



8945 Covedale Drive

Charlotte, North Carolina 28270



Covedale Dr

Available for Lease

+/- 9,971 SF Auto Body / Flex Industrial

Property Overview

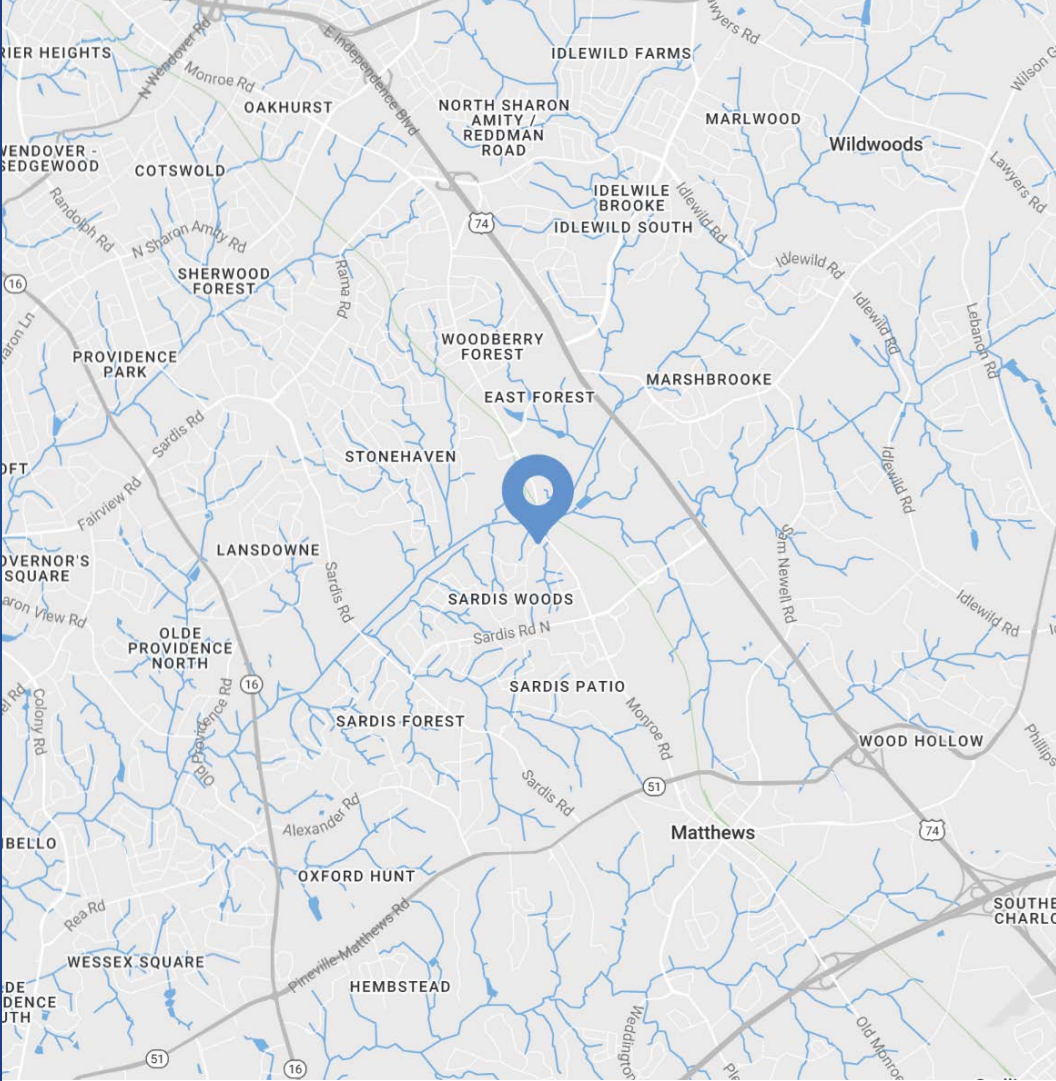
8945 Covedale Drive

Available for Lease

Opportunity to lease a turnkey auto body space just off Monroe Rd. This +/- 9,971 SF freestanding building features six drive-in bays with 16-ft clear height, a paint booth and mixing room, air compressor lines, three-phase power, office space, and a fenced parking area. The property is located directly off Covedale Dr with convenient access to Monroe Rd, providing good accessibility to a highly trafficked corridor.

