



304 Lillington Ave

Charlotte, North Carolina, 28204



Available for Lease

+/- 1,346 SF Former Dental Clinic | Ground Floor

304 Lillington Ave

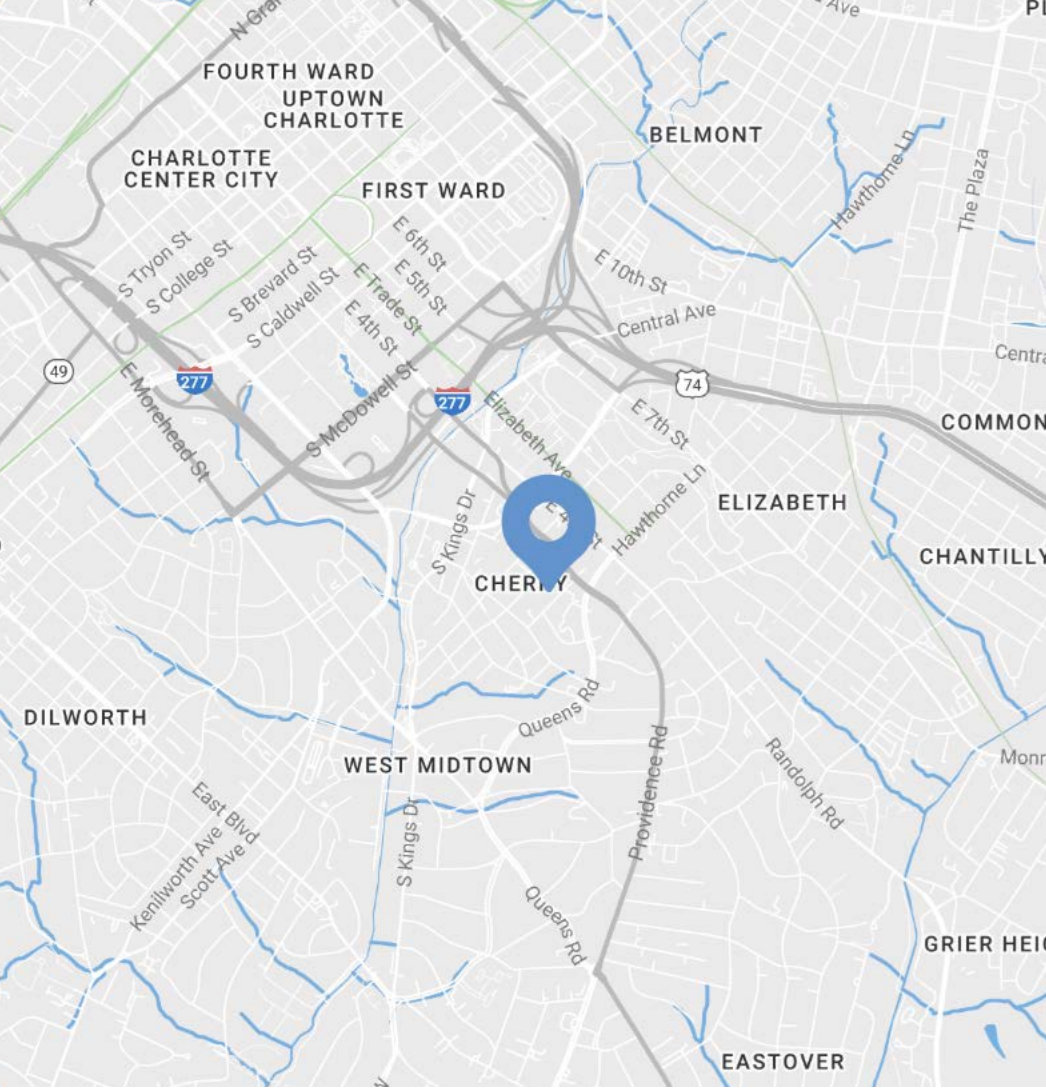
Available for Lease

Formerly a dental clinic, this +/- 1,346 SF ground floor office space is available for lease at 304 Lillington Ave. Located directly across from Novant Health Presbyterian Hospital, this unfurnished former dental clinic offers an ideal space for medical offices. This space for lease offers great potential for a range of medical practices or office uses, all within close proximity to the hospital, other healthcare facilities, and Uptown.

The layout includes an administrative office area, a waiting area for patients, and an additional office that was previously used as a kids’ play area. There are three treatment rooms, each equipped with water access, nitrous oxide connections, and X-ray hookups. Additionally, the facility features an office with a private bathroom, a dedicated sterilization area, and a patient bathroom. A medical gas closet is also available. For convenience, there is a back entrance for employees and a private parking lot.

