

FOR LEASE
3400 Latrobe Dr
Charlotte, NC 28211

Summary



ESP COMMERCIAL REALTY

Honesty, Integrity & Customer Satisfaction

Office and Warehouse for Lease

- 3481 SF Office
- 1696 SF Warehouse
- 1988 SF Office or Warehouse
- 7165 Total SF
- Fiber Optic Cable Available
- LED Lighting Throughout
- External Security Cameras and Lighting
- Entire Space Newly Renovated
- Office and Small Bathroom in Warehouse
- Dedicated Men's & Women's Bathrooms in Office space
- 1 Drive-in Bay in Warehouse
- 19'5" Ceiling Height in Warehouse
- Ample Parking for Tenants



Rik Kiszely | 919.818.0074 | rik@espcr.com

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Floor Plan

Office

Office or Warehouse

Warehouse



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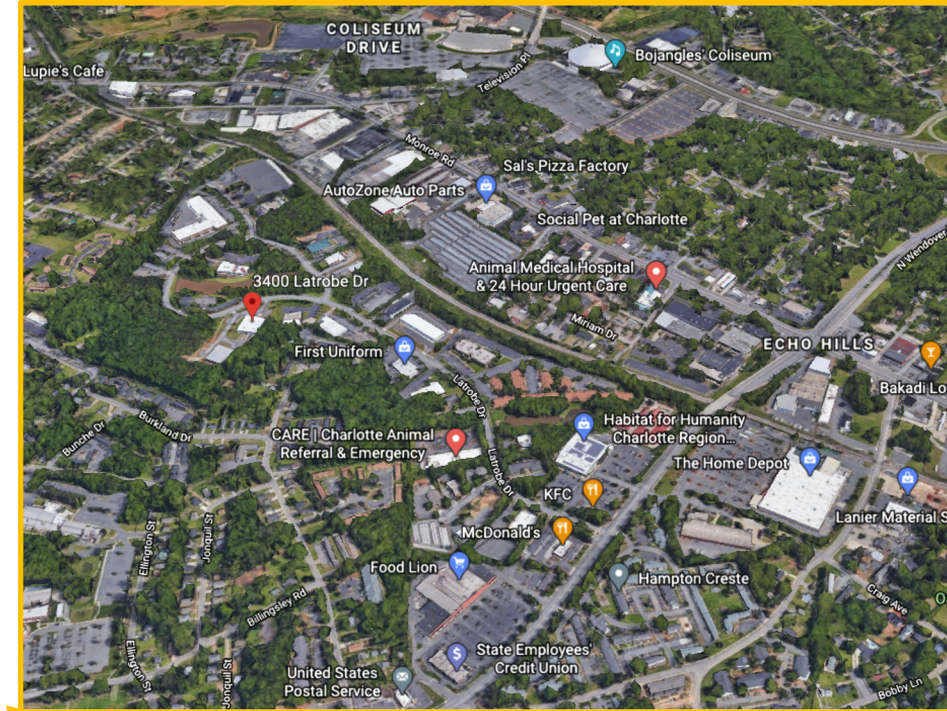
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Location



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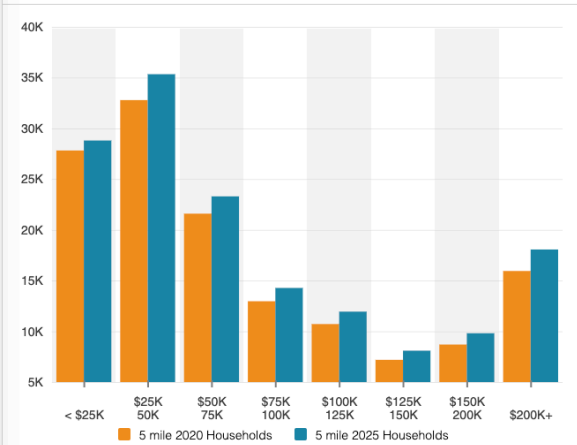
Demographics



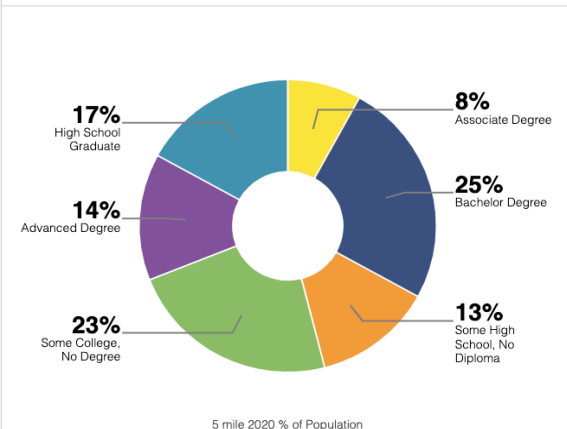
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Household Income



Educational Attainment



Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	45,081	5,442	8	216,904	21,224	10	427,454	39,206	11
Trade Transportation & Utilities	4,424	461	10	31,930	2,412	13	92,368	5,944	16
Information	646	66	10	6,759	387	17	21,621	761	28
Financial Activities	2,775	529	5	22,447	3,040	7	42,052	5,843	7
Professional & Business Services	3,641	616	6	34,468	3,646	9	61,085	6,654	9
Education & Health Services	26,236	3,001	9	72,148	7,817	9	111,365	12,121	9
Leisure & Hospitality	3,293	267	12	26,604	1,524	17	58,960	3,217	18
Other Services	2,728	474	6	13,823	2,164	6	27,287	4,310	6
Public Administration	1,338	28	48	8,725	234	37	12,716	356	36
Goods-Producing Industries	4,249	323	13	20,793	1,714	12	55,837	4,283	13
Natural Resources & Mining	13	4	3	81	23	4	264	57	5
Construction	1,515	248	6	10,389	1,228	8	25,856	3,005	9
Manufacturing	2,721	71	38	10,323	463	22	29,717	1,221	24
Total	49,330	5,765	9	237,697	22,938	10	483,291	43,489	11

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