



# 6700 South Blvd

Charlotte, North Carolina 28217



## Available for Lease

+/- 2,650 - 29,464 SF Mixed-Use Building

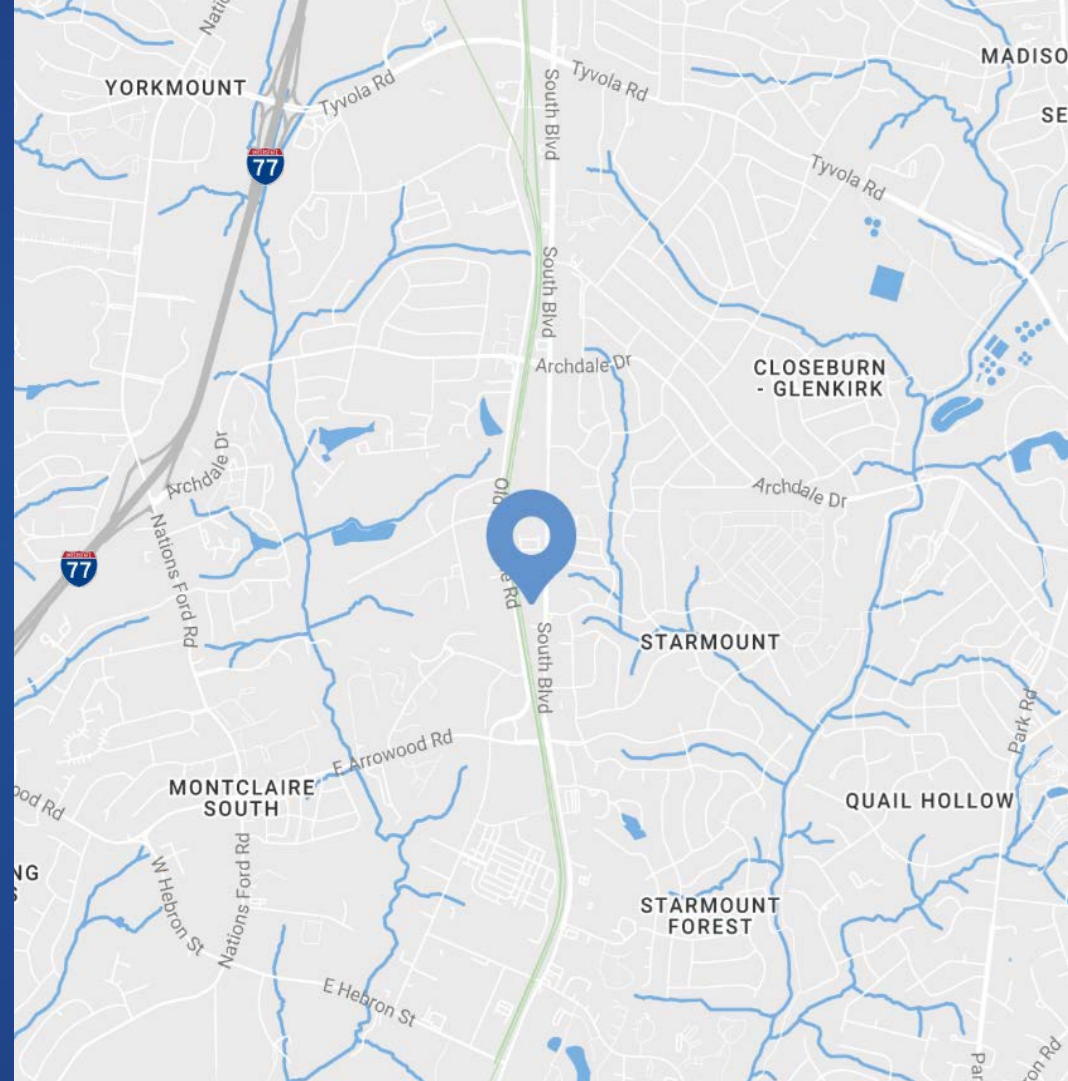
## Property Overview

# 6700 South Blvd Available for Lease

6700 South Blvd in Charlotte, NC, offers a mix of office and warehouse space, including 26,000 square feet of warehouse area with 21-foot clear heights, making it suitable for industrial, storage, and sports-related uses. The location provides strong visibility along South Blvd, a major commercial corridor with high daily traffic counts, supporting businesses that benefit from exposure and accessibility. Latorre Law Firm is one of the office tenants. The property is also within a 10-minute walk of the Arrowood Light Rail Station, improving access for employees and visitors.

