

2540 W. ARROWOOD ROAD

CHARLOTTE, NC

MEDICAL CONDOMINIUM



TIFFANY SLAYDEN
704-906-9699
tiffany@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW



PROPERTY SUMMARY:

- Medical office use
- End-unit with high visibility from Arrowood Rd.
- Updated interiors
- Exterior signage opportunity
- Across from Whitehall Commons Shopping Center
- Close proximity to I-485, I-77 & Charlotte Douglas Airport
- Tenant is responsible for Taxes, Insurance, Condo Dues, utilities and janitorial



AVAILABLE SPACE:
2,529 SF



LEASE RATE:
\$27.00/SF



LEASE TYPE:
NNN



ANNUAL CONDO DUES:
\$9.29/SF



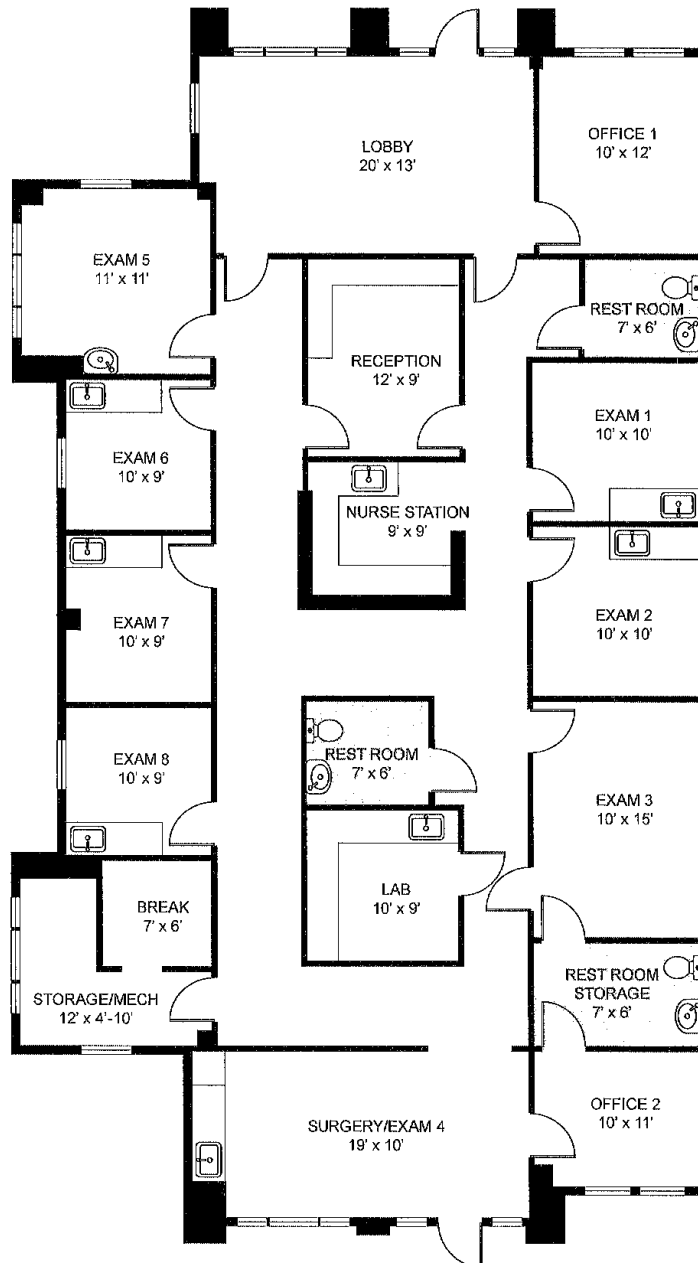
YEAR BUILT/RENOVATED:
2006/2018

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FLOOR PLAN



SUITE 101: 2,529 SF

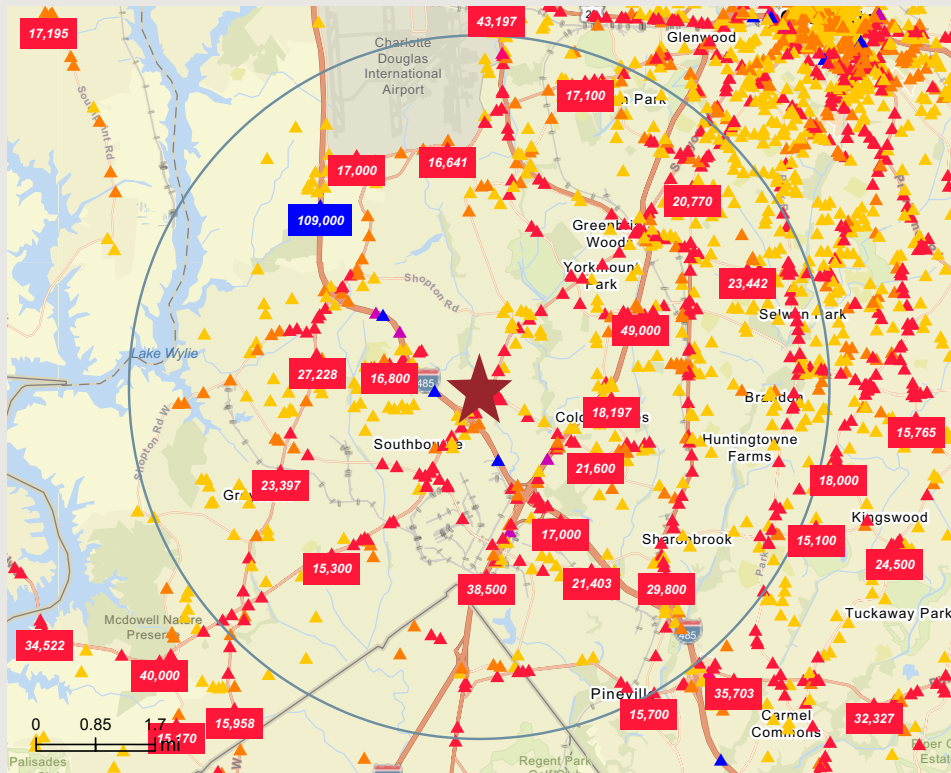
VIRTUAL TOUR