Property Details

Address	304 Lillington Ave Charlotte, NC 28204
Availability	+/- 1,346 SF Available for Lease
Use	Ground Floor Office
Layout	(2) Private Offices
	(3) Treatment Rooms
	(2) Bathrooms
	(1) Storage Room
Zoning	NC
Parking	Private parking lot
Parcel	12511513
Traffic Counts	Providence Rd 26,500 VPD
	S Kings St 18,000 VPD
Lease Rate	Call for Leasing Details



Demographics

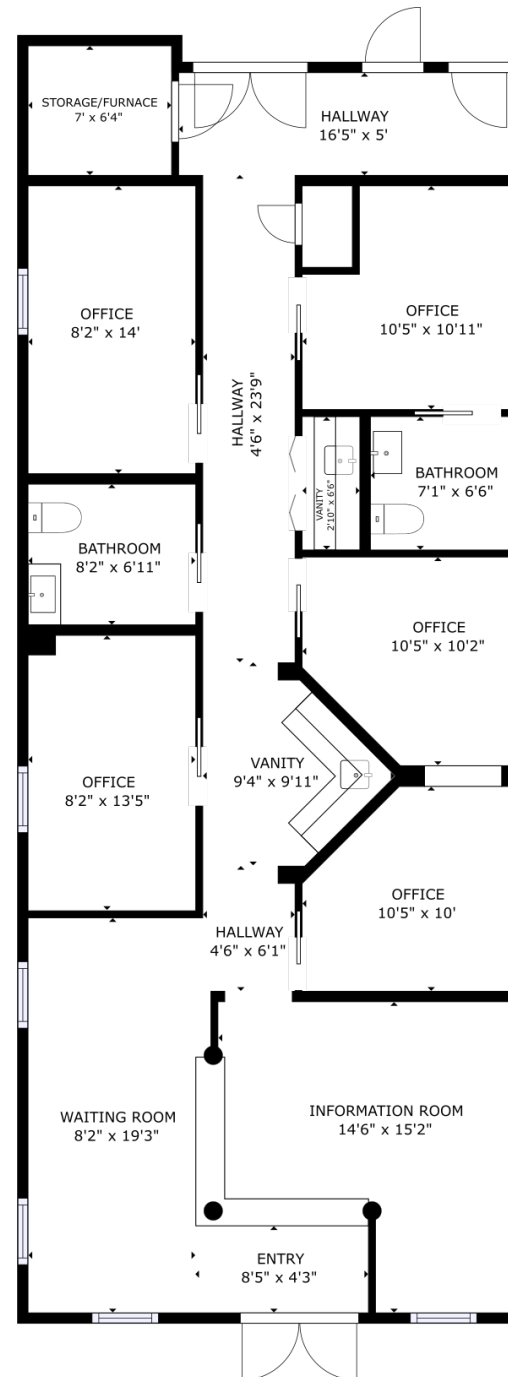
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	15,112	133,475	285,473
Avg. Household Income	\$172,497	\$139,085	\$120,935
Median Household Income	\$161,705	\$149,982	\$128,030
Households	8,869	69,477	134,128
Daytime Employees	46,692	150,100	247,383