## Property Details

<b>Address</b>	6700 South Blvd   Charlotte, NC, 28217
<b>Availability</b>	+/- 2,650 - 29,464 SF Available for Lease
<b>Use</b>	Mixed-Use
<b>Parcel IDs</b>	17304205, 17304203
<b>Parking</b>	+/- 150 parking spaces (secured parking)
<b>Doors</b>	4 Dock-High Doors, 1 Drive-In Door, 1 Ramp
<b>Improvements</b>	New Roof and HVAC (2025)   Updated Facade coming soon
<b>Traffic Counts</b>	South Blvd   24,000 VPD // E Arrowood Rd   30,500 VPD
<b>Lease Rate</b>	\$20/SF NNN

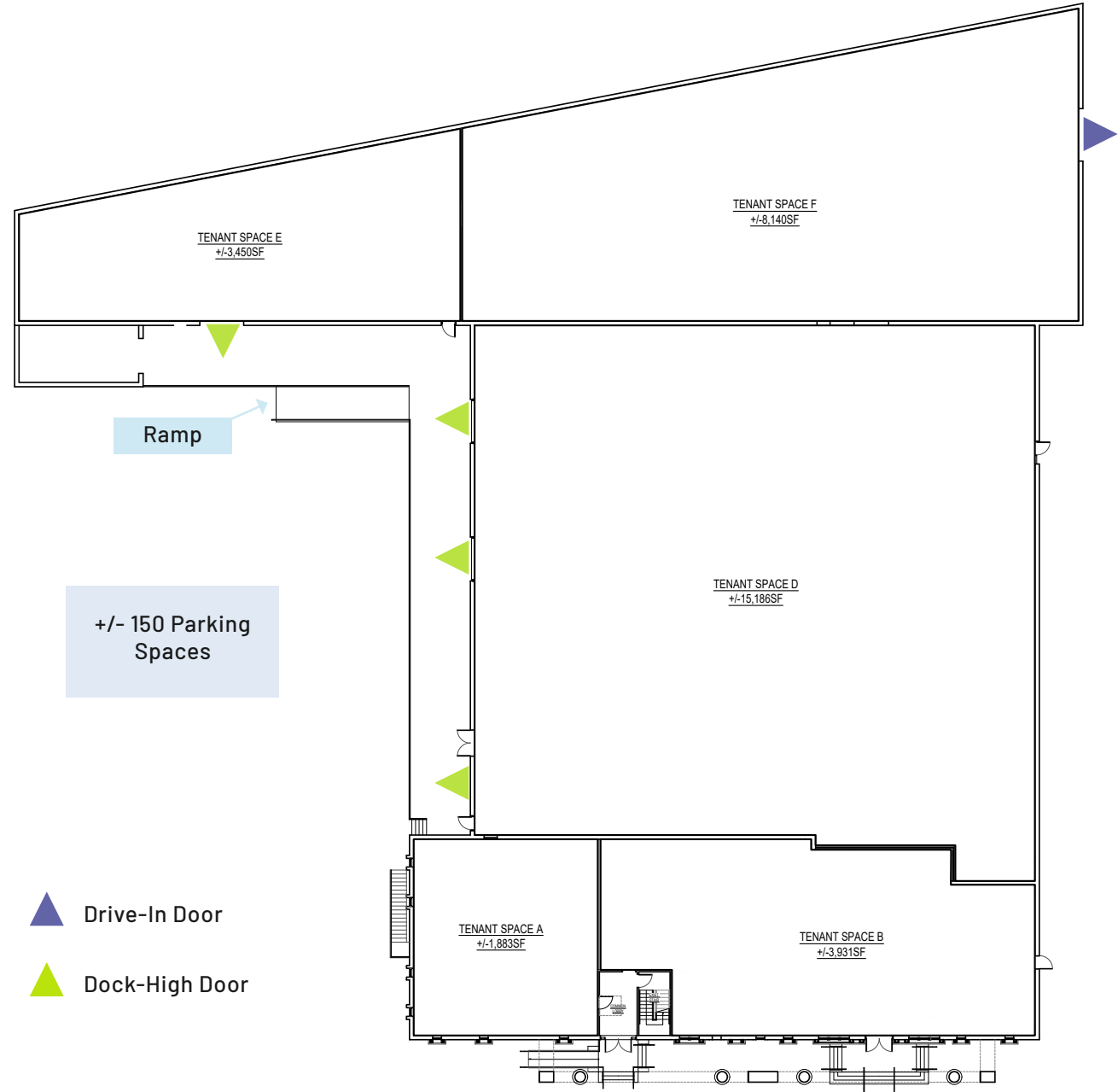


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	16,609	91,652	208,560
<b>Avg. Household Income</b>	\$93,842	\$120,191	\$146,985
<b>Median Household Income</b>	\$66,969	\$81,777	\$94,434
<b>Households</b>	6,400	40,606	93,292
<b>Daytime Employees</b>	2,866	72,819	185,788

