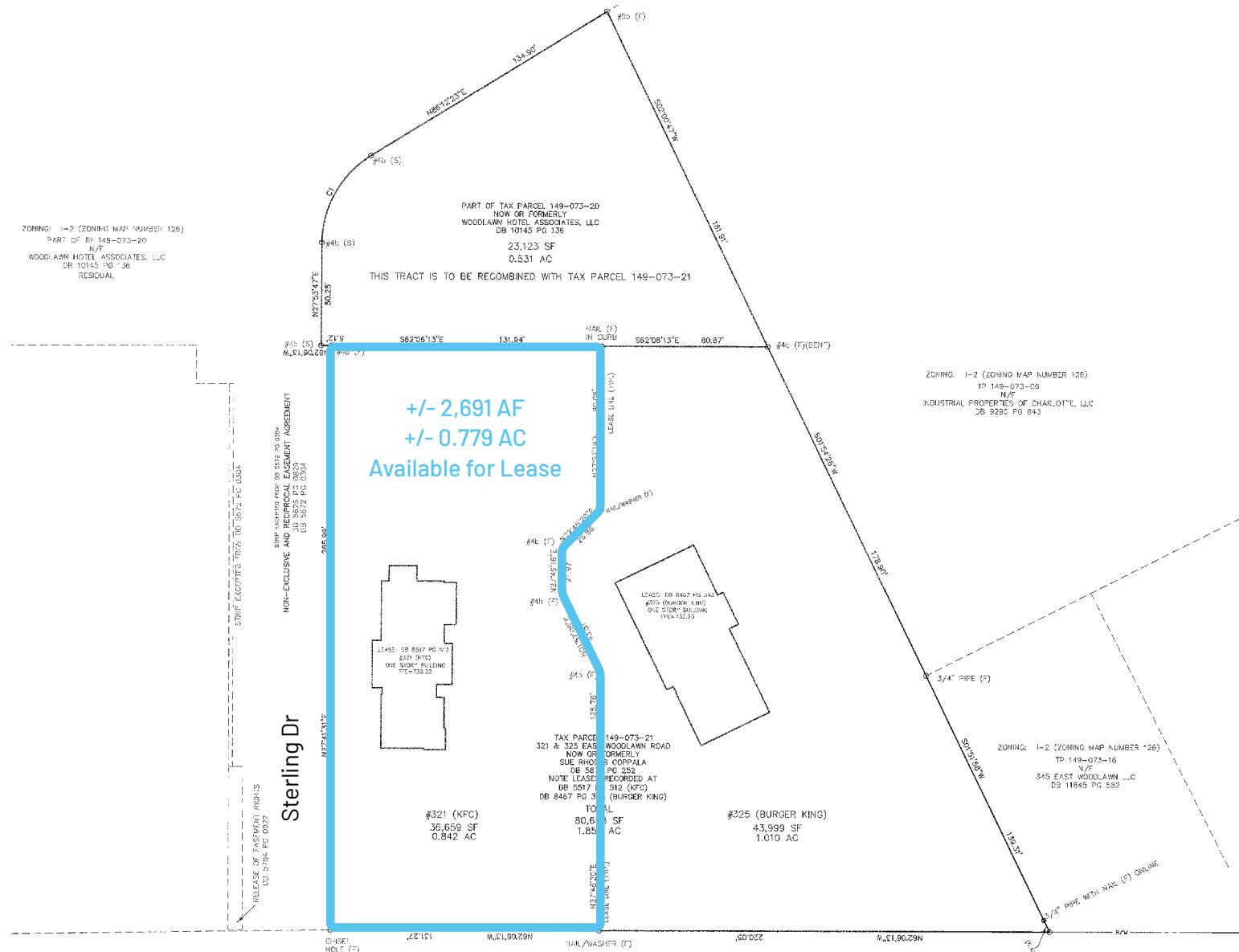
Demographics

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



Survey



PUBLIC R/W VARIES

E Woodlawn Rd

PUBLIC R/W VARIES

Market Overview



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.