Property Details

Address	8945 Covedale Dr Charlotte, NC 28270
Availability	+/- 9,971 SF Available for Lease
Use	Auto Body/Flex Industrial
Parking	15 Spaces + Fenced Parking Area
Zoning	ML-1
Power	3-Phase Power
Traffic Counts	Monroe Rd 24,500 VPD
Lease Rate	Call for Leasing Details



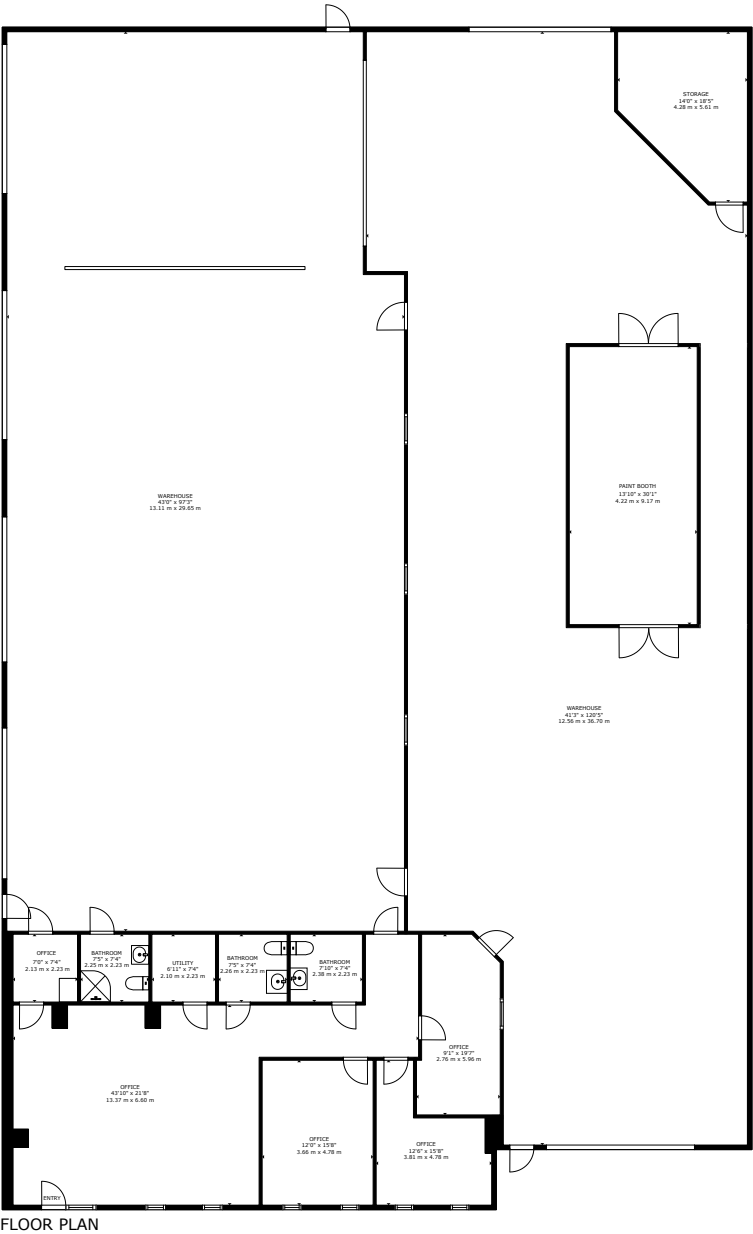
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	9,875	80,100	220,024
Avg. Household Income	\$87,093	\$131,540	\$152,140
Median Household Income	\$60,797	\$91,448	\$99,748
Households	4,924	33,409	88,751
Daytime Employees	7,409	36,094	90,811

