



# 4928 Park Road

Charlotte, North Carolina 28209



## Available for Sale

+/- 979 SF Veterinarian Office on +/- 0.192 AC

Owner Financing Possibility

# AAA Veterinarian Services

## 4928 Park Road

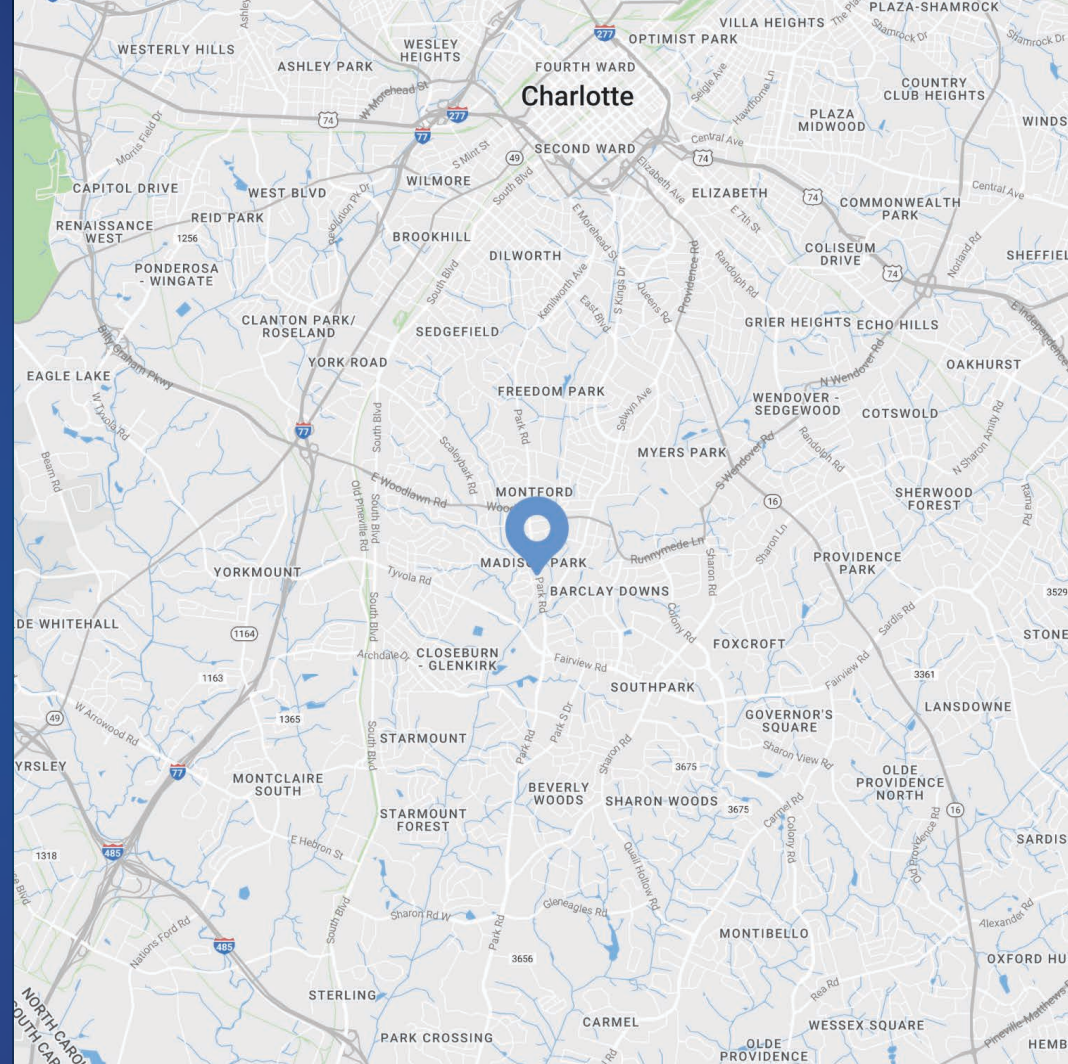
### Available for Sale

Unique opportunity to purchase a profitable Veterinarian practice generating \$340,000 in annual income with the property. The building is in a high traffic area on Park Road, minutes from Park Road Shopping Center and South Park. Per the Chamber of Commerce, the zipcode is one of the fastest growing and top ranking in income per household. This opportunity presents a high upside for an owner occupant, the current owner generates a high income only working 20 hours per week.

