



2427 Tuckaseegee Road

FreeMoreWest | Charlotte, North Carolina 28208



Available for Lease

+/- 2,564 SF Urban Core Office

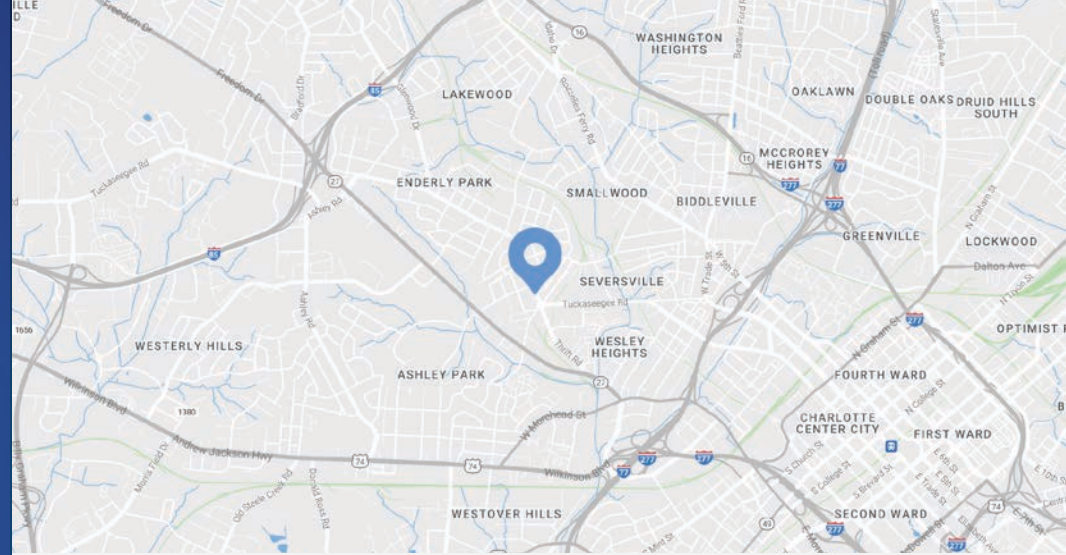
Property Overview

2427 Tuckaseegee Road Available for Lease

Urban core office for lease in the growing FreeMoreWest neighborhood. This new construction building is owner-occupied and offers +/- 2,564 SF available for an office tenant. Located on Tuckaseegee Road, the property is near planned and under construction developments, including Lower Tuck, Station West, and Switch Yard.

Property Details

Address	2427 Tuckaseegee Road Charlotte, NC 28208
Availability	+/- 2,564 SF Urban Core Office Available Space can be demised for smaller users
GLA	+/- 5,969 SF
Delivery	Cold Dark Shell
Zoning	NS (Neighborhood Service District)
Frontage	117 FT on Tuckaseegee Road
Parking	28 parking spaces on site
Traffic Counts	Tuckaseegee Rd 10,500 VPD
Lease Rate	Call for Leasing Details



**A rich, dynamic history with a
prospective future in FreeMoreWest**
Be a part of it.

- Walking Distance to Major Mixed-Use Developments
- Local Ownership
- Nearby Popular Restaurants and Breweries
- High Visibility

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	11,314	103,553	220,705
Avg. Household Income	\$93,855	\$106,370	\$112,423
Median Household Income	\$63,727	\$67,353	\$68,871
Households	5,314	51,675	102,704
Daytime Employees	7,212	129,206	234,085

