

First National Bank Building

6201 Fairview Rd Suite 225, Charlotte NC 28210

Office Sublease Available

Prepared By:

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THE SPACE

Location	6201 Fairview Rd Suite 225 Charlotte, NC 28210
County	Mecklenburg
Cross Street	Barkley Downs Dr
Square Feet	2514
Annual Rent PSF	\$40.00
Lease Type	FS

Notes Additional rent of \$136.70 a month

HIGHLIGHTS

- Located in the heart of the South Park Area
- Large parking level under the building with elevator access
- Large windows allowing for lots of natural light
- Glass walls in a spacious conference room
- Large break room with appliances
- Eight high end cubicles to remain in the open work space



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,461	96,906	259,797

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$178,893	\$174,946	\$149,535

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,482	42,642	118,972

PROPERTY FEATURES

CURRENT OCCUPANCY	85.00%
BUILDING SF	58,064
YEAR BUILT	1988
YEAR RENOVATED	2024
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	214
PARKING RATIO	3.31/1000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Park Road Shopping Center
SOUTH	Whole Foods
EAST	South Park Mall
WEST	Sharon Towers



SouthPark: Charlotte's Premier Commercial Hub

- 6201 Fairview is a 58,064 SF office building in Charlotte, North Carolina. It is a four-story, multi-tenant office space situated in the heart of the coveted Southpark submarket.

- Location:

SouthPark is six miles from Uptown Charlotte, offering easy access to the city's core business district. Close proximity to Charlotte-Douglas International Airport (within 10 miles).

- Vibrant Commercial Environment:

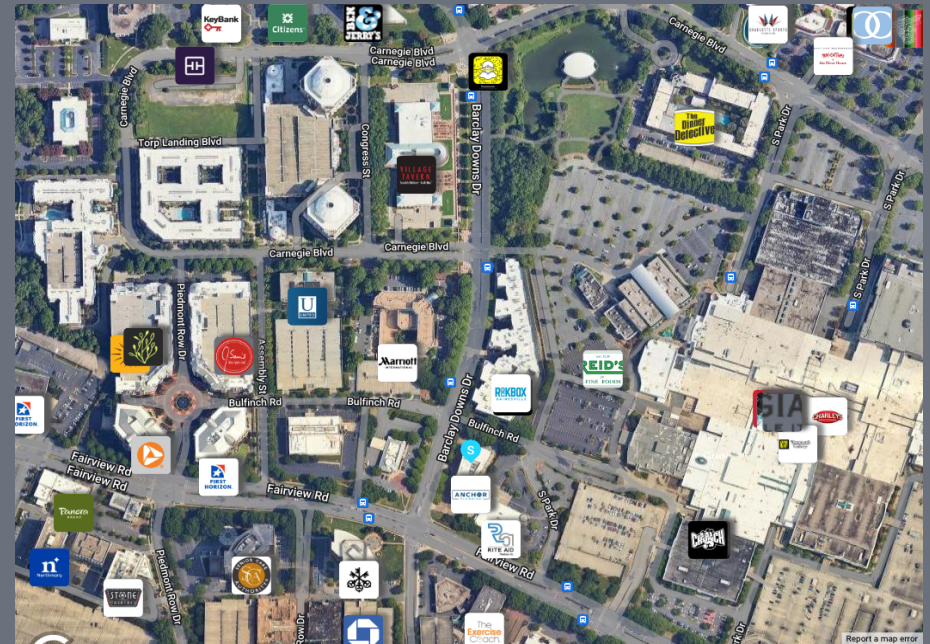
SouthPark balances a thriving business district with restaurants, retail shops, and entertainment. Home to four Fortune 1000 companies, including Nucor, the largest U.S. steel producer.

- Unmatched Amenities:

SouthPark Mall: One of the East Coast's premier shopping destinations. Surrounding residential neighborhoods are highly desirable, enhancing quality of life for employees and executives alike.

- Walkability Vision:

Future developments focus on making SouthPark more pedestrian-friendly. 8,151 households are within walking distance of key landmarks like Carnegie Boulevard and Symphony Park.





