

8415

PINEVILLE-MATTHEWS RD

**±3,070 SF - 6,188 SF Office Building
Available for Sale or Lease**

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Office building available for sale or lease

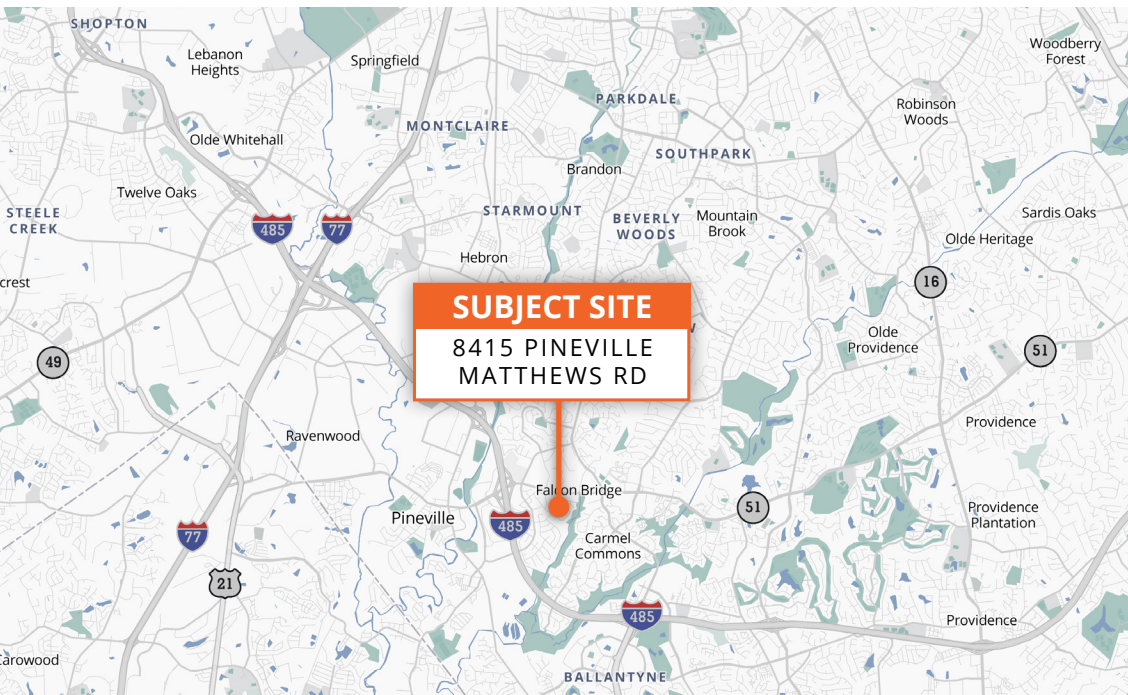
8415 PINEVILLE-MATTHEWS RD | CHARLOTTE, NC 28226

Property Overview

Avison Young is pleased to offer this $\pm 6,188$ sf medical office building located in South Charlotte just minutes from I-485. This ± 1.032 acre site with ± 370 ft of frontage along Pineville-Matthews Rd (Hwy 51) provides great visibility from over 34,000 vehicles per day.

Located just ± 4.0 miles from Ballantyne and ± 6.0 miles from Southpark, this site provides convenient access to a major thoroughfare and connectivity to Charlotte's most vibrant suburban markets.

The entire building is available for sale or lease ($\pm 6,188$ sf) or the bottom floor is available for lease ($\pm 3,070$ sf).



HIGHLIGHTS

- $\pm 3,070$ - 6,188 sf available for lease or purchase
- Redevelopment / owner-user opportunity
- Two (2) story building
- Over 34,000 vehicles per day on Pineville-Matthews Rd (Hwy 51)

$\pm 6,188$ SF
building size

± 1.032 AC
site area

± 370 FT
road frontage

O-6 (CD)
site zoning

Office building available for sale or lease

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Property Aerial



This property boasts ±370 feet of frontage along Pineville-Matthews Rd



BUILDING SPECIFICATIONS

Address:	8415 Pineville-Matthews Rd Charlotte, NC 28226
Available SF:	± 3,070 - ± 6,188 sf
Property Type:	Existing Office / Medical Office / Land
Parcel ID:	22122174
Acreage:	±1.032 ac
Frontage:	±370 ft
Stories:	Two (2) Story Building
Zoning:	O-6 (CD)
County:	Mecklenburg
Year Built:	1991
Status:	Redevelopment / Owner-User Opportunity
PRICE / LEASE RATE:	<i>Please Call for Pricing</i>

