



CHARLOTTE, NC 28205

3230 CAMPBELL DR

1,306 SF DAYCARE CENTER AVAILABLE FOR LEASE



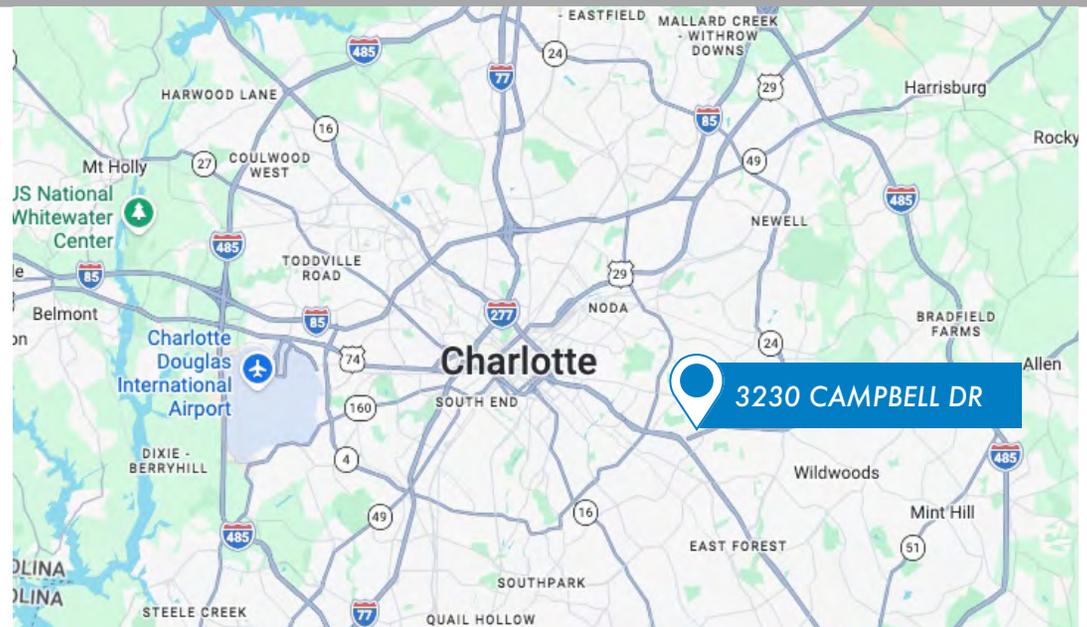
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PROPERTY INFORMATION

- 1,306 SF neighborhood daycare located near Sharon Amity Rd.
- Large fenced outdoor play area with separate play zones, 4 classrooms with flexible configurations, and Kitchen
- Ample on-site parking for staff and families
- Convenient access to Independence Blvd (US-74) providing quick connectivity to Uptown Charlotte and surrounding submarkets
- Dense nearby population ideal for neighborhood-serving daycare operations
- Minutes from Uptown Charlotte and key employment centers
- Pricing: \$4,600/month + NNN



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INTERIOR PHOTOS

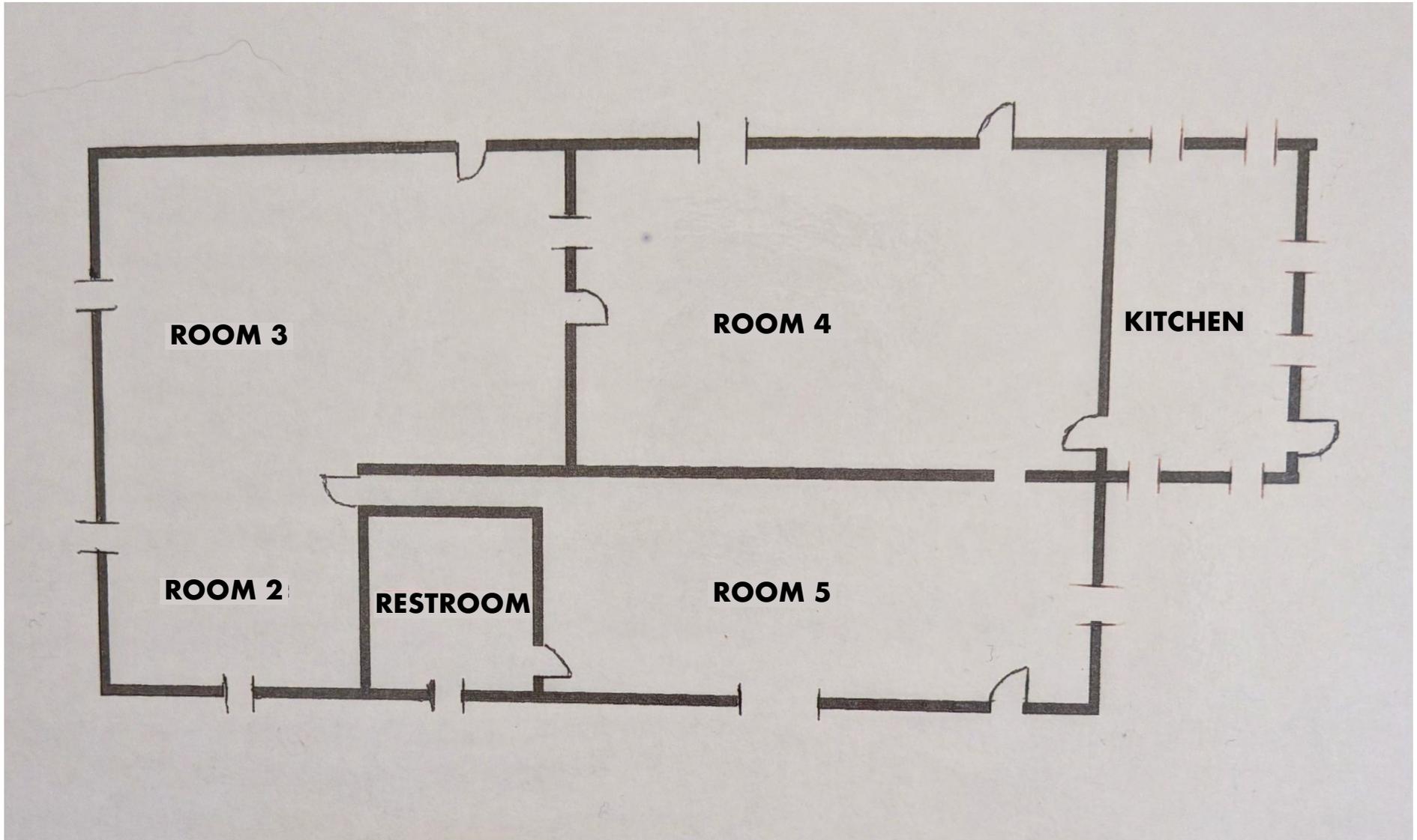
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AREA OVERVIEW

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,650	116,008	273,586
Median Age	34.2	35.3	35.7
Avg Household Income	\$64,692	\$77,293	\$94,833
Median Home Value	\$246,302	\$275,208	\$333,935
Employees	5,154	35,663	153,853
Businesses	841	5,419	20,841



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