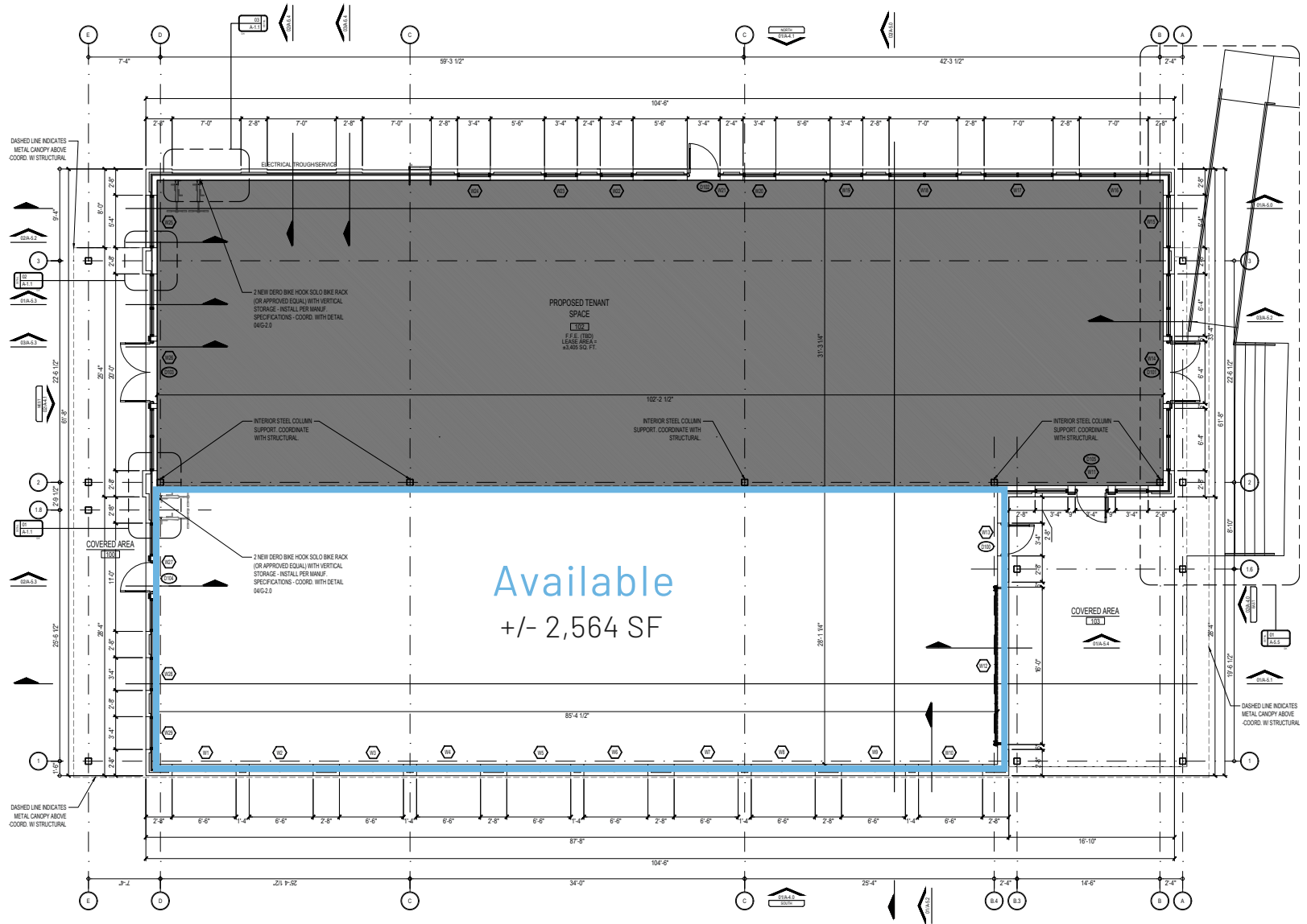


Available

Urban Core Office
+/- 2,564 SF



**Space can be demised for smaller users*



Recently completed roundabout near site

STATION WEST



BATCH MAKER
SHEPHERD CANNERY

+/- 67,000 SF Mixed-Use
Retail & Office

SWITCH-YARD
TABLETS



92,000 SF Adaptive Re-Use
Class AA | Creative Office
Redevelopment

LOWER TUCK



Four Buildings
+/- 400,000 SF
Office, Showroom, & Retail

COFFEE hygge

The Bevery
TRUST BREWING MIDNIGHT MULLIGAN

Lucky Dog
Brew and Distill

Sun's Kitchen
YOUR FARMS YOUR TABLE

counter-

WRAY WARD

Luslu's

10,500 VPD

Tuckaseegee Rd

Thrift Rd



Site



Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.