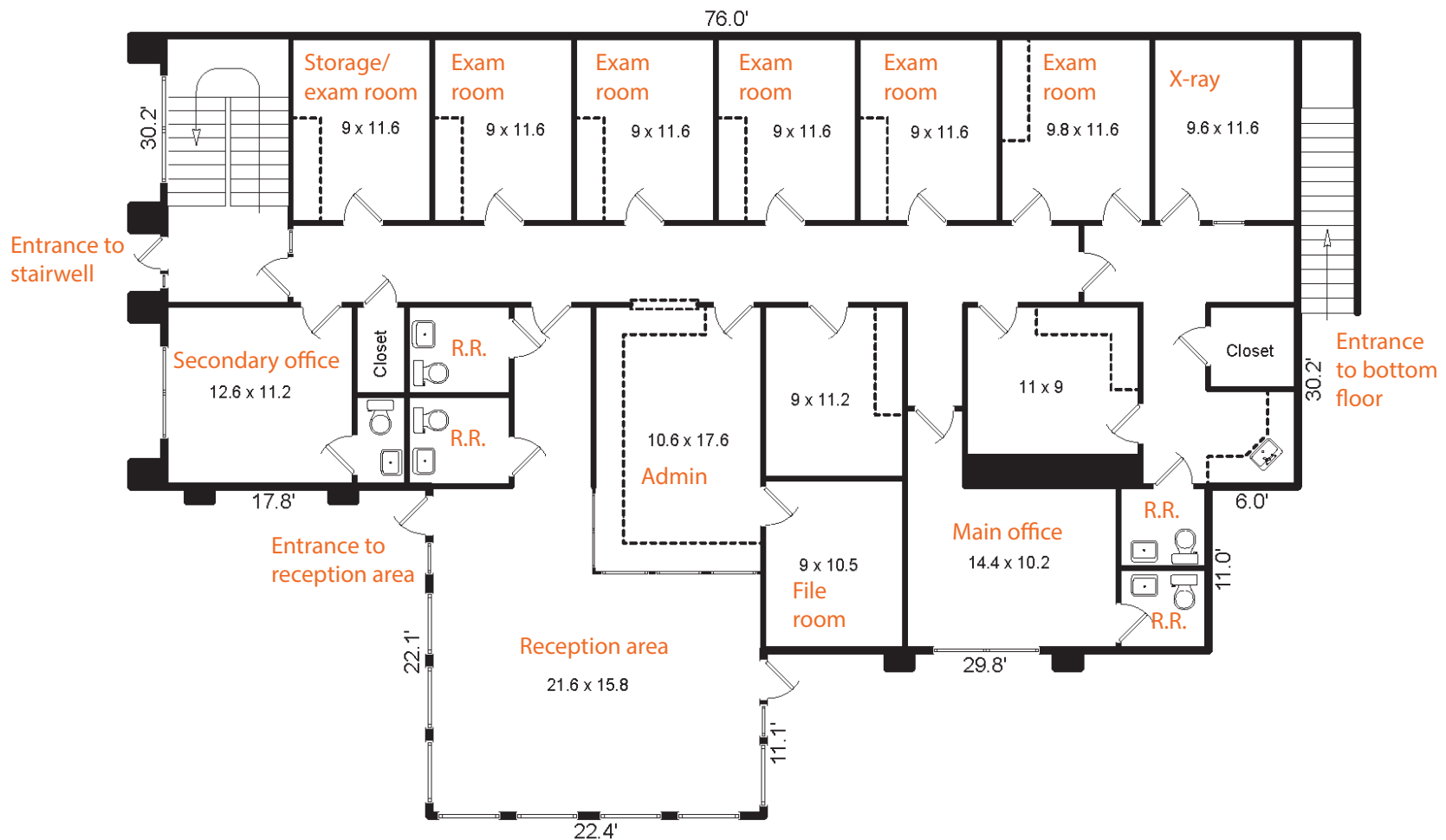


Office building available for sale or lease

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Floor Plan

Top Floor

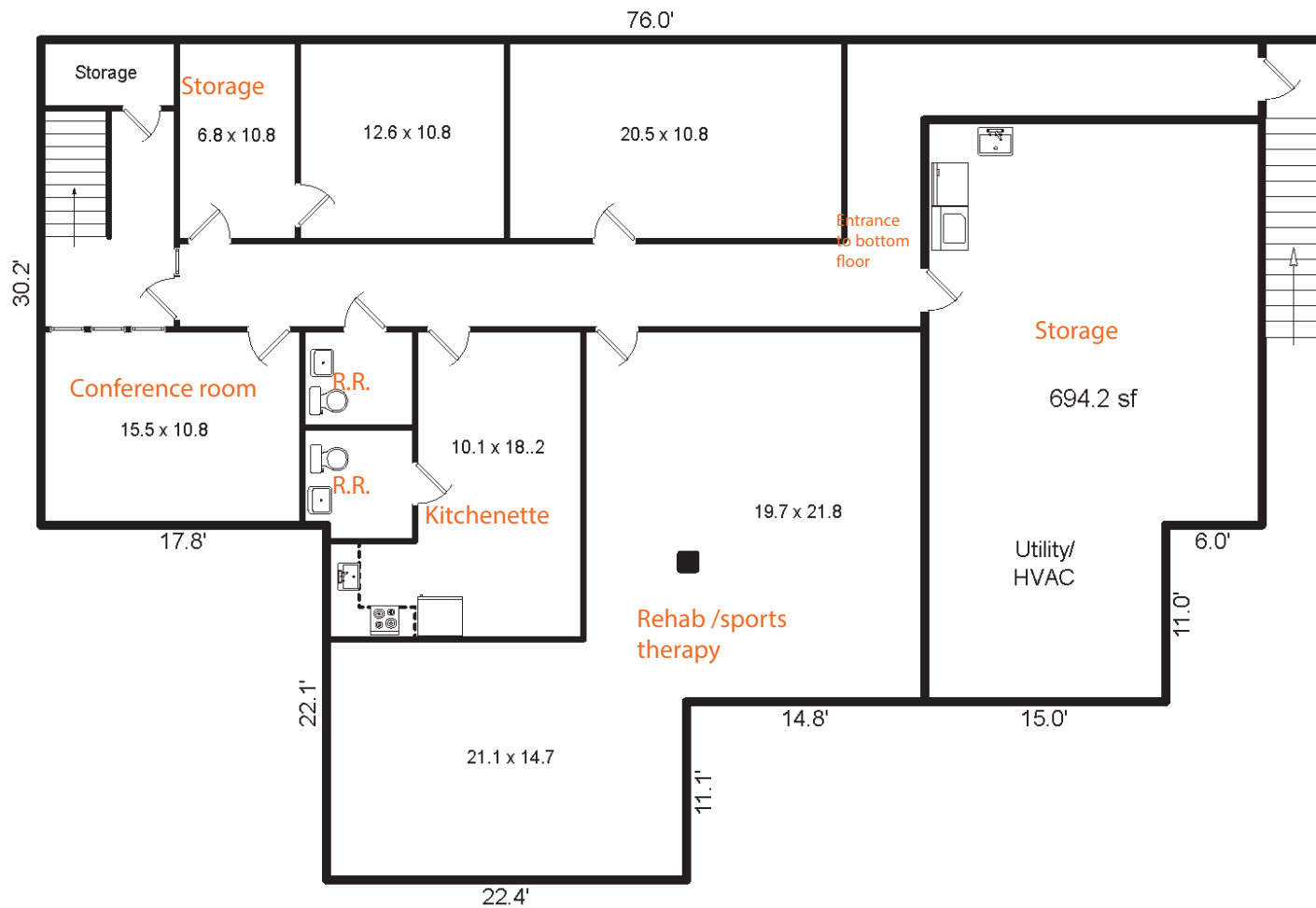


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Floor Plan

Bottom Floor



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Interior Images



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Area Overview



77 ± 4.6
MILES

485 ± 1.25
MILES

85 ± 14.7
MILES

± 15.7
MILES

**If you would like
more information
on this offering
please get in touch.**

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Visit us online

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