

AVAILABLE FOR LEASE

2422 W. SUGAR CREEK RD. | CHARLOTTE, NC 28262



U. PHILIP KERNACKER, D.D.S.
DENTIST & GENERAL DENTISTRY
DENTAL BUILDING
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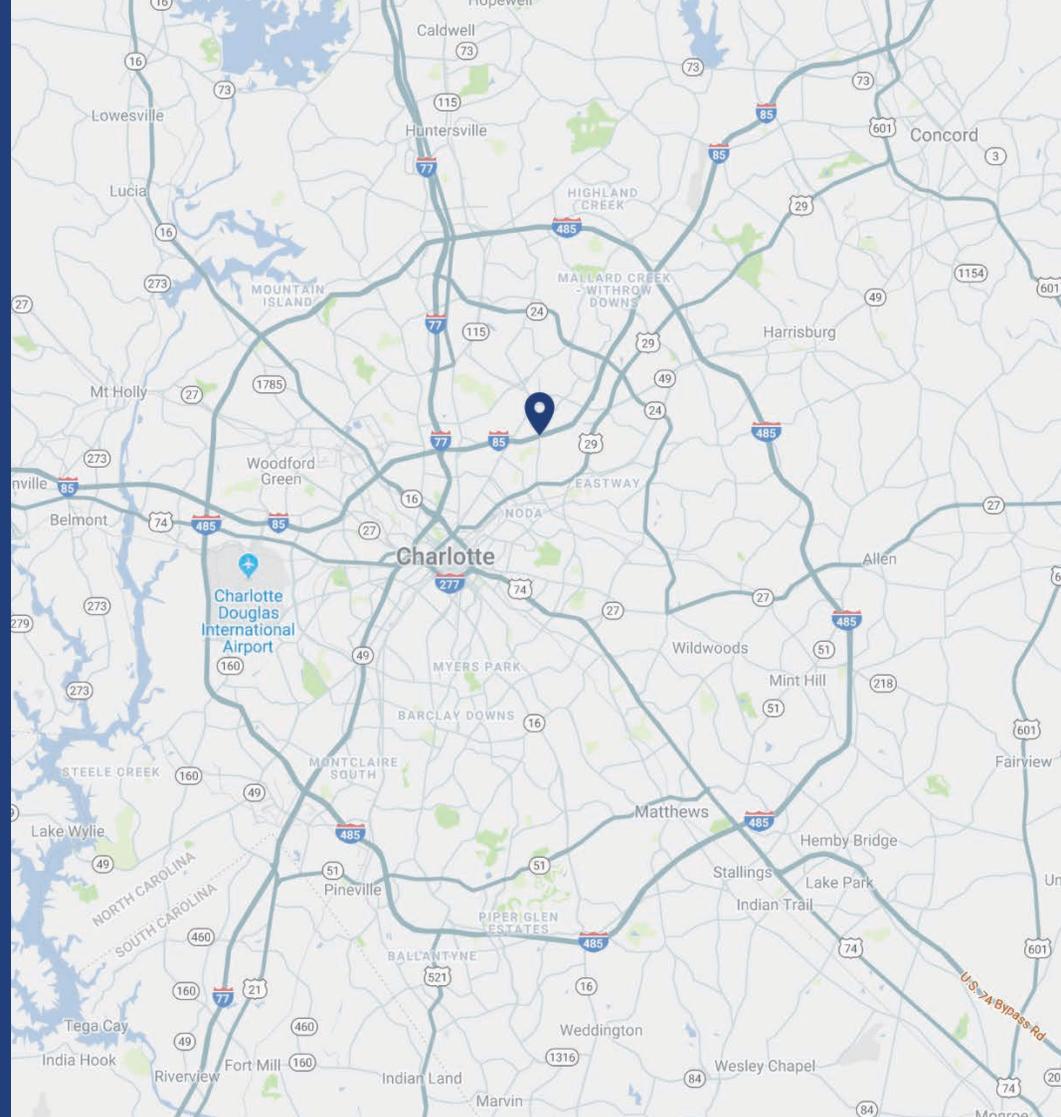
PROPERTY OVERVIEW

AVAILABLE FOR LEASE

Well maintained open-floor plan structure on corner lot at W. Sugar Creek Rd and Hunter Avenue. Property is a short distance from I-85 and Graham Street. Great location for numerous retail uses, church or office.

PROPERTY DETAILS

Address	2422 W. Sugar Creek Rd. Charlotte, NC 28262
Available SF	+/- 2,000 - 6,300 SF
GLA	+/- 6,300 SF
Acreage	+/- 0.45 AC
Zoning	B-1
Traffic Counts	W. Sugar Creek Rd. 25,000 VPD
Lease Rate	\$14/SF NNN



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	8,728	71,991	209,311
Avg. Household Income	\$64,799	\$62,349	\$65,724
Households	3,223	27,154	78,658
Daytime Employees	1,523	42,163	94,495

CONTACT

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