Available

+/- 9,971 SF

 Virtual Tour



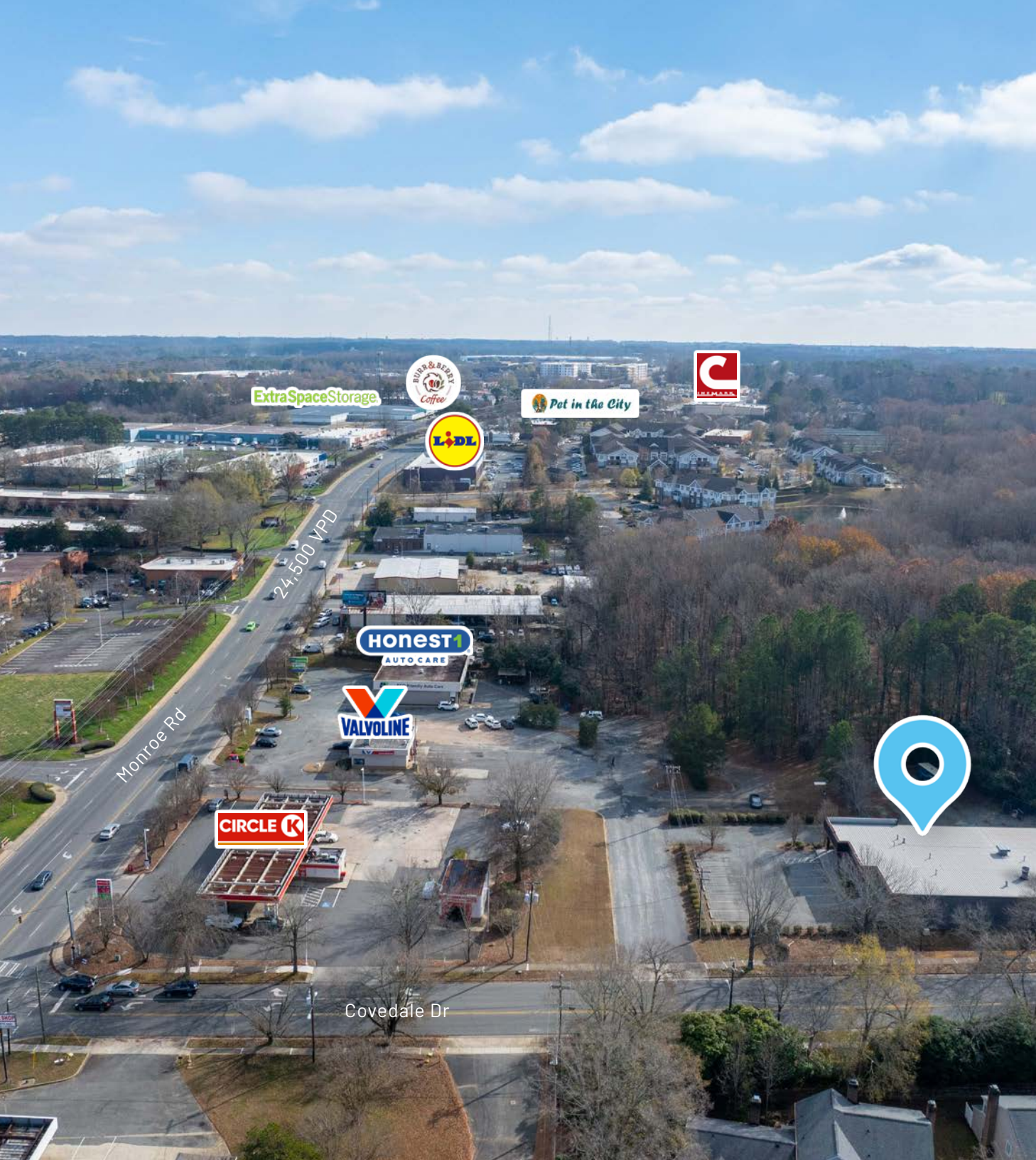


Fenced Outdoor Area
Approx. 12,000 SF

Interior Photos







Contact for Details

Taylor Barnes

(704) 274-1224

taylor@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.