Break Room



Open Office Area



Pvt Office



Pvt Office

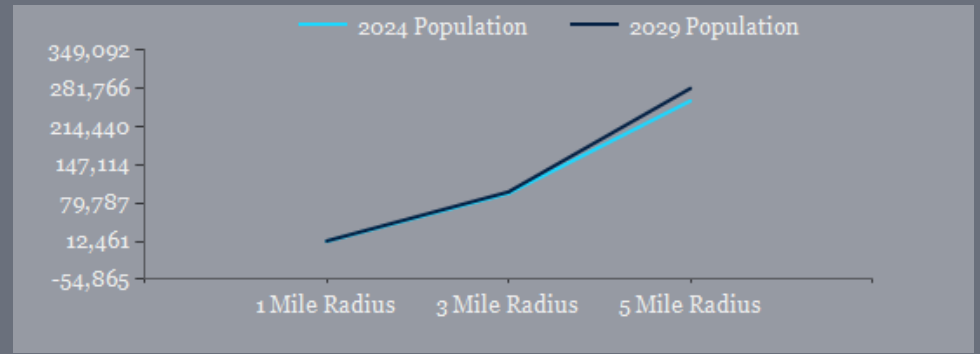


SUITE 225 - 2,514 SF

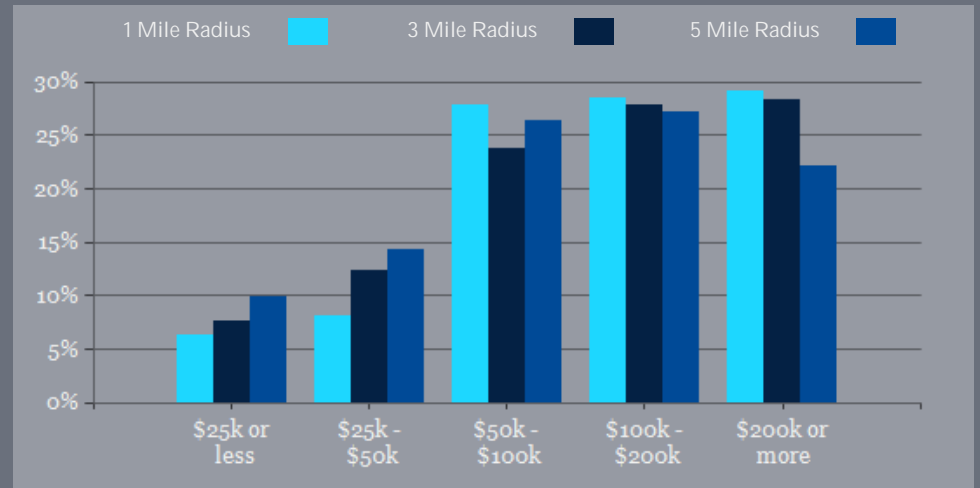
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,572	77,616	199,438
2010 Population	8,904	81,390	212,262
2024 Population	12,461	96,906	259,797
2029 Population	13,148	99,635	281,766
2024-2029: Population: Growth Rate	5.40%	2.80%	8.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	271	1,741	6,700
\$15,000-\$24,999	143	1,532	5,119
\$25,000-\$34,999	162	2,175	6,274
\$35,000-\$49,999	365	3,083	10,785
\$50,000-\$74,999	1,003	5,871	18,109
\$75,000-\$99,999	801	4,272	13,278
\$100,000-\$149,999	1,102	7,209	20,136
\$150,000-\$199,999	745	4,688	12,250
\$200,000 or greater	1,890	12,070	26,320
Median HH Income	\$117,969	\$114,179	\$98,156
Average HH Income	\$178,893	\$174,946	\$149,535

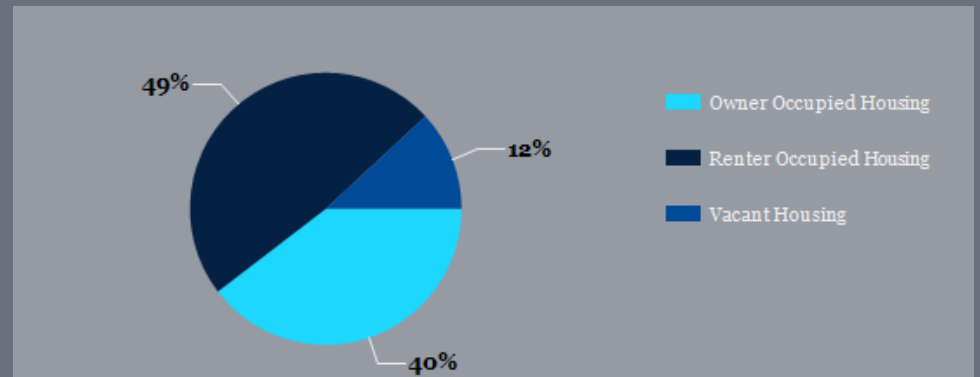
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,233	37,123	92,785
2010 Total Households	4,492	35,548	93,069
2024 Total Households	6,482	42,642	118,972
2029 Total Households	6,854	44,120	131,559
2024 Average Household Size	1.91	2.24	2.16
2024-2029: Households: Growth Rate	5.60%	3.40%	10.15%