After building his solo practice, Dr. Thomann is ready to hand it over to a new, eager doctor, looking to start their own practice. Excellent opportunity for new graduates or a doctor looking to branch out on their own, as the facility is already established with tremendous potential for growth.

#### Property Details

<b>Address</b>	4928 Park Road   Charlotte, NC 28209
<b>Availability</b>	+/- 979 SF on 0.192 AC Available for Sale <ul style="list-style-type: none"> <li>All inventory, equipment, real estate, and transfer of client records included</li> <li>Opportunity also to purchase real estate without practice</li> </ul>
<b>Use</b>	Great opportunity for pet groomers, vet specialty office, or general medical/office user
<b>Parcel ID</b>	17113116
<b>Zoning</b>	OFC
<b>Parking</b>	Adequate
<b>Signage</b>	Bold signage on Park Rd.
<b>Renovated</b>	2013 - Renovated down to the studs Clean, modern design with great curb appeal
<b>Features</b>	All major equipment included Newly remodeled brick facility Covered front entrance, reception area, lab/exam room, surgery room, grooming room, 8 kennels, and breakroom
<b>Traffic Counts</b>	Park Road   26,500 VPD
<b>Sale Price</b>	Call for Pricing *Owner financing possibility



#### Demographics

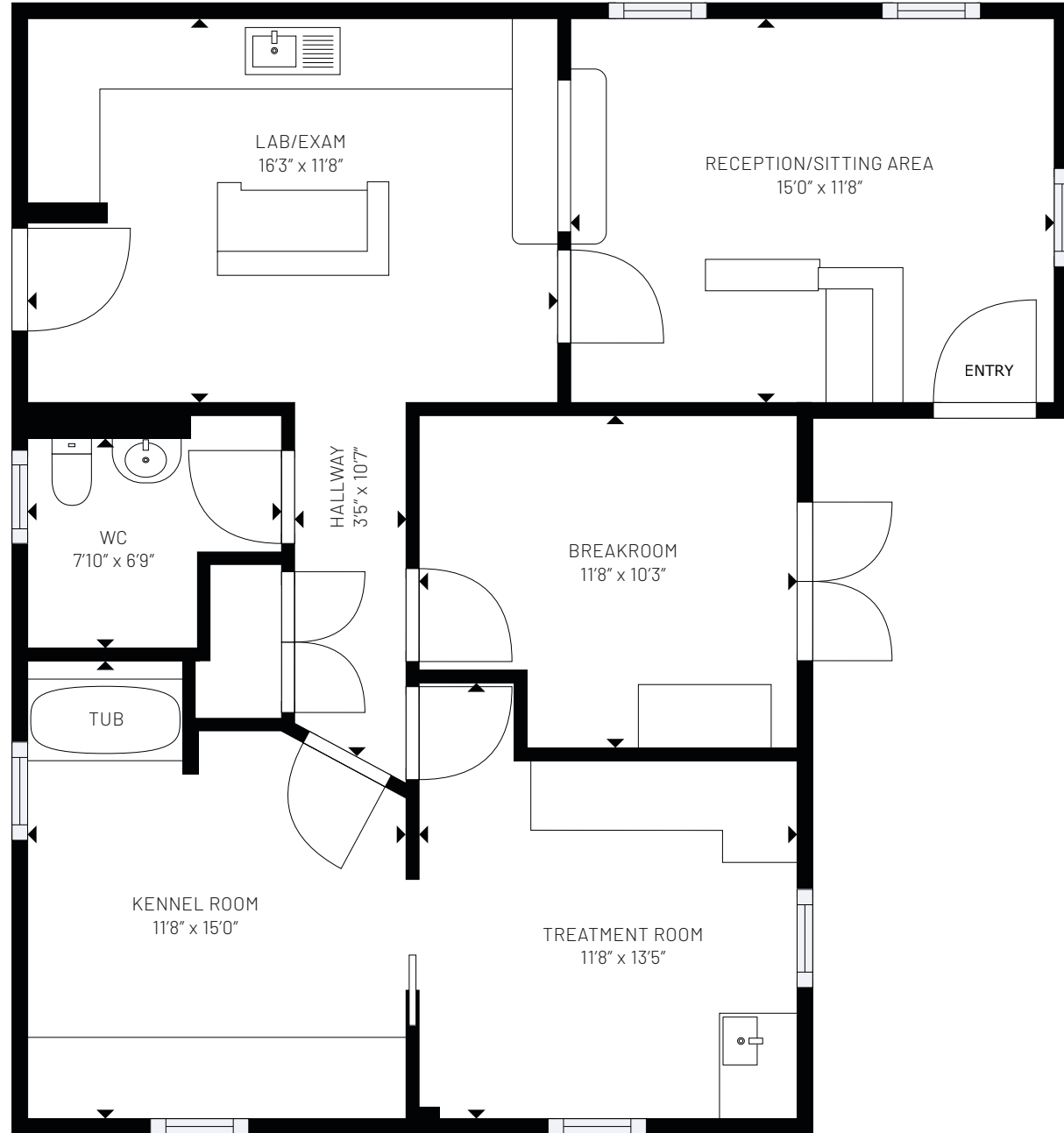
RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	11,759	105,239	263,197
<b>Avg. Household Income</b>	\$138,496	\$148,344	\$132,543
<b>Median Household Income</b>	\$93,428	\$89,895	\$82,992
<b>Households</b>	6,445	47,316	123,462
<b>Daytime Employees</b>	16,281	92,334	270,002

