



**OFFICE/RETAIL SPACE | FOR LEASE**

**119 CHEROKEE ROAD | CHARLOTTE**

Hard to find Office/Retail building in the heart of Eastover. Updated in 2020 for a Model Home, this property provides private offices, conference area, breakroom and excellent visibility in one of Charlotte's most sought after neighborhoods.

**ZACH DANIEL, CCIM**  
c 704 560 1192  
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## PROPERTY INFORMATION

**SF**  
1,366 SF\*

**ACREAGE**  
0.228\*

**PID**  
155-033-14

**ZONED**  
NS

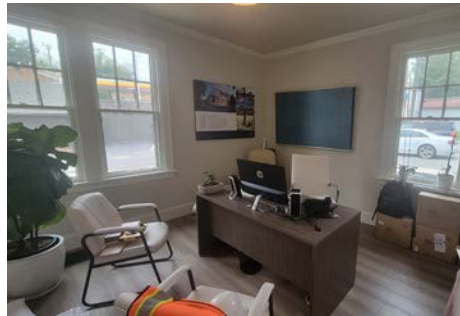
### FEATURES

- Freestanding building updated in 2020
- Private offices, conference area, breakroom
- Excellent visibility in one of Charlotte's most sought after neighborhoods
- Ideal for office, showroom or neighborhood services
- Surface parking behind building

### LEASE RATE

\$38.00/SF (NNN)

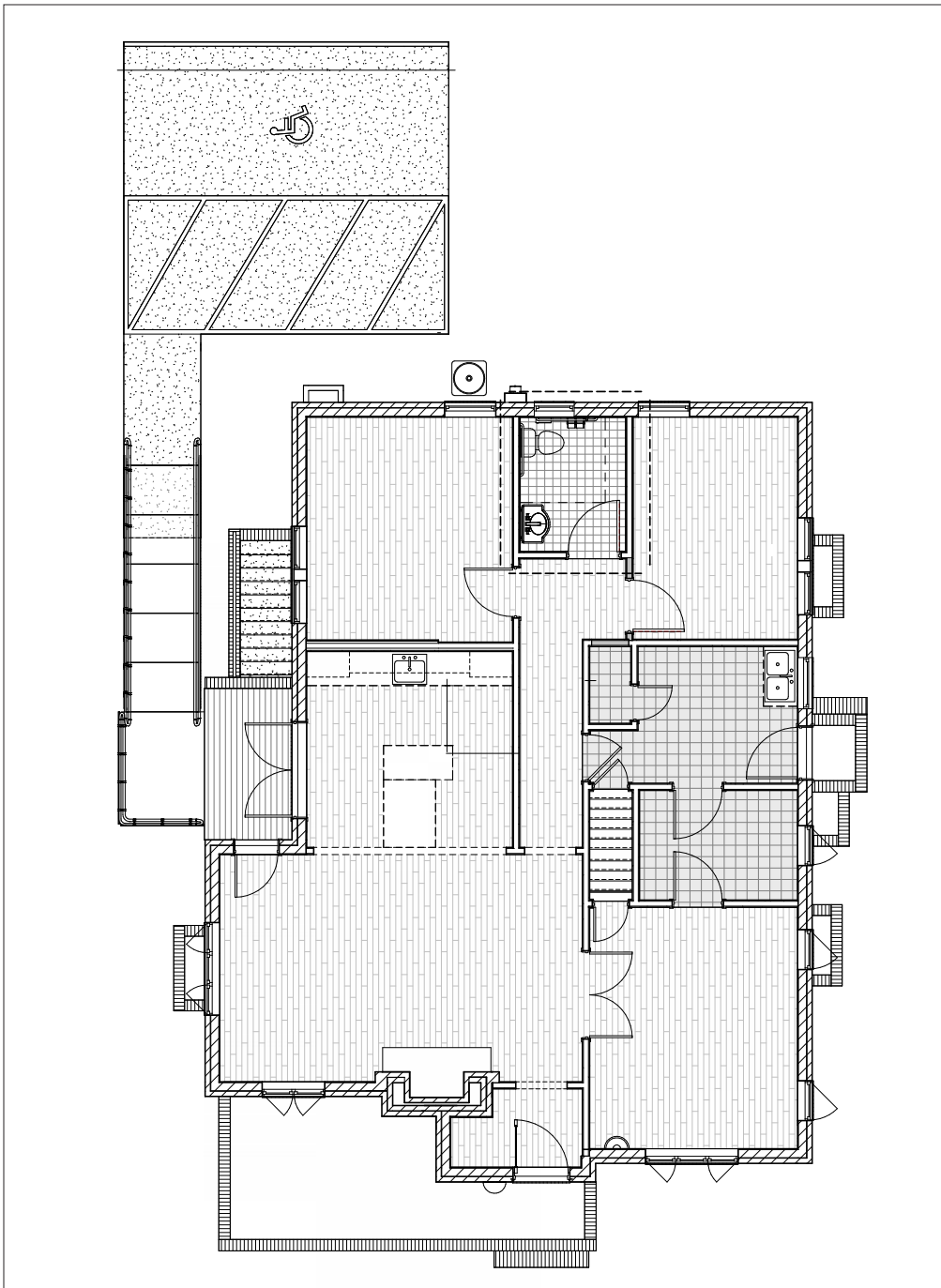
Available 1st Quarter 2023



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MECA Commercial Real Estate  
2216 Monument Street  
Charlotte, NC 28208  
704 971 2000

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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