



# Floyd Smith Office Park

124 & 125 Floyd Smith Office Park Dr. | Charlotte, NC 28262

Suites range from  
+/- 1,142 - 11,230 RSF  
**Available for Lease**

Join the new Team Automotive Group Headquarters



Building Improvements Coming Early 2024 | Surrounded by New Development

# Floyd Smith Office Park

## Available for Lease

Introducing a newly refreshed Floyd Smith Office Park! The park has numerous capital improvements planned and under construction, including renovations delivered early 2024.

This is an excellent opportunity to lease office space in an area proven to support successful operations surrounded by some of Charlotte's most notable tourist destinations (Charlotte Motor Speedway, Concord Mills Mall, Concord Regional Airport). With easy access to Exit 33, 485, and fronting Hwy 29 (20,000 VPD), this is a strategically located, convenient site in Charlotte.

There are exciting developments underway adjacent to the office park, bringing 650+ residential units, 70k+ retail, 70k+ medical offices, and a 170+ bed hotel to the immediate area.

### Property Details

<b>Address</b>	124 & 125 Floyd Smith Office Park Dr.   Charlotte, NC 28262
<b>Availability</b>	+/- 36,124 RSF Available Suites range from +/- 1,142 - 11,320 RSF
<b>Use</b>	Office
<b>Parking</b>	Ample parking
<b>Traffic Counts</b>	Salisbury Rd.   17,500 VPD
<b>Lease Rate</b>	Call for Pricing



## Floyd Smith Office Park is in the path of Charlotte's progress

Be a part of it.

- ➔ Local, Dedicated Ownership
- ➔ New Team Automotive Group HQ
- ➔ Numerous capital improvements in-process
- ➔ Proximity to new developments

### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	3,239	54,388	153,234
<b>Avg. Household Income</b>	\$103,526	\$90,788	\$106,199
<b>Median Household Income</b>	\$84,007	\$71,316	\$81,376
<b>Households</b>	1,367	21,512	57,090
<b>Daytime Employees</b>	1,621	20,100	71,560



