

3415 Westinghouse Blvd

CHARLOTTE, NC 28273

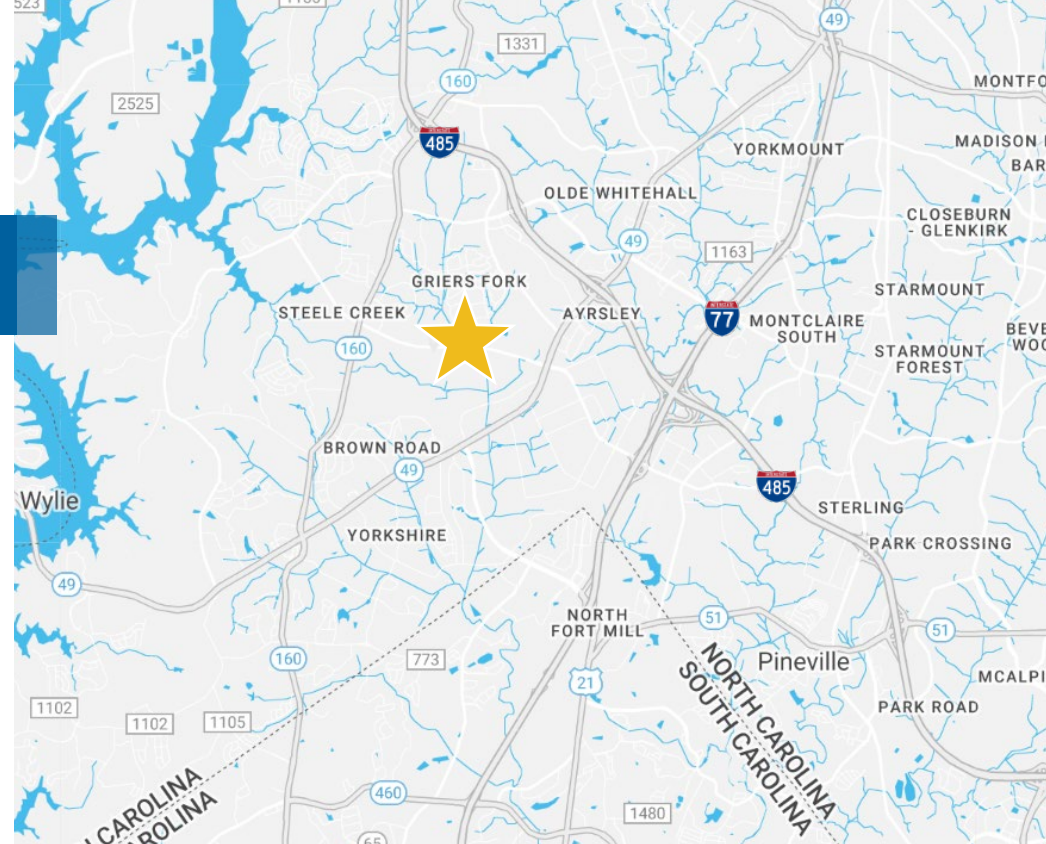


Available for Lease
+/- 1,200 SF Building on +/- 6.2 AC

Property Highlights

Front loading Flex space available at Goodrich on Westinghouse in the quickly growing Southwest area of Charlotte, NC. Well located between Ayrsley, Lowes at Whitehall, Charlotte Premium Outlets, Rivergate Shopping Center and the future 1,400 acre River District.

Address	3415 Westinghouse Blvd, Suite 6 Charlotte, NC 28273
Availability	Available for Lease
Asset Class	Office/Flex
Square Footage	+/- 1,200 SF Available For Lease +/- 30,000 SF Total Building Size
Acreage	+/- 6.2 AC
Zoning	I-2
Parking	Ample parking: 12+ Cars/Suite 10x10
Doors	Automatic Drive-in Door
Year Built	1970
Renovated	2008
Lighting	LED throughout and ceiling fans
TICAM	\$2.10 psf/\$210.00 per month
Lease Rate	\$16.33 psf/NNN (\$1,633 per month)
Available	December 1, 2025
Additional Information	Open office with (1) Private office (1) bathroom Fully Conditioned Fenced, Gated and Lighted lot



Demographics



5,457 Population - 1 mile
61,775 Population - 3 mile



\$84,983 Average Household Income - 1 mile
\$105,384 Average Household Income - 3 mile