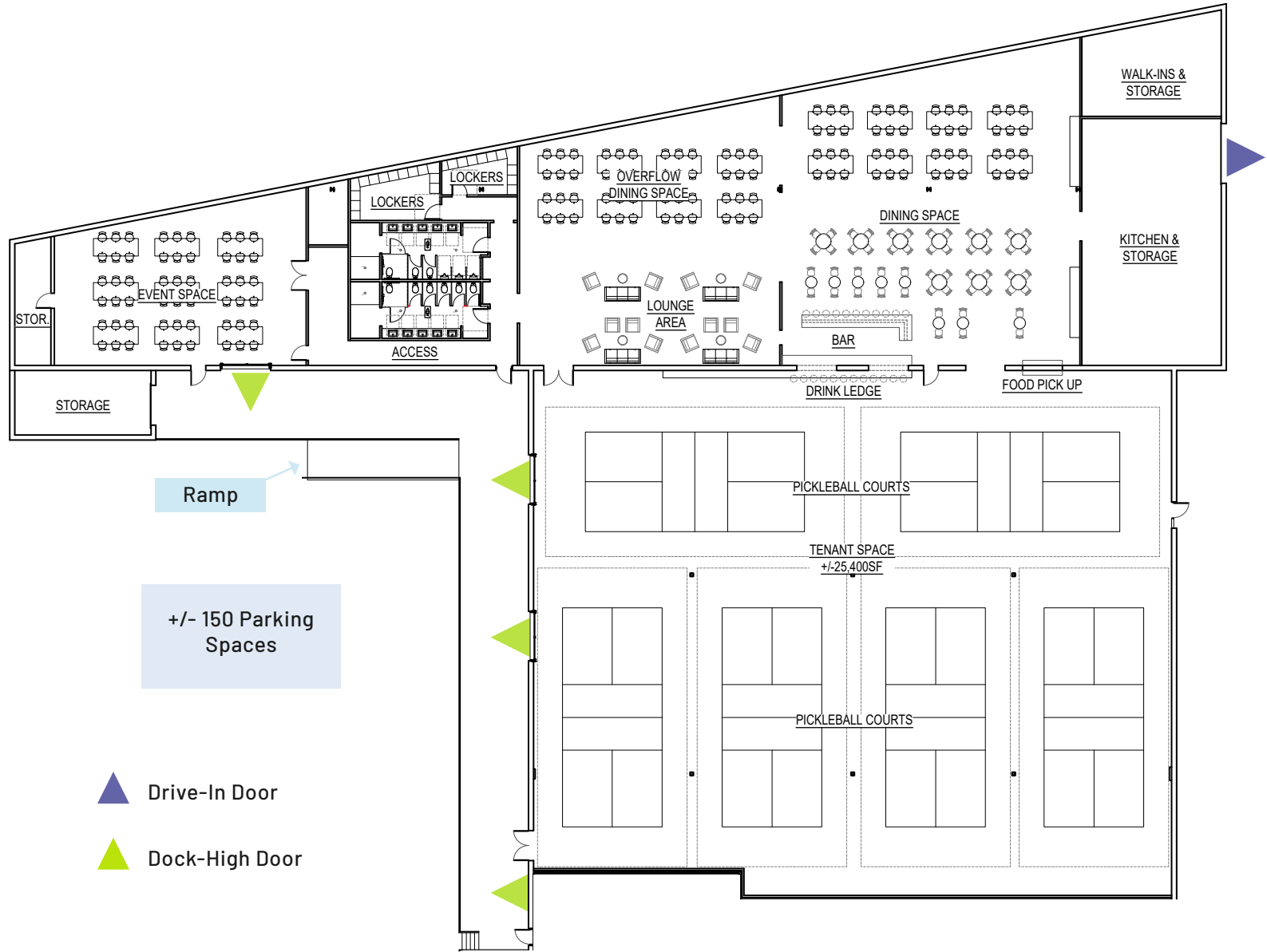
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