Exterior site improvements delivered early 2024

Improvement Design Renderings



# Surrounding Development



# 124 Floyd Smith Office Park

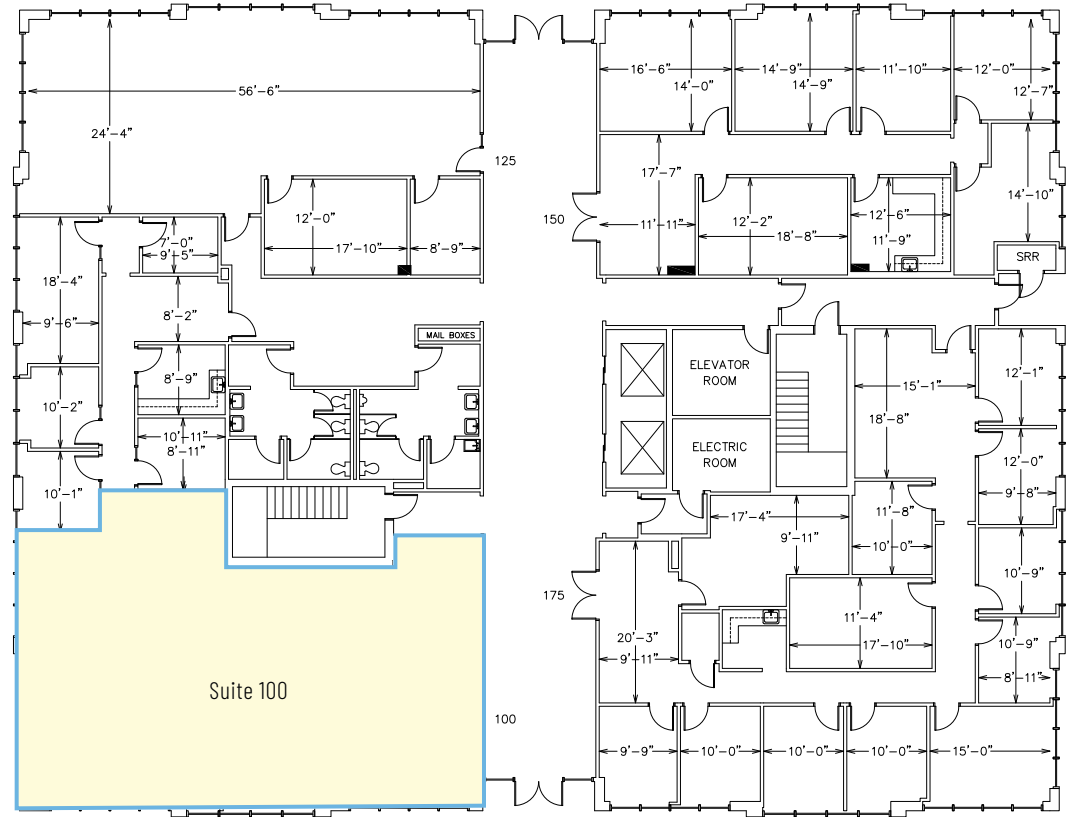
## First Floor

### Available

Suite 100

+/- 2,277 RSF

Seeking general office tenants including medical, and will also consider deli style F&B tenants.



# 124 Floyd Smith Office Park

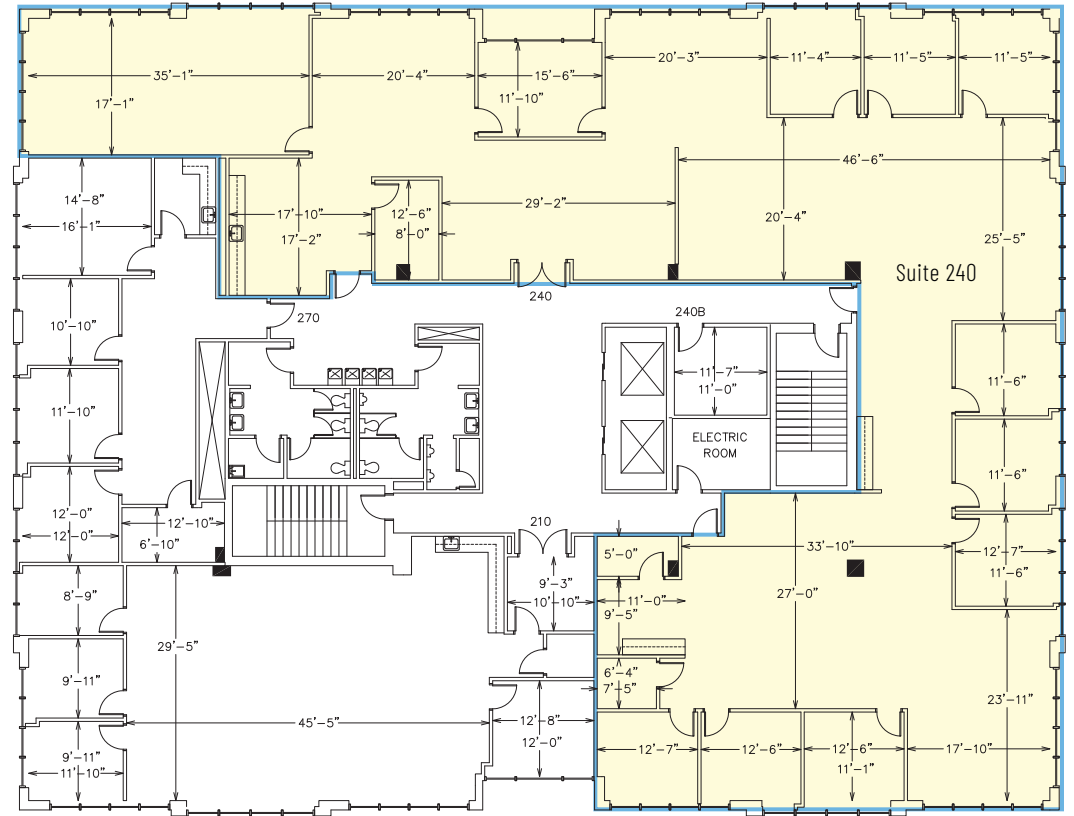
## Second Floor

Available

Suite 240

+/- 8,587 RSF

Move-in ready second floor suite available with multiple private offices, reception area, open bullpen area, kitchenette, and multiple conference style rooms.



# 125 Floyd Smith Office Park

## First Floor

### Available

#### Suite 45

+/- 1,142 RSF

Reception area, open room,  
3 private offices

#### Suite 100 & 170

+/- 1,982 - 10,778 RSF

Move-in ready ground floor space  
with mix of private offices, open  
bullpen area, storage, kitchenette,  
and conference style rooms.