Available

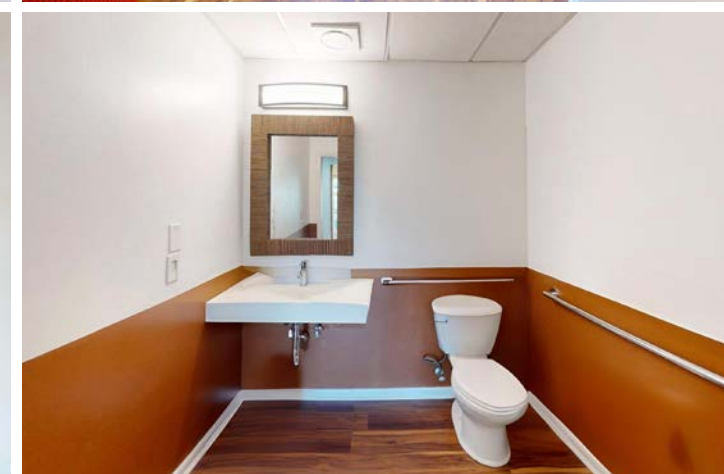
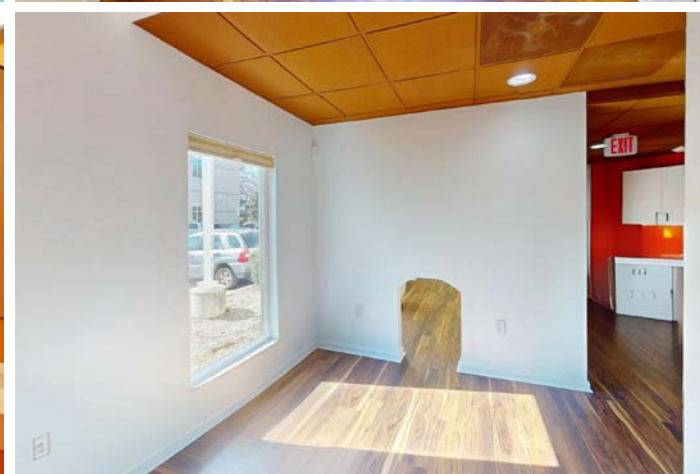
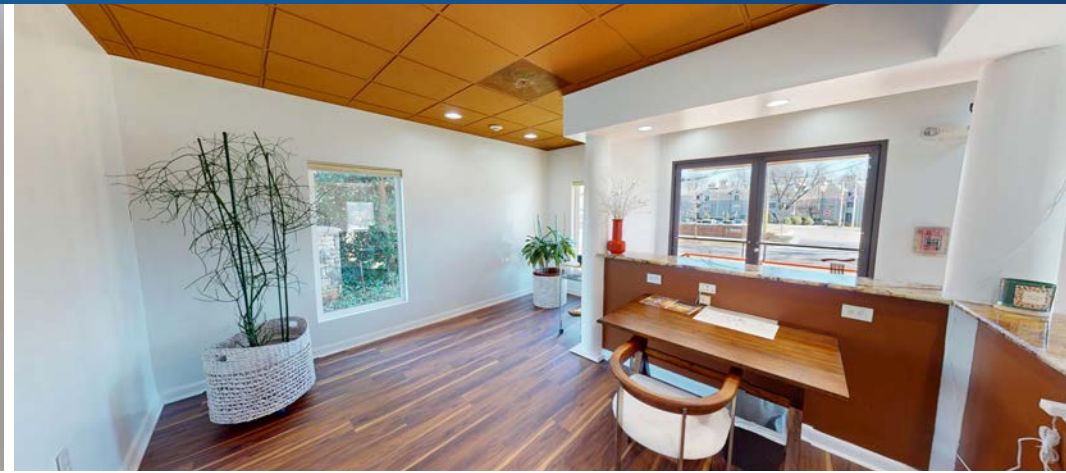
+/- 1,346 SF

Ground Floor Office

 Virtual Tour



Interior Photos

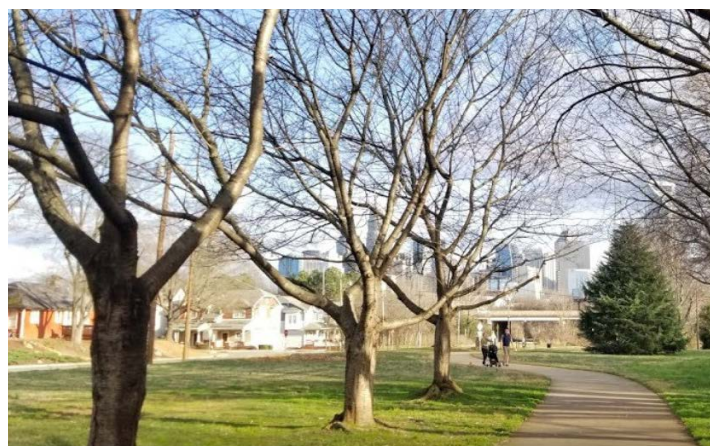




Midtown

Charlotte, NC

Midtown lies just east of Uptown, serving as a gateway between the downtown area and the residential neighborhoods of Cherry, Elizabeth, and Uptown. The Little Sugar Creek Greenway connects Midtown to Freedom Park and Dilworth, and future plans call for additional greenway connections into First Ward, Uptown and the Cross-Charlotte Trail. Midtown boasts some of Center City's best destination retail – including Target, Trader Joe's, At Home, and Best Buy. The area also features unique apparel retail, upscale condominiums, restaurants, and Class A office space. Charlotte's LNYX Gold Line streetcar connects Midtown with the Transit Center in the heart of Uptown, the main campus of Central Piedmont Community College, and Novant Health Presbyterian Medical Center.



Little Sugar Creek Greenway

Little Sugar Creek Greenway stretches for nearly 4 miles from Brandywine Road to 7th Avenue. These many segments create a fantastic corridor for walking, running, and biking. The greenway connects amenities at Freedom Park, including the Charlotte Nature Museum, ball fields, tennis courts, playgrounds, Atrium Health/ Levine Children's Hospital, and shopping and restaurants at the Metropolitan shopping area near uptown Charlotte.



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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.