## Available

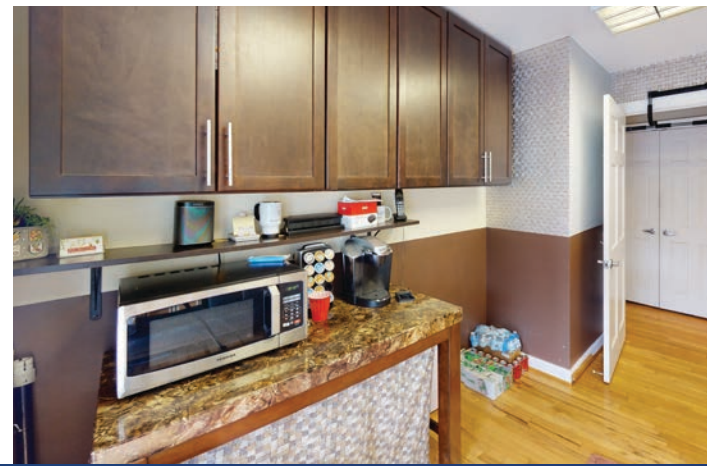
+/- 979 SF Building

+/- 0.192 AC

 Virtual Tour



Interior Photos

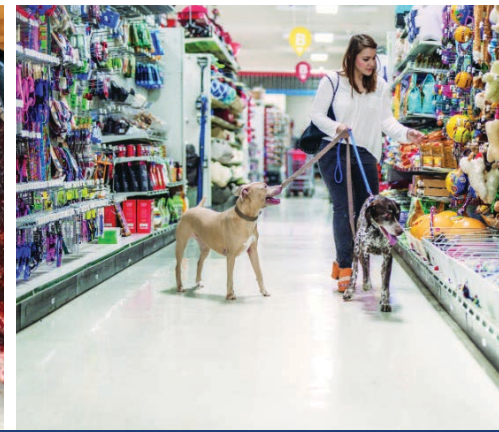


# Park Road Corridor

Charlotte, NC

While this area has been referred to as Montford, Madison Park, and Park Road, the city does know one thing for sure: this is the neighborhood to visit if you're looking for good food and drinks (and even better shopping).

Back in the 1950s, Montford was primarily a residential area known for hosting the city's first open-air shopping center. Half a century later, folks still visit Montford for Park Road Shopping Center – but the neighborhood is now also known as one of Charlotte's go-to dining and nightlife destinations.



# Northern View of Site



Park Road Shopping Center

Shake Shack

Jeni's

CAVA

Michaels

J Crew

LuCa

CHOPT

Suarez Bakery

1313

New Construction  
+/- 12,607 SF Office

Park Towne

Starbucks

QORA

Jason's Deli

Total Wine

Smoothie Love

Viva Chicken

EMERSON

337 MultiFamily Units

CIELO

205 MultiFamily Units

Site

28-500 VPD

Park Road



# South Park

**CIELO**  
205 MultiFamily Units

**515**  
PARK PLACE  
273 MultiFamily Units

**Park Selwyn Terrace**  
jamba  
LUCKY LOU'S  
PORTOFINOS  
1900

Site

Park Road  
26,500 YPD



Contact for Details

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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.