



CHARLOTTE, NC 28269

7215 SMITH CORNERS BLVD

36,735± SF FREESTANDING BUILDING ON 3.09± ACRES AVAILABLE FOR SALE OR LEASE

PROPERTY INFORMATION

- Prime, highly visible location boasting extensive frontage along I-77, directly across from Northlake Mall.
- The property was constructed in 2003 and features high-quality interior finishes throughout.
- Features high ceilings and a large skylight flood the space with abundant natural light.
- Situated on 3.09 acres with ample shared parking
- The property offers immediate access to I-485, W.W.T. Harris and I-77 providing regional connectivity and convenience.
- **Tax Parcel:** 025-092-32
- **Dock Doors:** 2
- **Building SF:** 36,735
- **Lot Size:** +/- 3.08 Acres
- **Frontage:** 260' on I-77 Hwy | 273' on Smith Corners Blvd
- **Parking:** 2.18/1,000 SF (80 Surface Parking Spaces)
- **Zoning:** I-1
- **Sale Price:** \$8,000,000
- **Lease Price:** \$18.50/per SF NNN



36,735 SF ON 3.08 AC FOR SALE/LEASE

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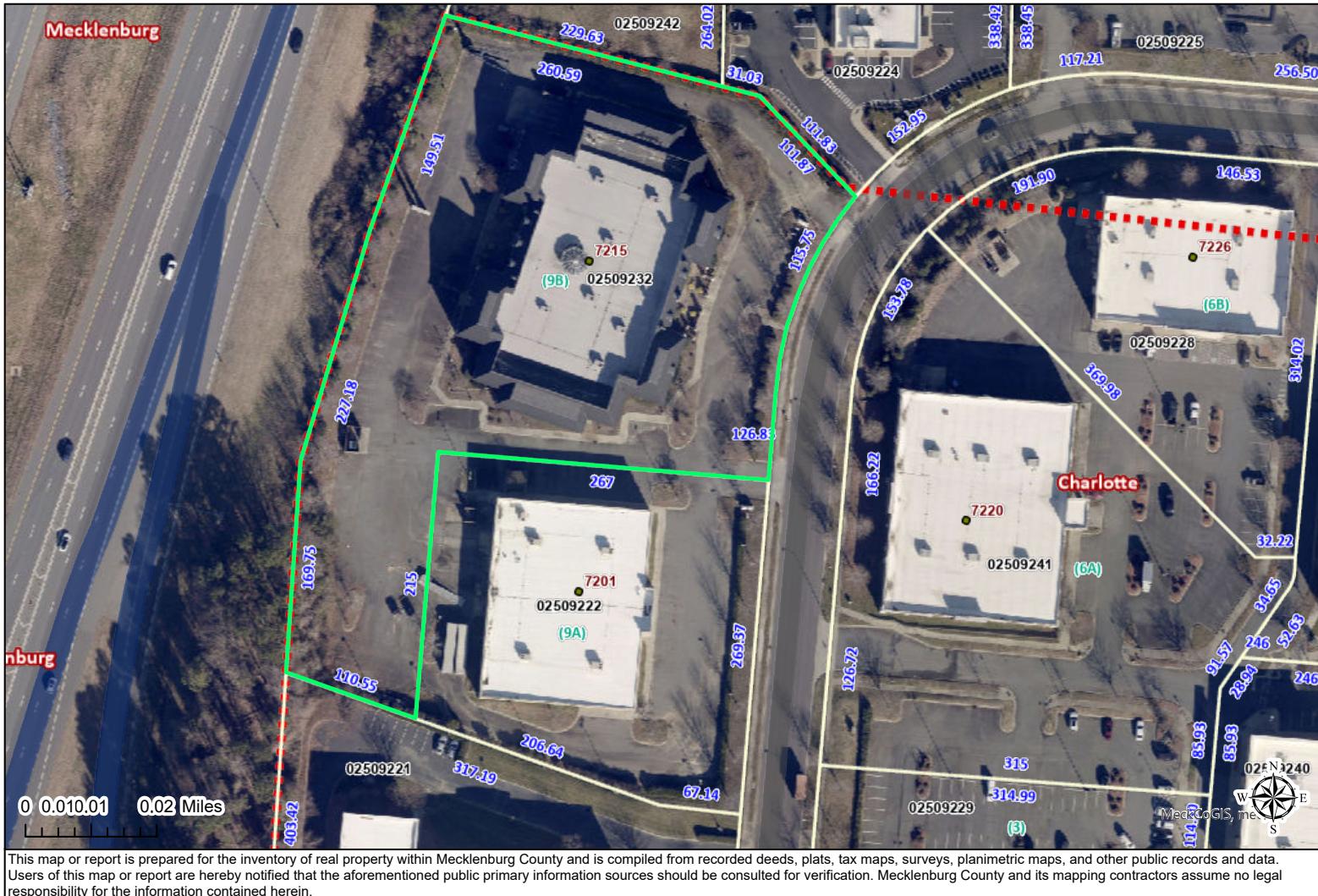
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Polaris Map – Mecklenburg County, North Carolina