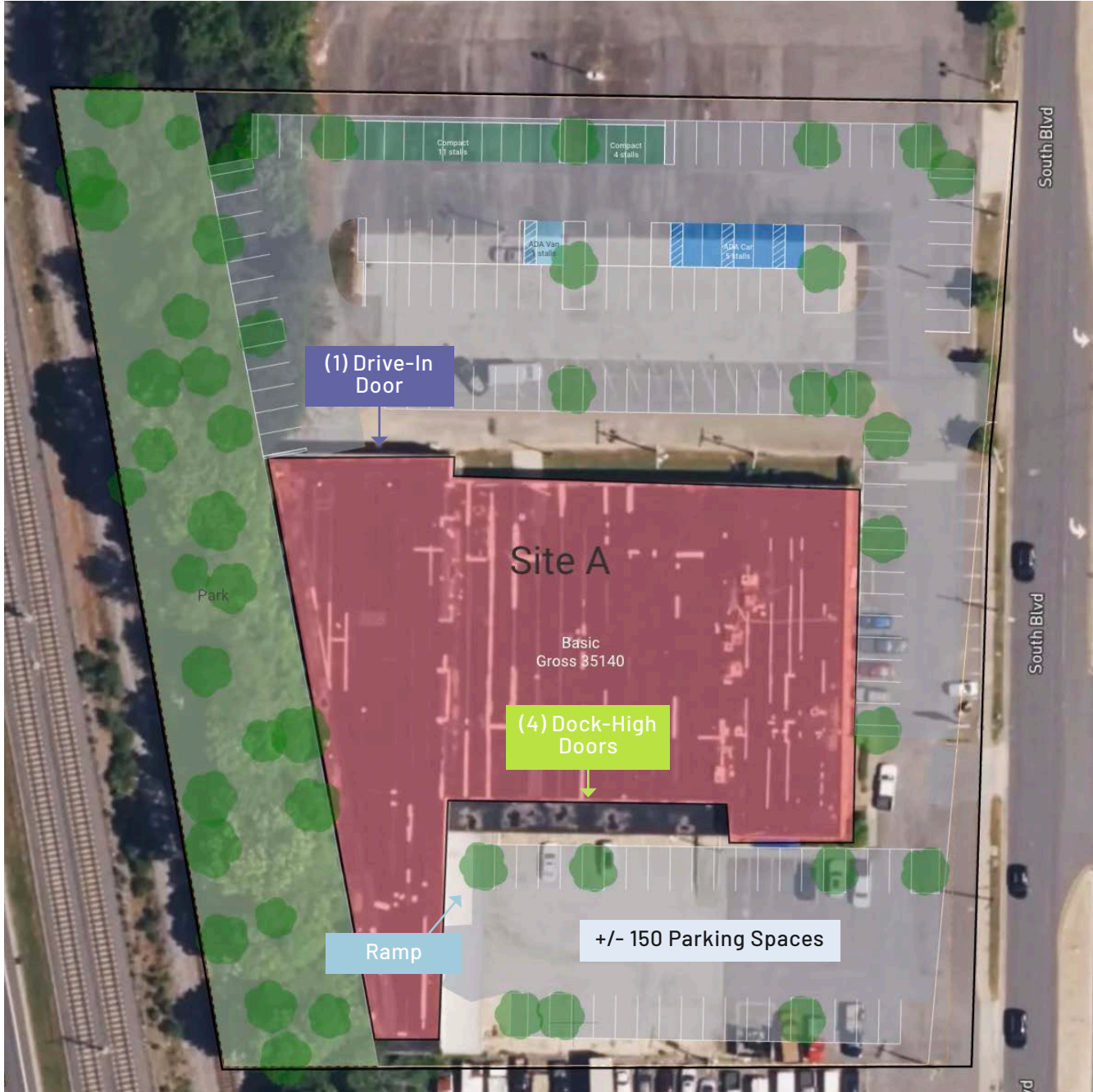
