



# 304 Lillington Ave

Charlotte, North Carolina, 28204



## Available for Lease

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



Property Overview

# 304 Lillington Ave

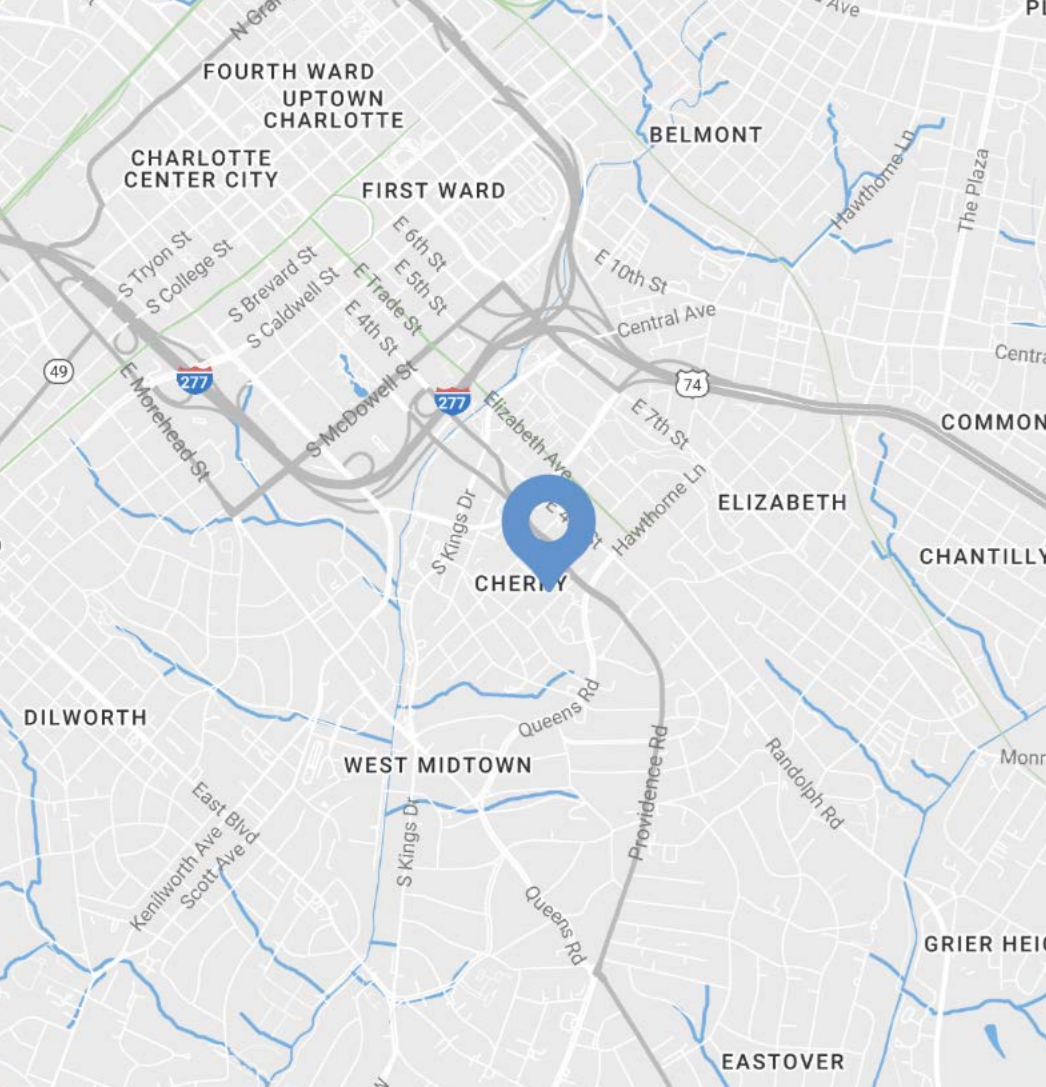
## Available for Lease

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	Ideal for professional service businesses, wellness studio, beauty and spa services, personal care businesses (no tattoo) or second generation dental 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	\$4,400/Month Full Service
Initial Term	2 Years
Business Hours	Close before 9:00PM and close (1) day per week