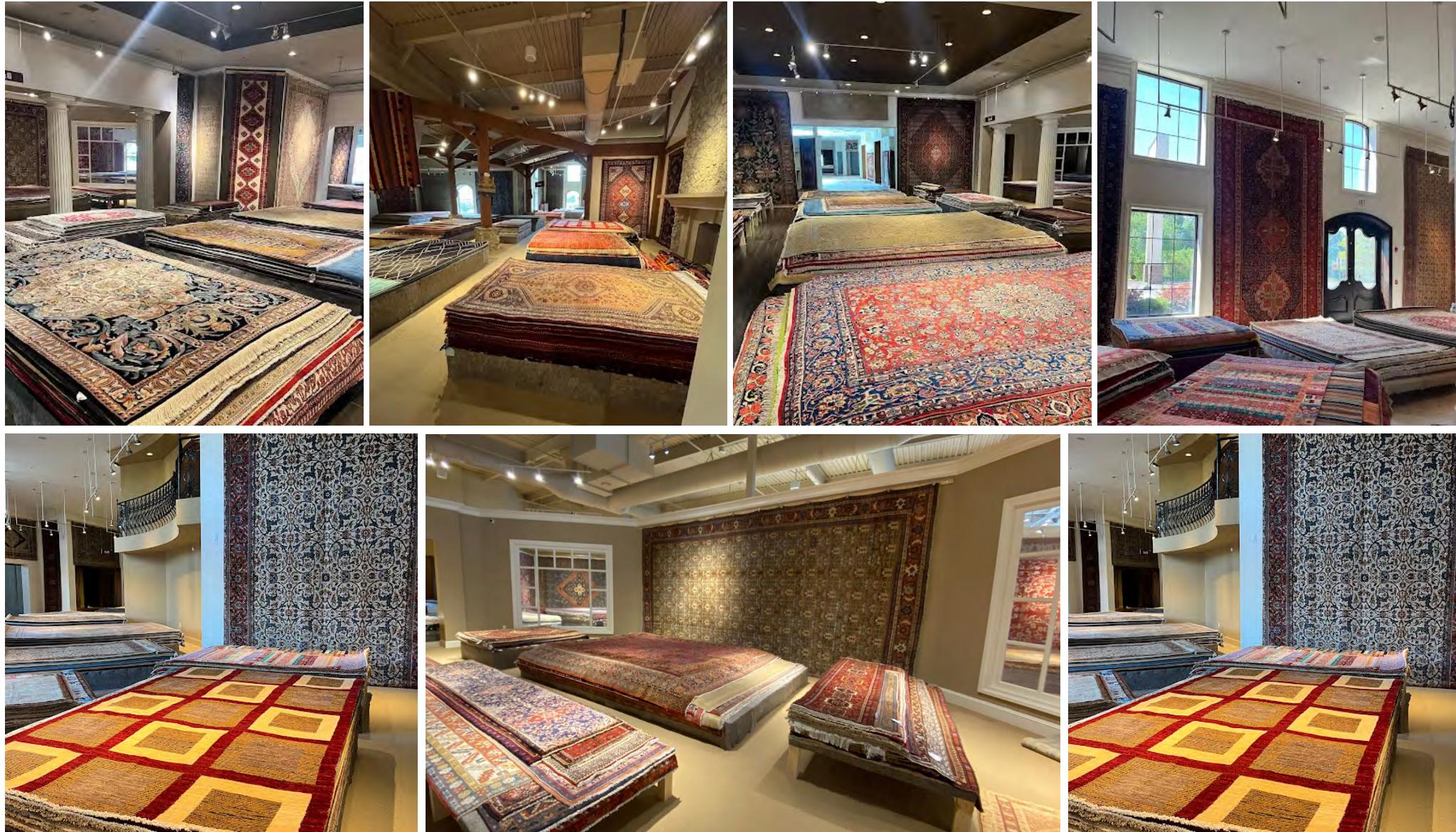
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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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RETAIL MAP