INTERIOR PHOTOS



TRAFFIC COUNT

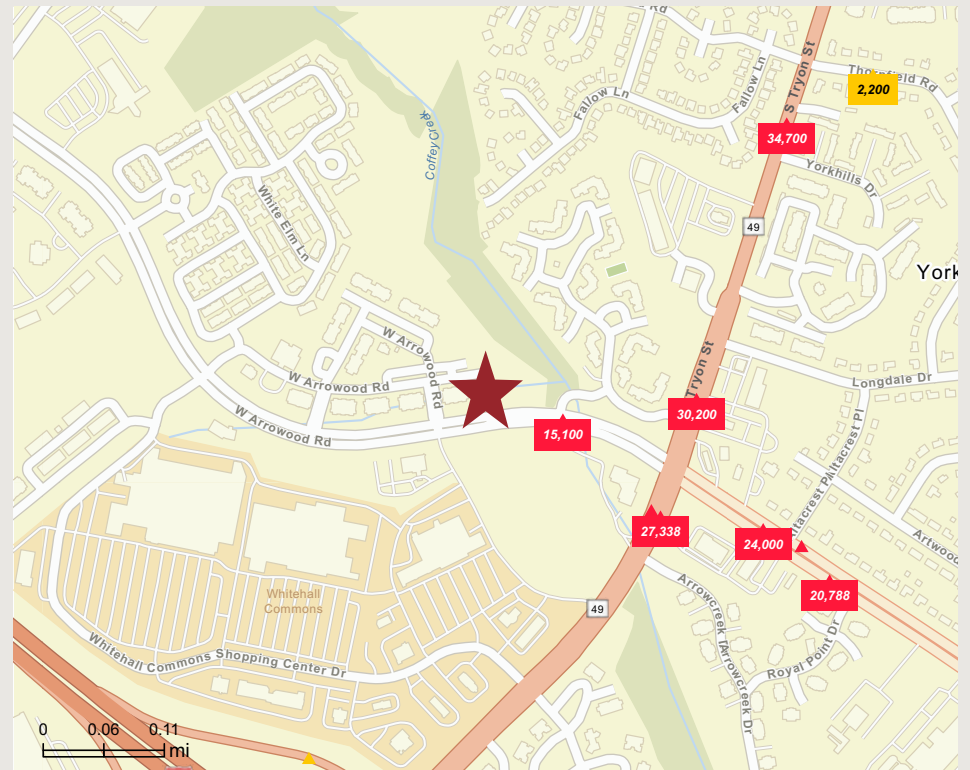


2025 AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001-100,000
- ▲ More than 100,000 per day

2025 AVERAGE DAILY TRAFFIC VOLUME - CLOSE UP

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001-100,000
- ▲ More than 100,000 per day



AERIAL MAP



1. SUBJECT PROPERTY: 2540 Arrowood Rd
2. Dr. Stacy Levinson, OD
3. Dr. Pamela Gibson, MD - Family practice physician
4. Dual Image Orthodontics
5. Marti L Cherry DDS, PA
6. All Kids Pediatric Dentistry
7. MidCarolina Pediatrics, PA
8. Publix Super Market at Whitehall Commons
9. Lowe's Home Improvement
10. Walmart Supercenter
11. Whitehall Commons Shopping Center
12. Ayrslley Grand Cinema
13. Steele Creek YMCA
14. Dentistry of the Carolinas - Steele Creek
15. Food Lion