2,190 Households - 1 mile
24,995 Households - 3 miles



6,905 Employees - 1 mile
57,790 Employees - 3 mile

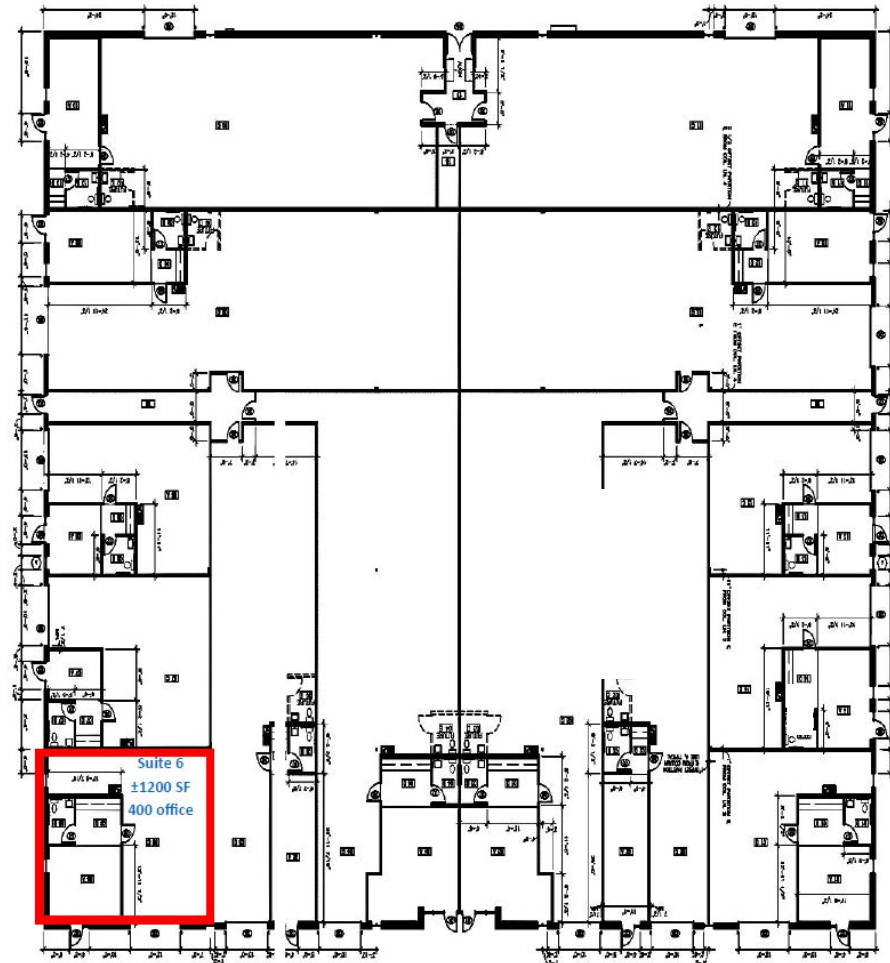


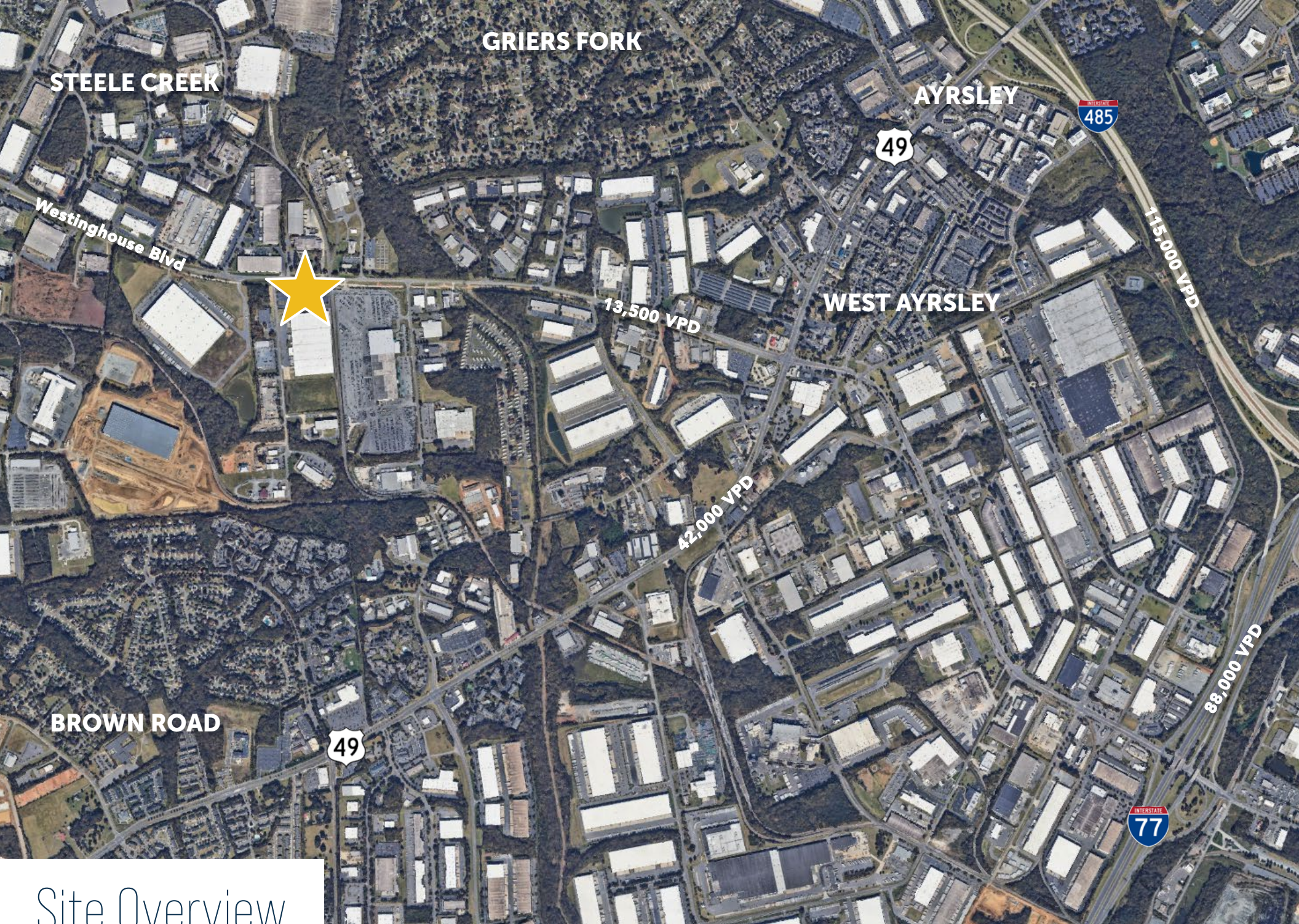
Property Photos

Floor Plan

Total Floor Plan
+/- 30,000 SF

Total Available
Suite 6
+/- 1,200 SF





Site Overview

GOODRICH DR

SITE

13,500 VPD

WESTINGHOUSE BLVD

Contact for Details:

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