



5317 Marshall Air Dr

Units A/B, Charlotte, NC 28217



Available for Lease
+/- 3,515 SF Industrial Building

Property Overview

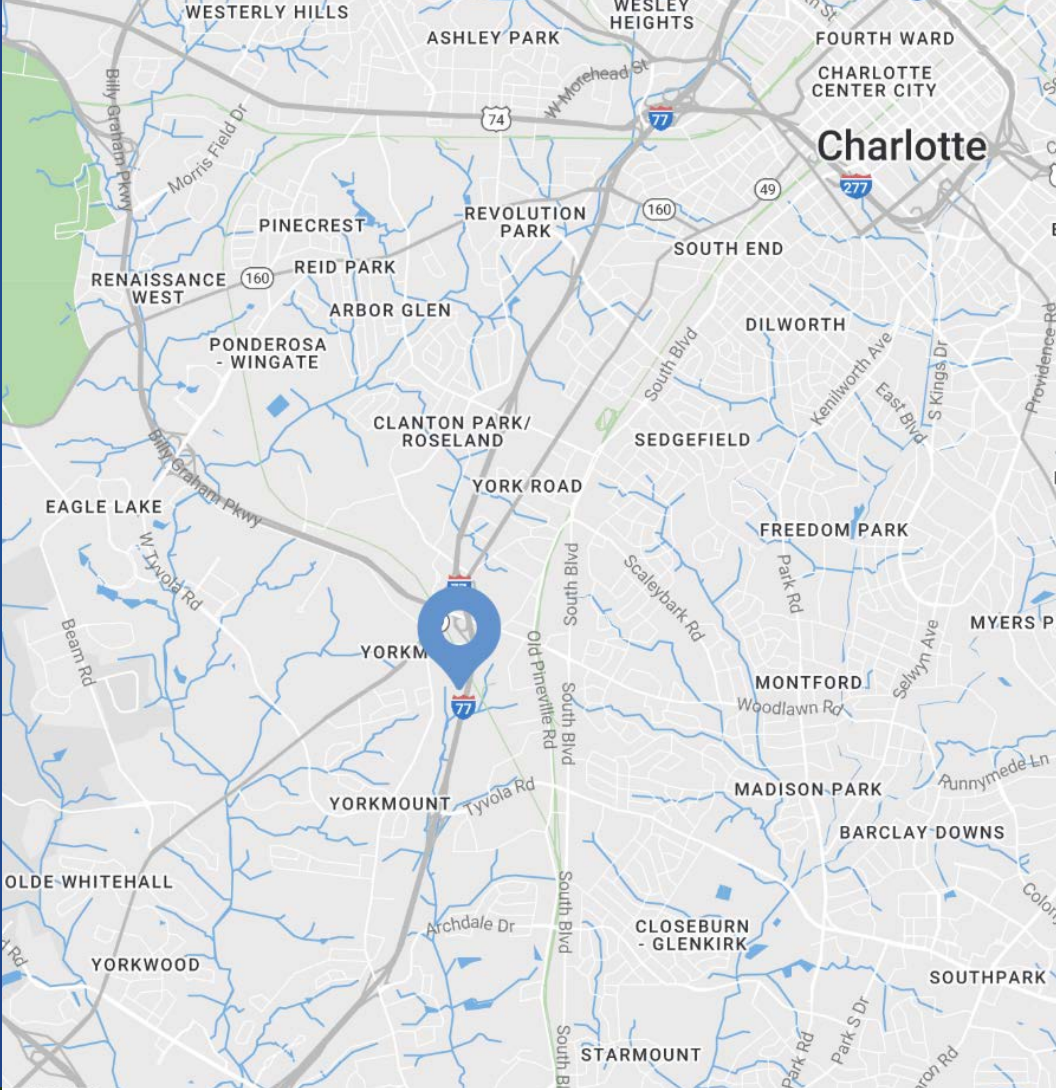
5317 Marshall Air Dr

Available for Lease

Office/Flex space available for lease. Strategically located just minutes from South Boulevard, LoSo, South Tryon Street, and Uptown Charlotte, offering excellent connectivity to major business corridors. Features a 12' x 13.9' drive-in door, 18' clear ceiling height, and column-free warehouse space. Suitable for flex, light manufacturing, or similar uses.