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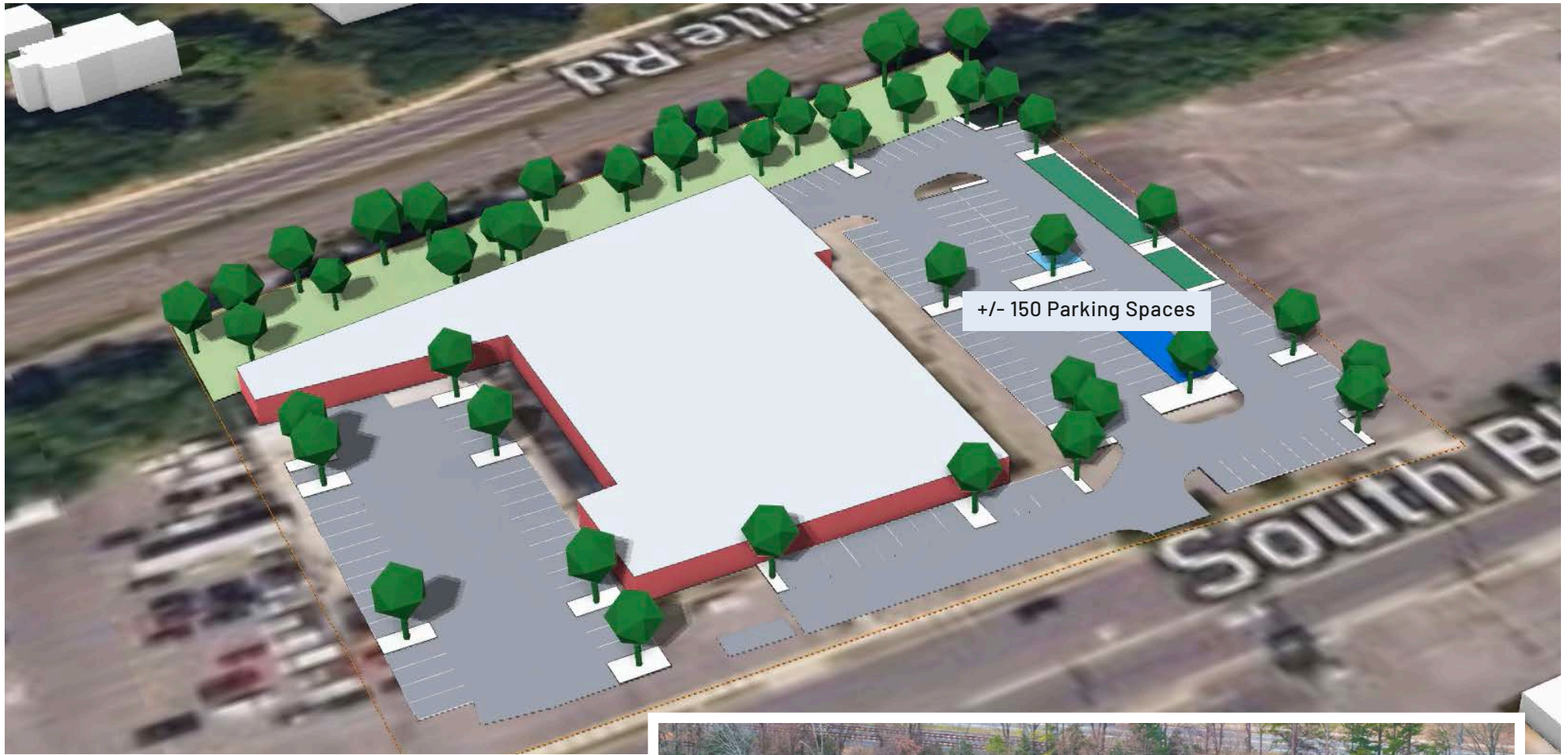