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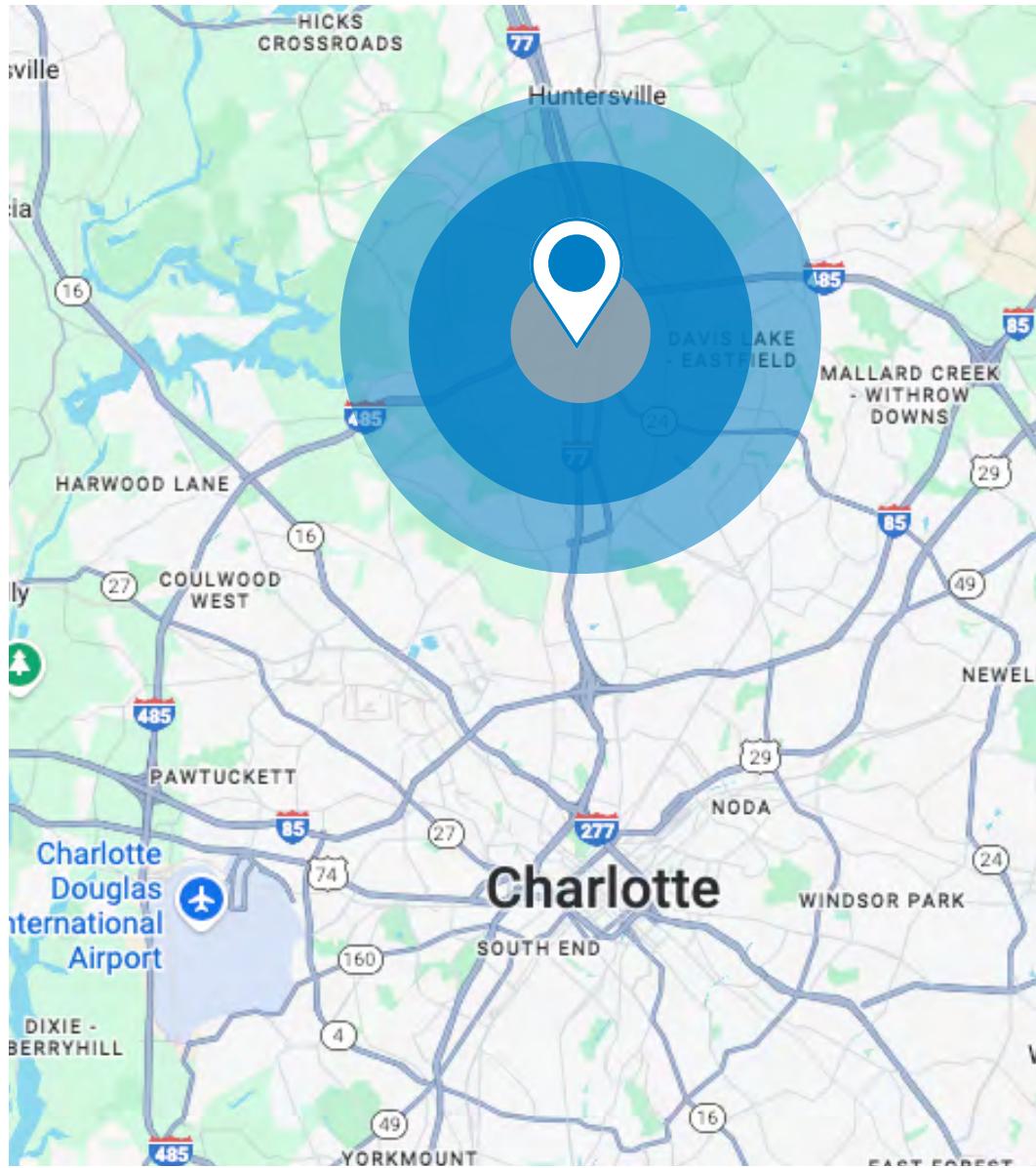
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AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,148	47,642	142,949
Median Age	31.4	34.8	36.3
Avg Household Income	\$86,764	\$88,620	\$92,23
Median Home Value	\$213,559	\$260,766	\$270,636
Employees	9,473	25,881	63,728
Businesses	853	1,985	6,190



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