



4805 Park Road

Charlotte, North Carolina 28209

Site



Available for Lease (Option to Purchase)

+/- 2,380 SF Office/Medical Space in Montford

Property Overview

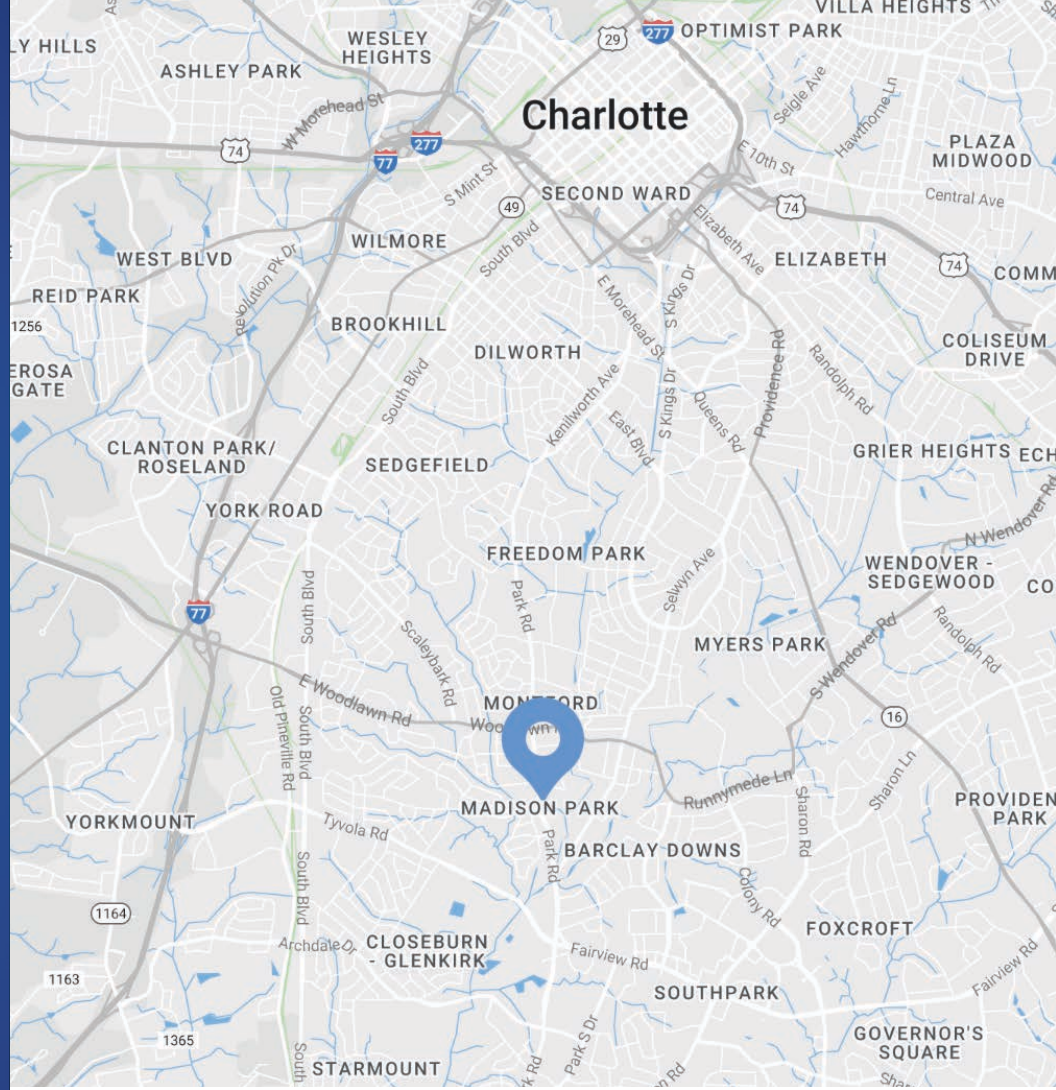
4805 Park Road

Available for Lease (with Option to Purchase)

Great opportunity in desirable Montford Park, near Park Road Shopping Center and SouthPark. This space is perfect for a user seeking general Office, Wellness or Medical space (it was formerly a well known Chiropractic/Physical Therapy office). This site provides a fantastic signage opportunity on Park Road (a high traffic area) in addition to ample parking. Located in the same building as McAlister's Deli, this zip code, per the Chamber of Commerce, is one of the fastest growing and top ranking in income per household.