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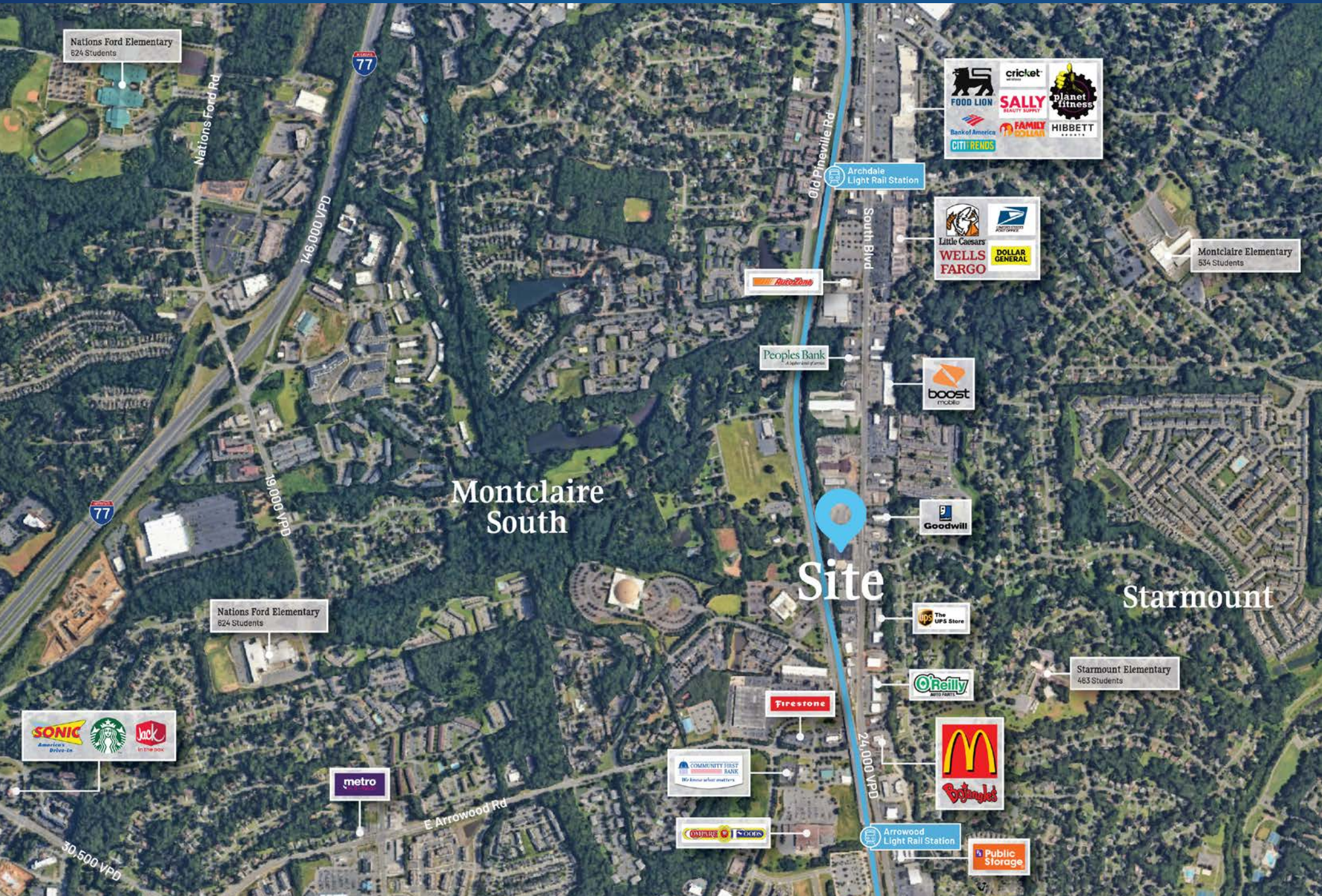




# Exterior Improvements



# Market Overview





(4) Dock-High Doors

Ramp

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.