Property Details

| | |
|----------------|---|
| Address | 5317 Marshall Air Drive, Units A/B Charlotte, NC, 28217 |
| Availability | +/- 3,515 SF Available for Lease |
| Use | Industrial |
| Parcel | 16905106 |
| Zoning | ML-1 |
| Traffic Counts | Nations Ford Rd 6,100 VPD I-77 147,000 VPD |
| Lease Rate | \$16.50/SF |



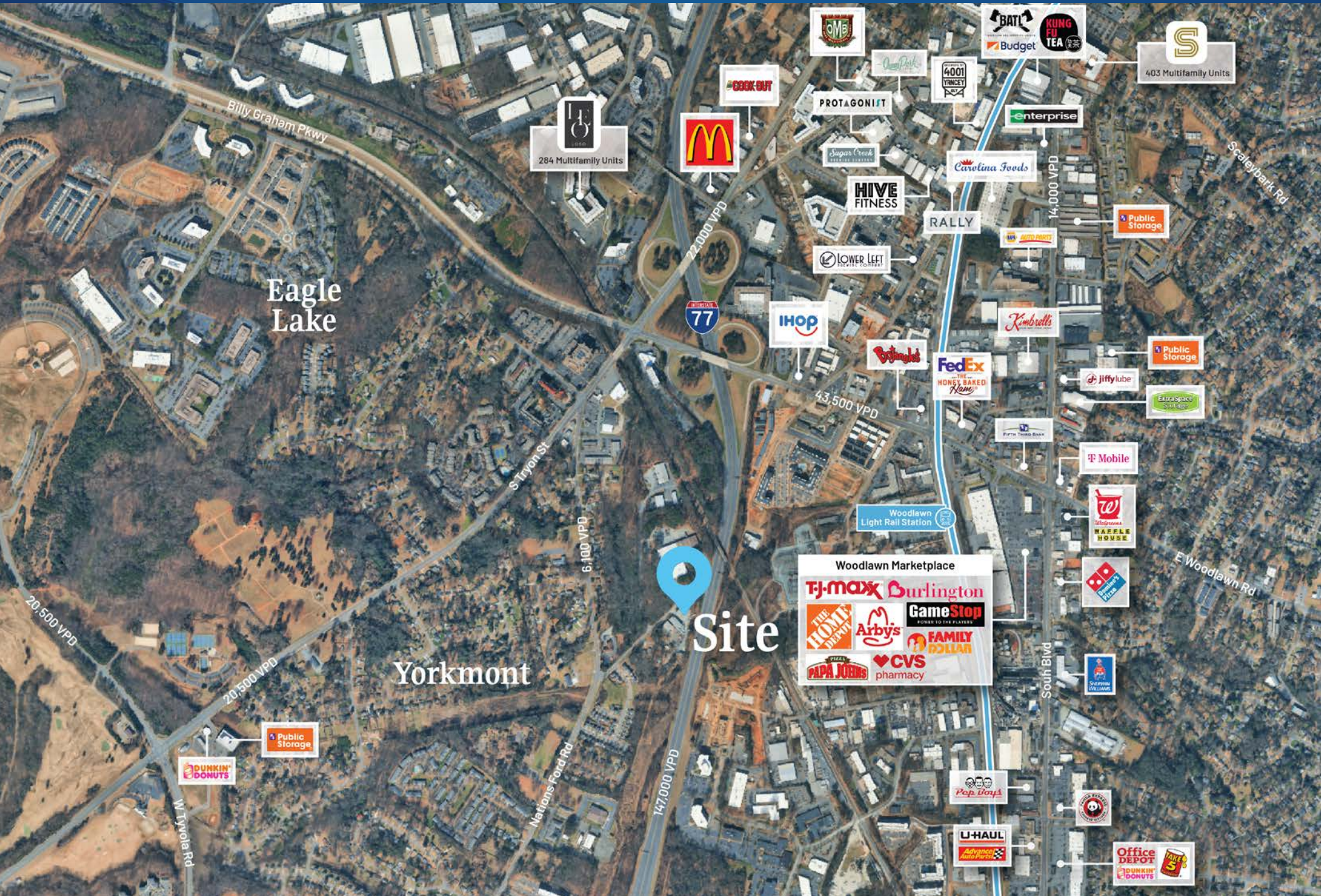
Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|-----------|-----------|
| 2025 Population | 8,195 | 94,645 | 231,102 |
| Avg. Household Income | \$99,269 | \$126,855 | \$150,442 |
| Median Household Income | \$76,688 | \$85,983 | \$95,673 |
| Households | 11,277 | 64,542 | 270,357 |
| Daytime Employees | 5,553 | 18,068 | 44,449 |

Property Photos



Market Overview



LoSo

Site

Marshall Air Dr

77

147,000 VPD

Contact for Details

George Karres

(704) 201-7160

gkarres@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.