2024 Household Income

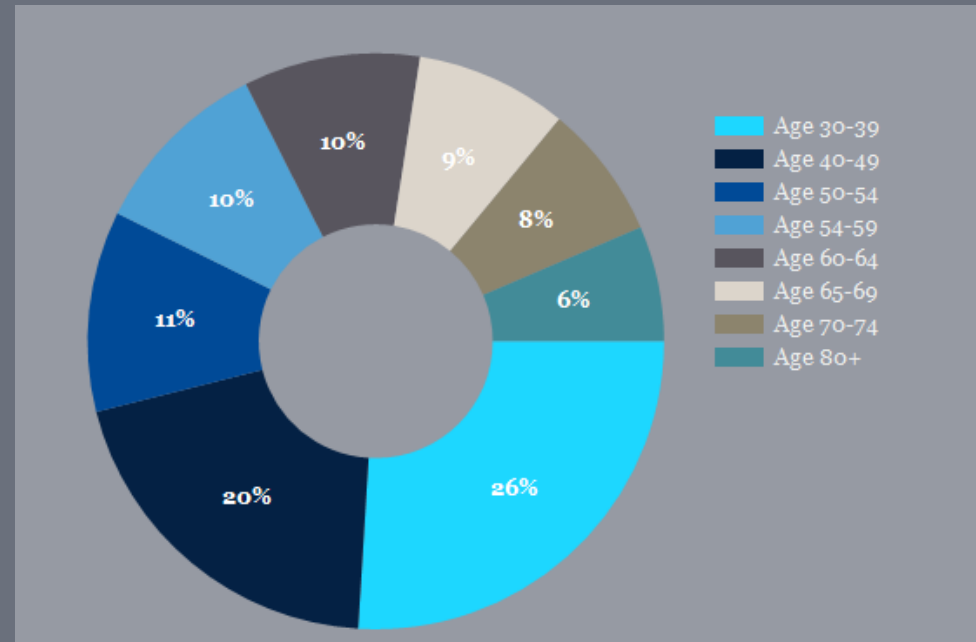


2024 Own vs. Rent - 1 Mile Radius

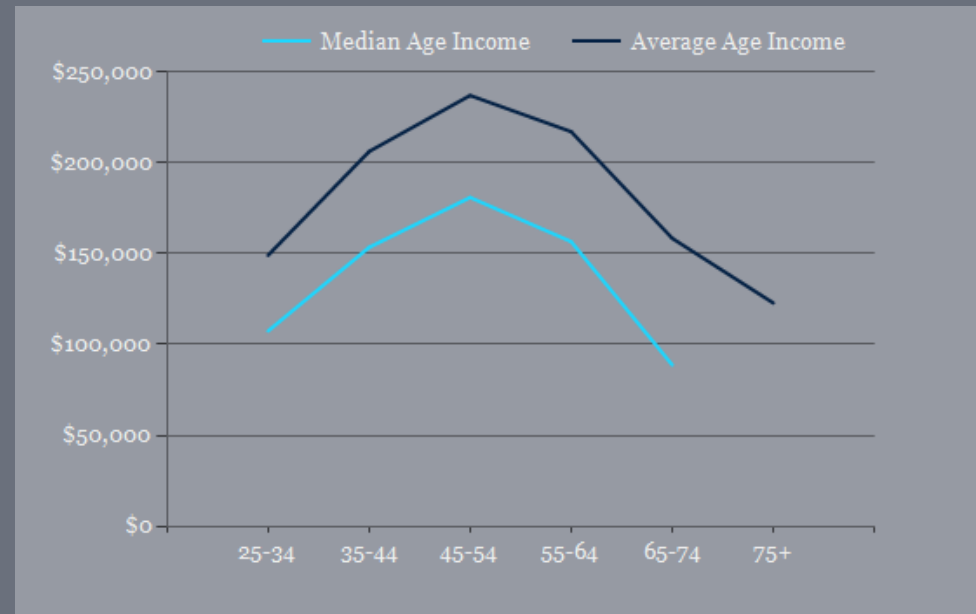


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,074	8,628	27,704
2024 Population Age 35-39	929	7,631	21,525
2024 Population Age 40-44	818	7,164	18,844
2024 Population Age 45-49	731	6,122	15,475
2024 Population Age 50-54	869	6,212	15,104
2024 Population Age 55-59	790	5,242	13,352
2024 Population Age 60-64	764	4,896	12,718
2024 Population Age 65-69	657	4,217	10,752
2024 Population Age 70-74	582	3,581	8,868
2024 Population Age 75-79	499	3,023	6,960
2024 Population Age 80-84	337	2,059	4,288
2024 Population Age 85+	437	2,476	4,584
2024 Population Age 18+	10,314	76,559	208,005
2024 Median Age	42	38	36
2029 Median Age	43	39	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,477	\$100,849	\$90,811
Average Household Income 25-34	\$149,124	\$139,552	\$126,948
Median Household Income 35-44	\$153,499	\$148,298	\$120,666
Average Household Income 35-44	\$206,286	\$201,694	\$173,175
Median Household Income 45-54	\$181,025	\$171,958	\$135,554
Average Household Income 45-54	\$237,148	\$230,298	\$192,043
Median Household Income 55-64	\$156,682	\$154,512	\$118,820
Average Household Income 55-64	\$217,250	\$213,184	\$177,557
Median Household Income 65-74	\$88,766	\$95,416	\$80,570
Average Household Income 65-74	\$158,496	\$159,972	\$134,810
Average Household Income 75+	\$122,871	\$111,136	\$102,273



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