



RAM

RHYNE ALEXANDER MATTOX
REALTY CO., INC.

COMMERCIAL REAL ESTATE SOLUTIONS

DWAYNE ALEXANDER



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8420 Fallsdale Drive
Charlotte, NC 28214



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PROPERTY HIGHLIGHTS

- 5,900 SF available
- Highly visible Freedom Drive location
- Strong street exposure
- Excellent signage opportunity
- Onsite parking
- Easy ingress / egress
- Convenient to I-85 & Wilkinson Boulevard
- Minutes from Charlotte Douglas International Airport
- Ideal for retail, office or service-oriented businesses

PROPERTY OVERVIEW

Freestanding retail/showroom property offering strong street exposure, convenient access to I-85 and Wilkinson Boulevard, onsite parking, and excellent building and pylon signage potential. Well suited for retail, office, or service-oriented businesses seeking an established West Charlotte location.

PROPERTY DETAILS

BUILDING SIZE:	5,900 SF
AVAILABLE SF:	5,900 SF
LAND SIZE:	0.46 Acres / 20,038 SF
ZONING:	CG
ASKING RATE:	\$16.00 / SF
BASE RENT:	\$7,867 / Month
LEASE TYPE:	NNN
NNN EXPENSE:	\$1.95 / SF
POSSESSION:	30 Days

LOCATION ADVANTAGE

FREEDOM / WILKINSON

A City of Charlotte Corridor of Opportunity focused on economic development, business support and mobility improvements, with convenient access to I-85, Wilkinson Boulevard and Uptown.