#### Suite 105

+/- 2,110 RSF

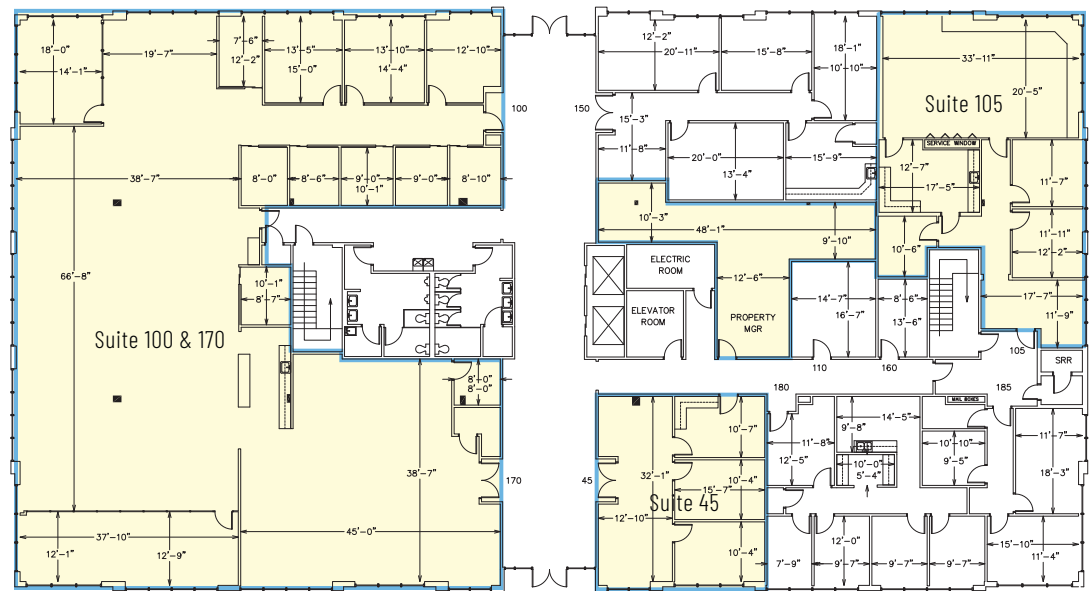
Conference room, 2 private offices,  
reception area, kitchenette,  
storage closet

[▶ Virtual Tour](#)

[▶ Virtual Tour  
Coming Soon](#)

#### Property Manager's Room

Available for additional storage/space needs



# 125 Floyd Smith Office Park

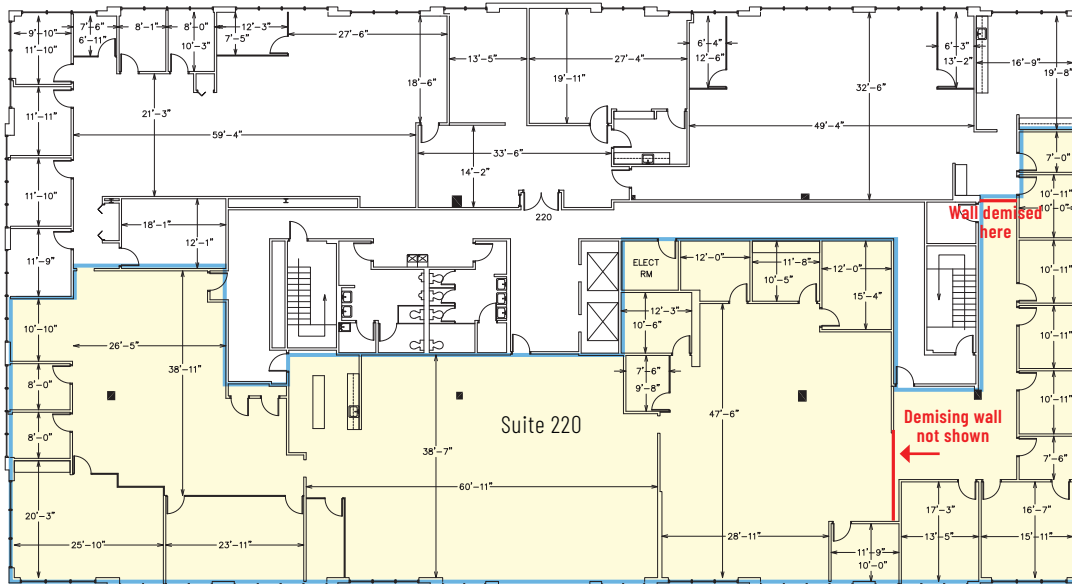
## Second Floor

### Available

Suite 220

+/- 11,230 RSF

Mix of move-in ready second floor suites available with multiple private offices, open bullpen area, kitchenettes, and conference style rooms.







Contact for Details

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### Website

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### Phone

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### Address

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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.