

# THE SKYBOX

621 MCNINCH STREET | CHARLOTTE, NC 28202

AVAILABLE RETAIL/OFFICE FOR LEASE





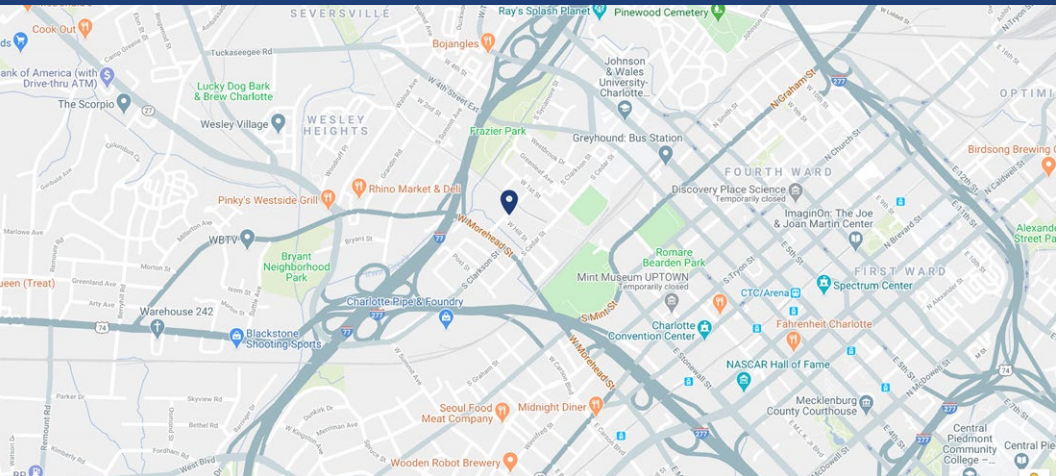
PROPERTY OVERVIEW

THE SKYBOX

The Skybox is located in the city's Third Ward and offers a mixed use of tenants. This private street-level office or retail space offers high ceiling with exposed ductwork, a private restroom, and build-in cabinetry. Close proximity to Uptown, Bank of America Stadium, and FreeMoreWest businesses and restaurants. Unit includes Gated and Street Parking. Quick Access to I-77.

PROPERTY DETAILS

Address	621 McNinch Street   Charlotte, NC 28202
Property Type	Retail or Office
Square Footage	+/- 348 SF Available for Lease
Zoning	MUDD-O
Traffic Counts	W. Morehead Street   24,500 VPD
Lease Price	\$29.32/SF Mod Gross
Additional Notes	Gated and street parking Close proximity to Uptown Charlotte



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	18,855	112,454	236,438
Avg. Household Income	\$125,310	\$94,887	\$90,231
Households	10,613	51,434	101,115
Daytime Employees	45,139	143,592	189,833



## MARKET OVERVIEW

# FREEMOREWEST CHARLOTTE, NC

FreeMoreWest is recognized as Charlotte's latest, most exciting renewed neighborhood. Located adjacent to Charlotte's vibrant Uptown, the neighborhood is introducing exciting new housing developments, retail, and office opportunities. The years of rich history and the prospects for the future make FMW the place to begin anew.





MARKET OVERVIEW





## CONTACT

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### THE NICHOLS COMPANY

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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.

