

Josh Beaver
The Nichols Company
704.373.9797 (Office) • 704.373.9798 (Fax)
josh@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd, Charlotte, NC 28207

Available
Office For Lease

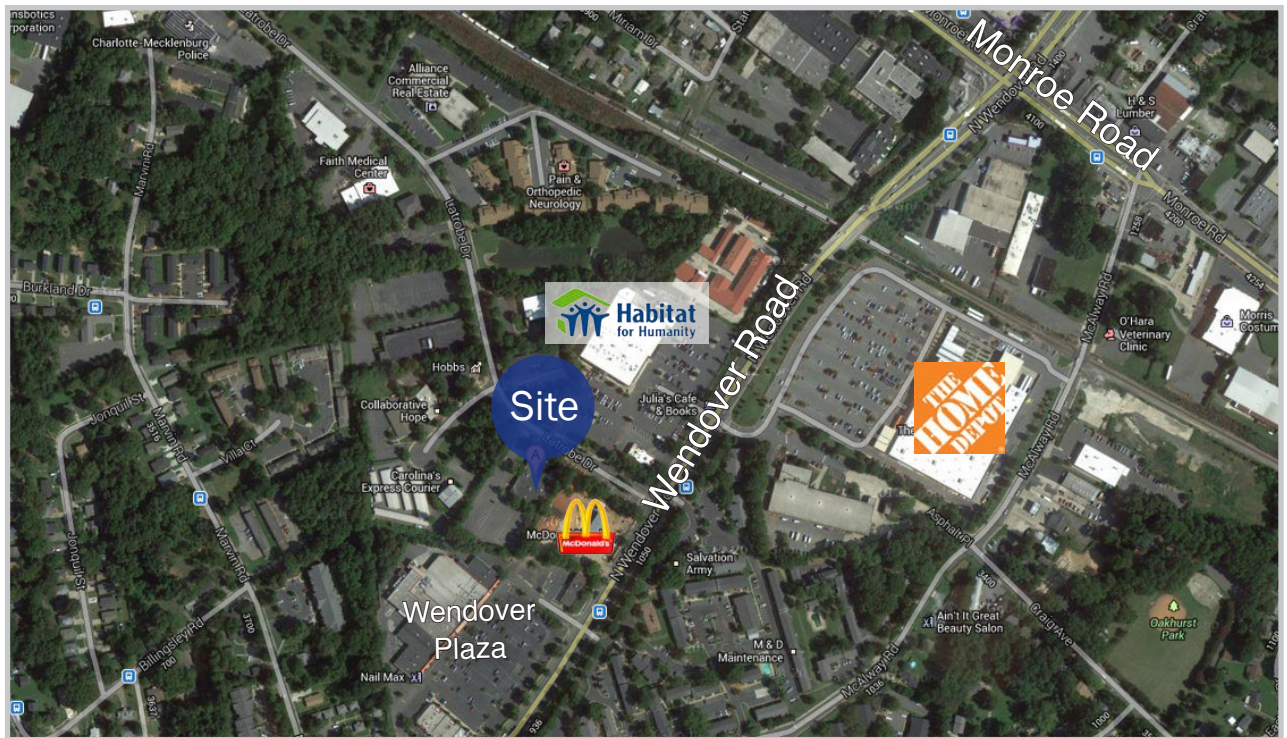
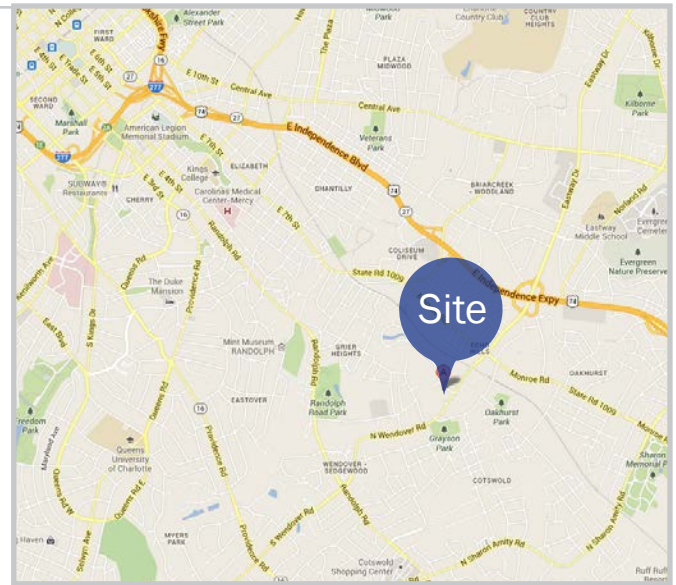


