

Josh Beaver

The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available
Medical Office Space
For Lease



4930 Central Avenue

Charlotte, NC 28205

ABOUT

+/- 3,500 SF of Medical Office Space available near the intersection of Central Avenue and North Sharon Amity Road. The available space is located on the back side of the medical office. Co-tenant is Royal Dental Associates.



SITE ATTRIBUTES

- +/- 9,000 SF Building
- +/- 3,500 SF Available
- 1.14 Acres
- Zoning: O-1 (CD)
- Parking Ratio: 5 per 1,000
- Separately Metered Utilities
- 24/7 Surveillance
- \$24/SF MG



PHOTOS

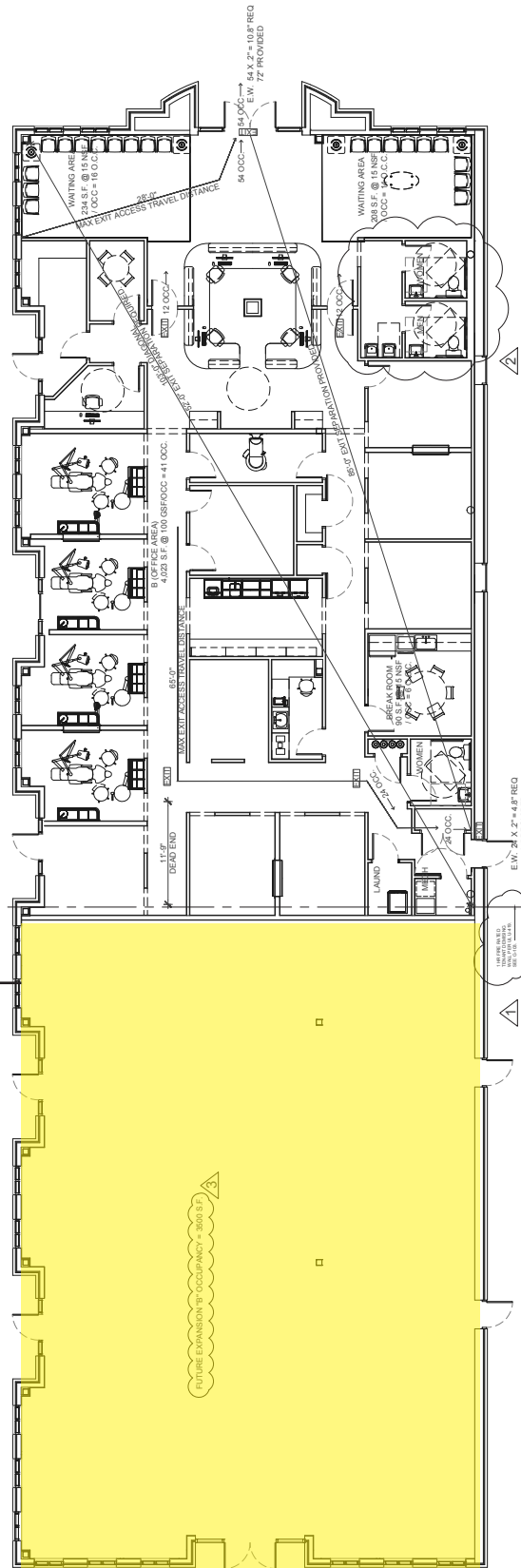


DEMOGRAPHICS

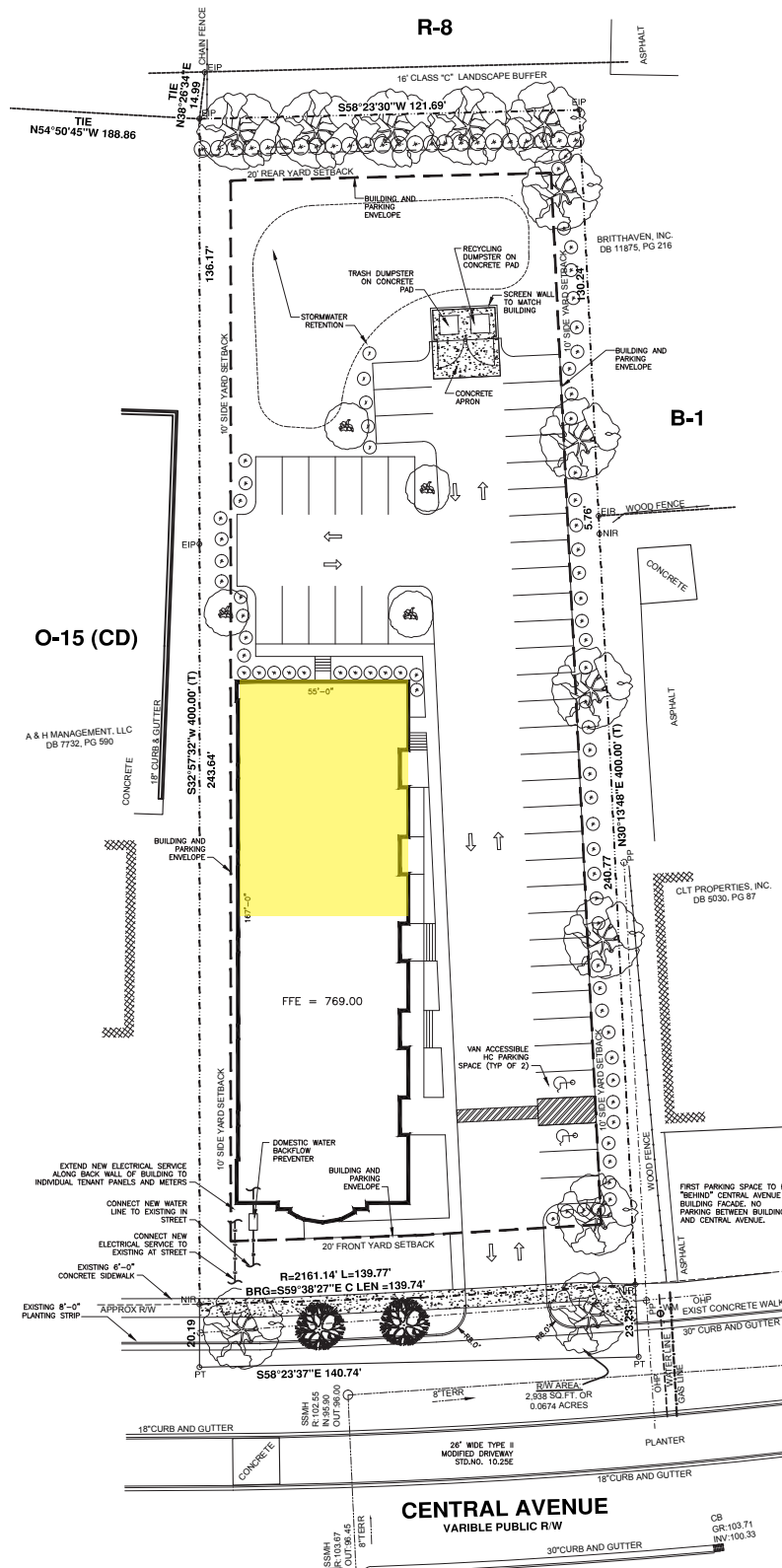
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	11,968	86,522	256,378
Daytime Population	12,330	100,333	318,436
Average Household Income	\$40,852	\$52,252	\$67,865

FLOOR PLAN

Available Space



SITE PLAN



For more information please contact:
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 704.373.9797