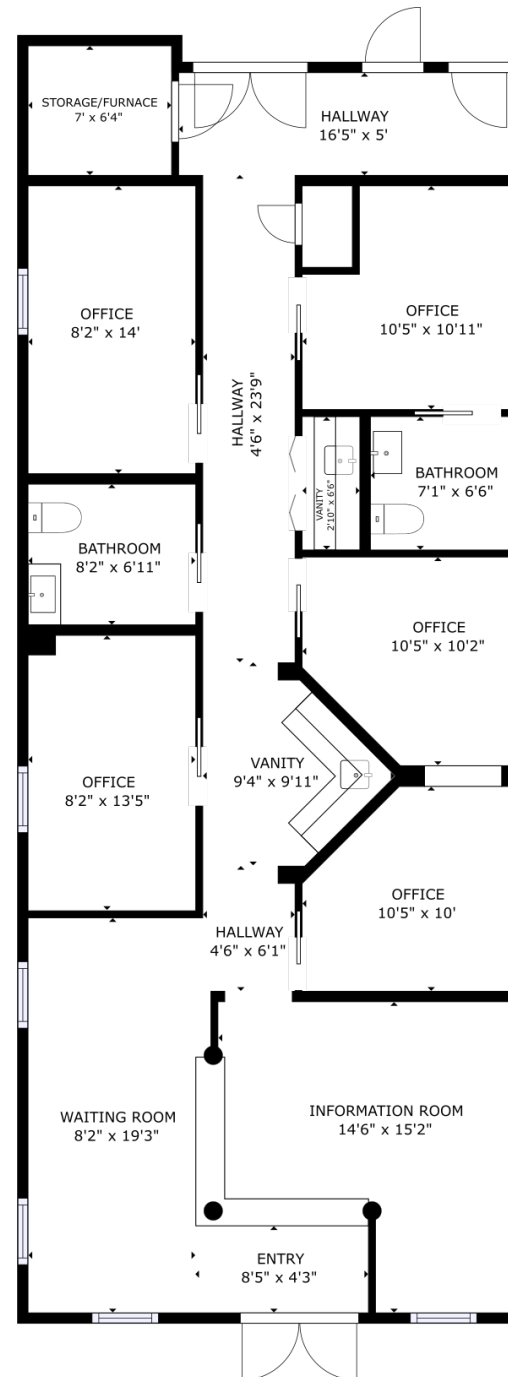


Available

+/- 1,346 SF

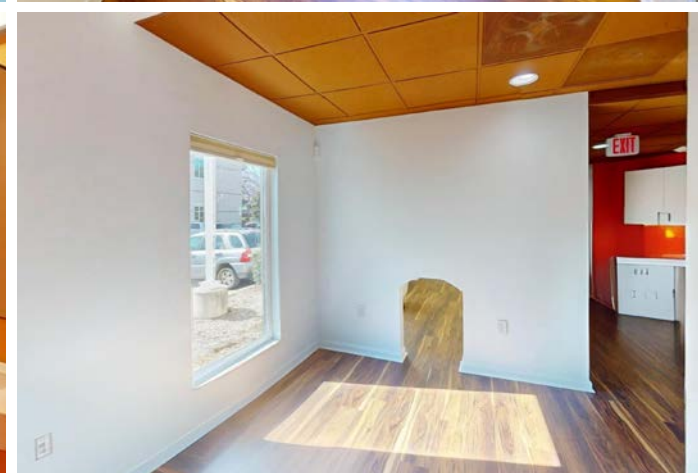
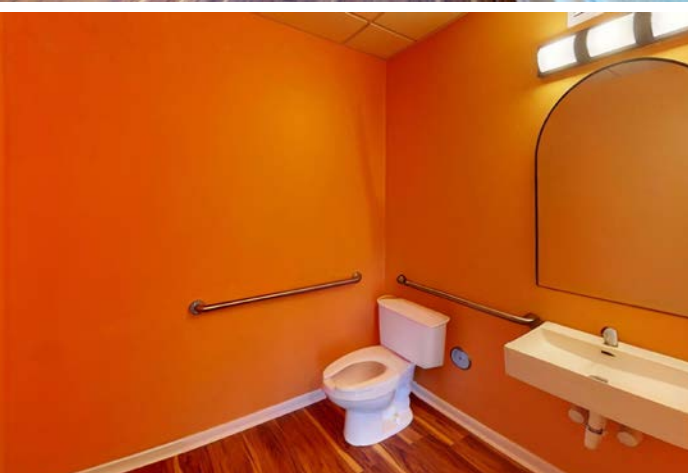
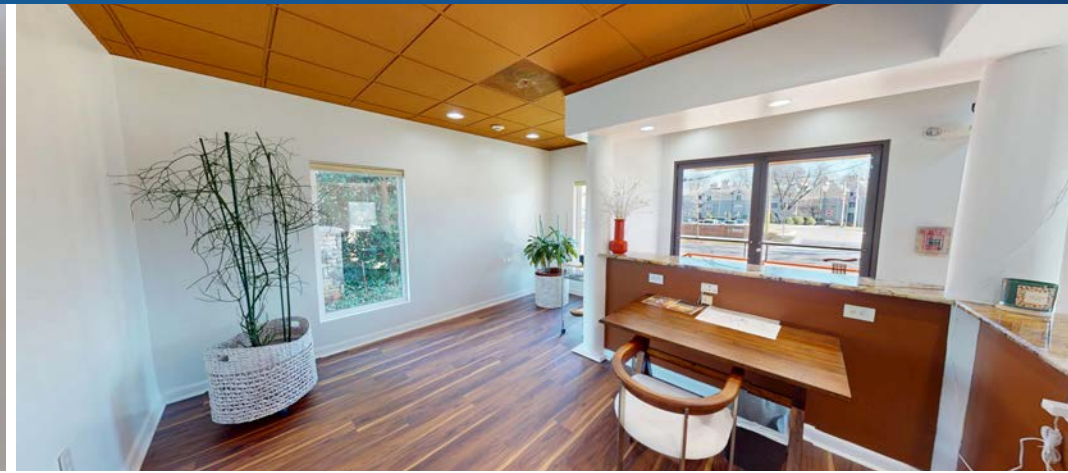
Ground Floor Office

 Virtual Tour





## Interior Photos





## Market Overview

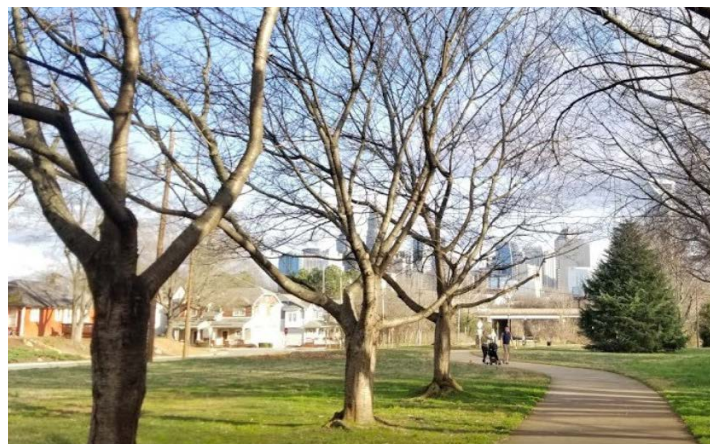




# Midtown

## 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.





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.