3816 Latrobe Dr

Charlotte, NC 28211

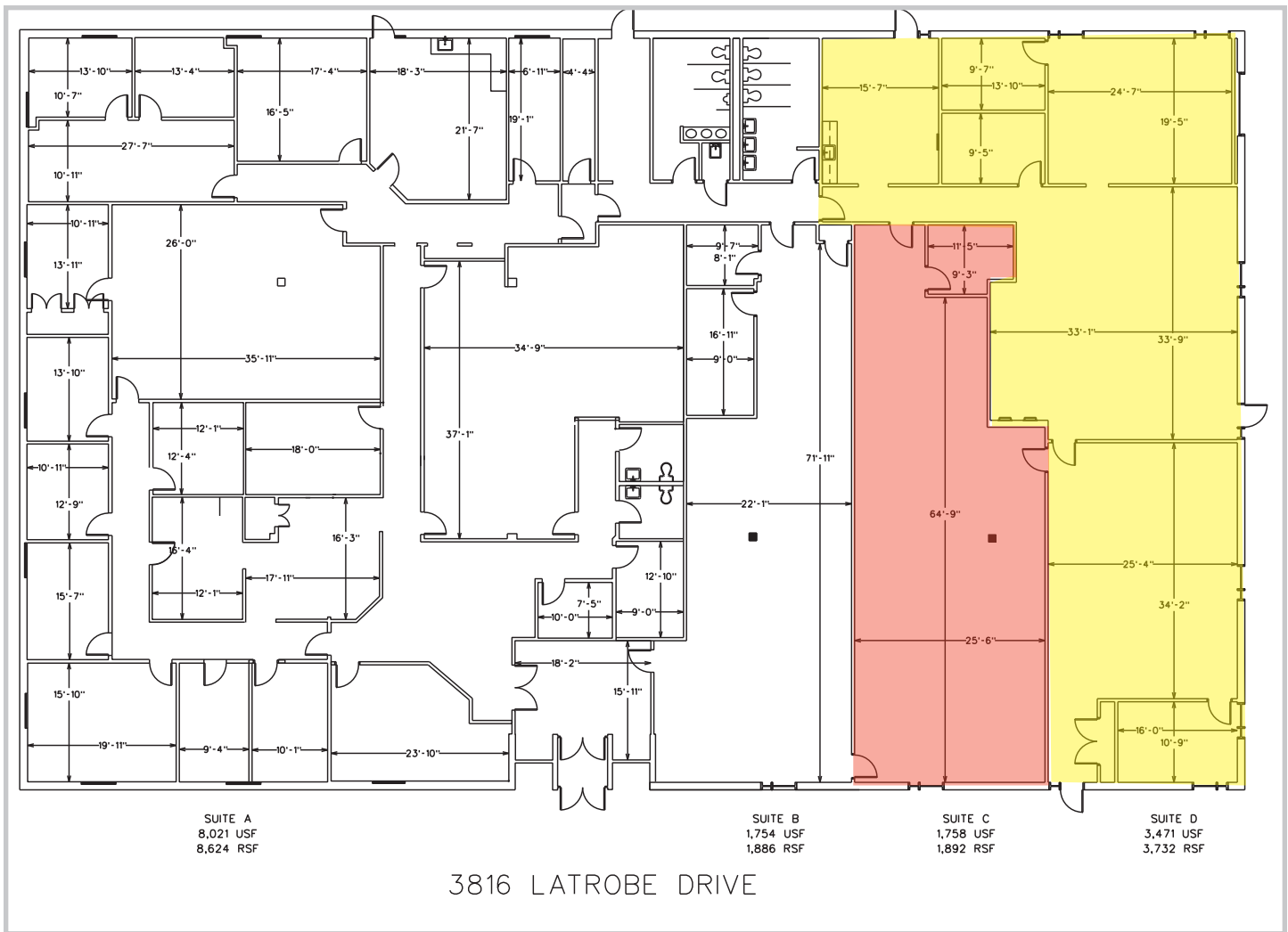
LOCATION

Conveniently located on Latrobe Drive at the entrance of the Arnold Palmer Business Center along Wendover Road. The property is immediately adjacent to a new McDonald's, across from Home Depot and next to a Habitat for Humanity ReStore. This office building also has access to major thoroughfares such as Highway 74 and is just miles from Uptown Charlotte.



SITE ATTRIBUTES

- Located within the Arnold Palmer Business Center
- Charlotte Radiology occupies the majority of the building
- Building is 16,134 SF
- I-1 Zoning
- 103 Parking Spaces
- 1,892 SF to 5,624 SF Available
- \$14.50 /SF Net of Janitorial



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,415	101,693	269,300
Daytime Population	17,433	138,075	396,387
Avg HH Income	\$55,907	\$90,604	\$75,288



SITE PLAN



For more information please contact:
Josh Beaver
Josh@thenicholscompany.com
704.373.9797

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.