Property Details

Address	4805 Park Road Suite 225 Charlotte, NC 28209
Availability	+/- 2,380 SF Available for Lease (with Option to Purchase)
Zoning	NS Charlotte Future 2040 Policy Community Activity Center
Parcel	17514361
Use	Office or Medical
Traffic Counts	Park Rd 28,500 VPD Woodlawn Rd 26,000 VPD
Lease Rate	Call for Pricing



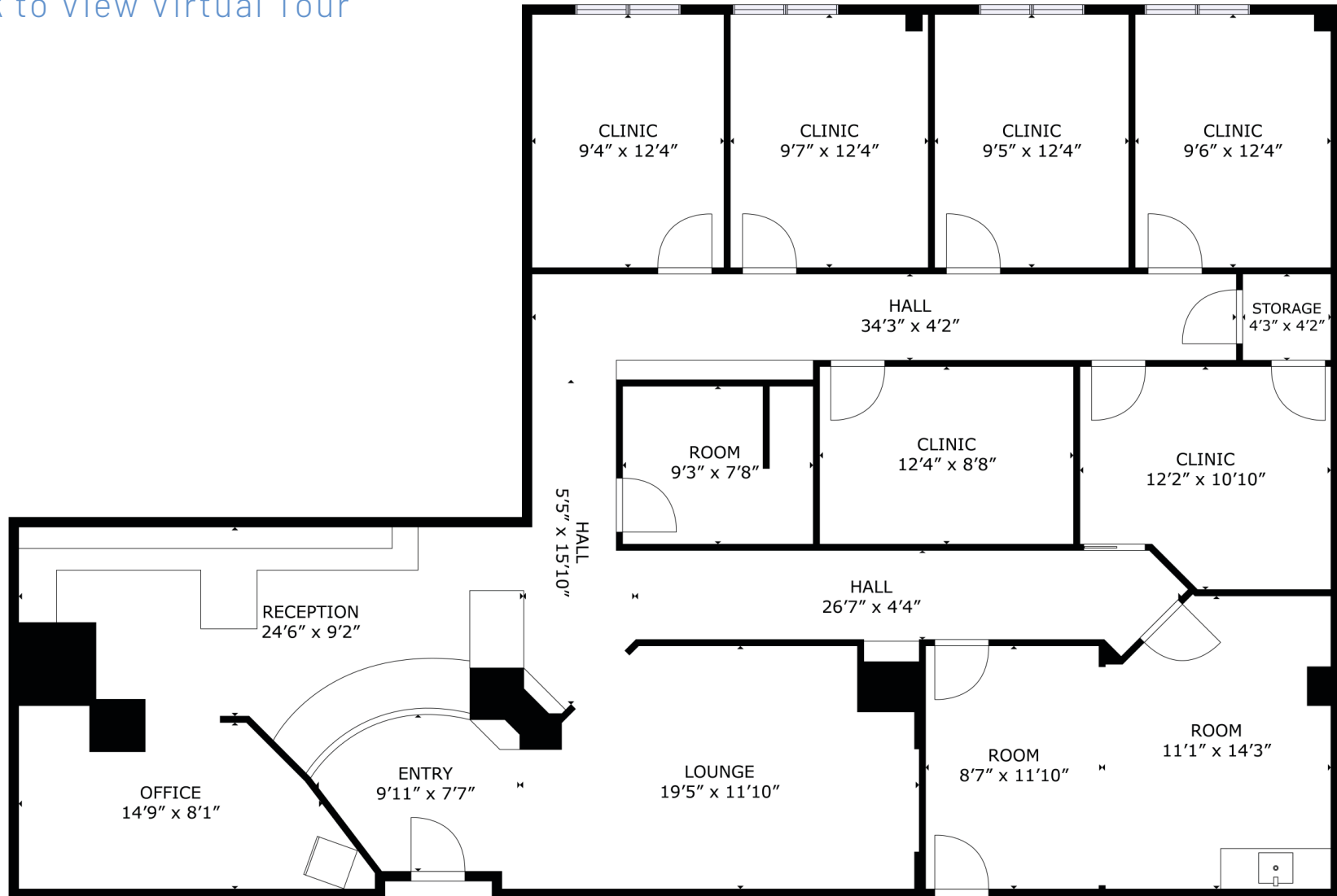
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	12,027	107,922	265,938
Avg. Household Income	\$135,914	\$156,122	\$137,914
Median Household Income	\$97,046	\$99,515	\$87,552
Households	6,445	49,445	125,134
Daytime Employees	12,027	106,962	270,240

Available

Suite 225

[Click to View Virtual Tour](#)



Interior Photos



Interior Photos



Market Overview





Site

1515
MONTFORD PARK

**New Construction
+/- 12,607 SF Office**

Uptown

EMERSON
AT MONTFORD PARK

337 MultiFamily Units

CIELO

205 MultiFamily Units

Contact for Details

Rusty Gibbs

(704) 373-9797

rusty@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.