

RARE PARK ROAD SIGNALIZED CORNER - FREE STANDING RETAIL BUILDING / PARCEL AVAILABLE

4336 PARK ROAD | CHARLOTTE, NC 28209



CONTACT

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LEASE / INFORMATION OVERVIEW

LEASE RATE - PLEASE CALL
TAXES AND INSURANCE - PLEASE CALL
PARCEL SIZE - 0.92 AC.
BUILDING SIZE - 2,646 SF
MECKLENBURG CO. PIN - 14920619
CITY OF CHARLOTTE ZONING - B-1 CD
FRONTAGE - APPROX. 260' +/- E WOODLAWN RD

PROPERTY HIGHLIGHTS

Rare free-standing opportunity at Park Road/Woodlawn intersection
Coveted Charlotte corner with incredible traffic counts
Access on Park Road and E. Woodlawn Road
Across the street from iconic Park Road Shopping Center
Park Road has 385,000 sf of dining and retail with 54,000 VPD
Former convenience store

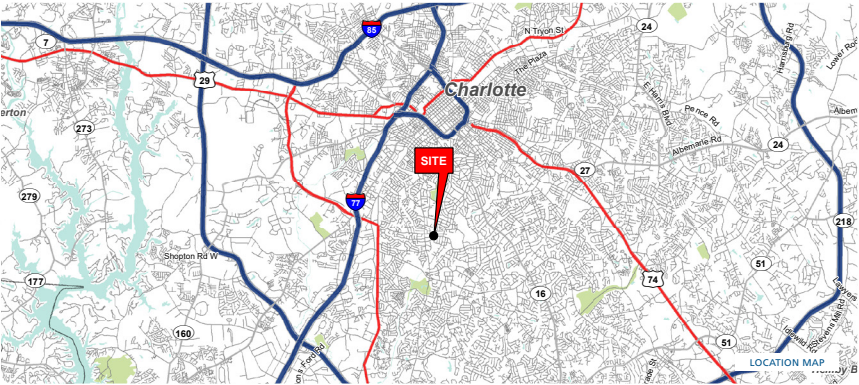


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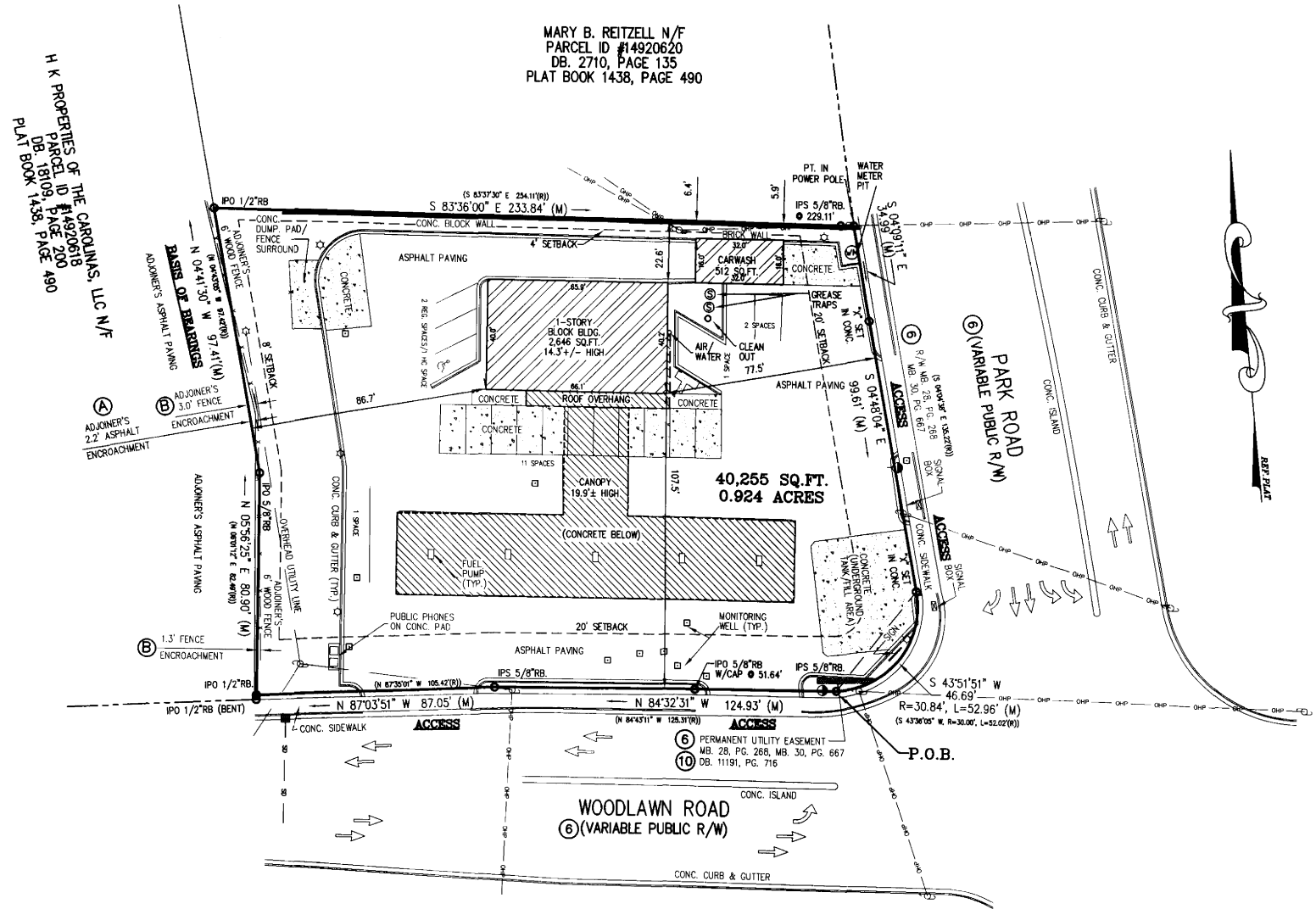
DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	14,597	105,221	266,049
AVERAGE HH INCOME	\$123,108	\$137,830	\$119,002
MEDIAN HH INCOME	\$87,525	\$97,362	\$85,026
BUSINESS ESTABLISHMENTS	912	9,113	18,786
DAYTIME EMPLOYMENT	9,085	110,464	241,114



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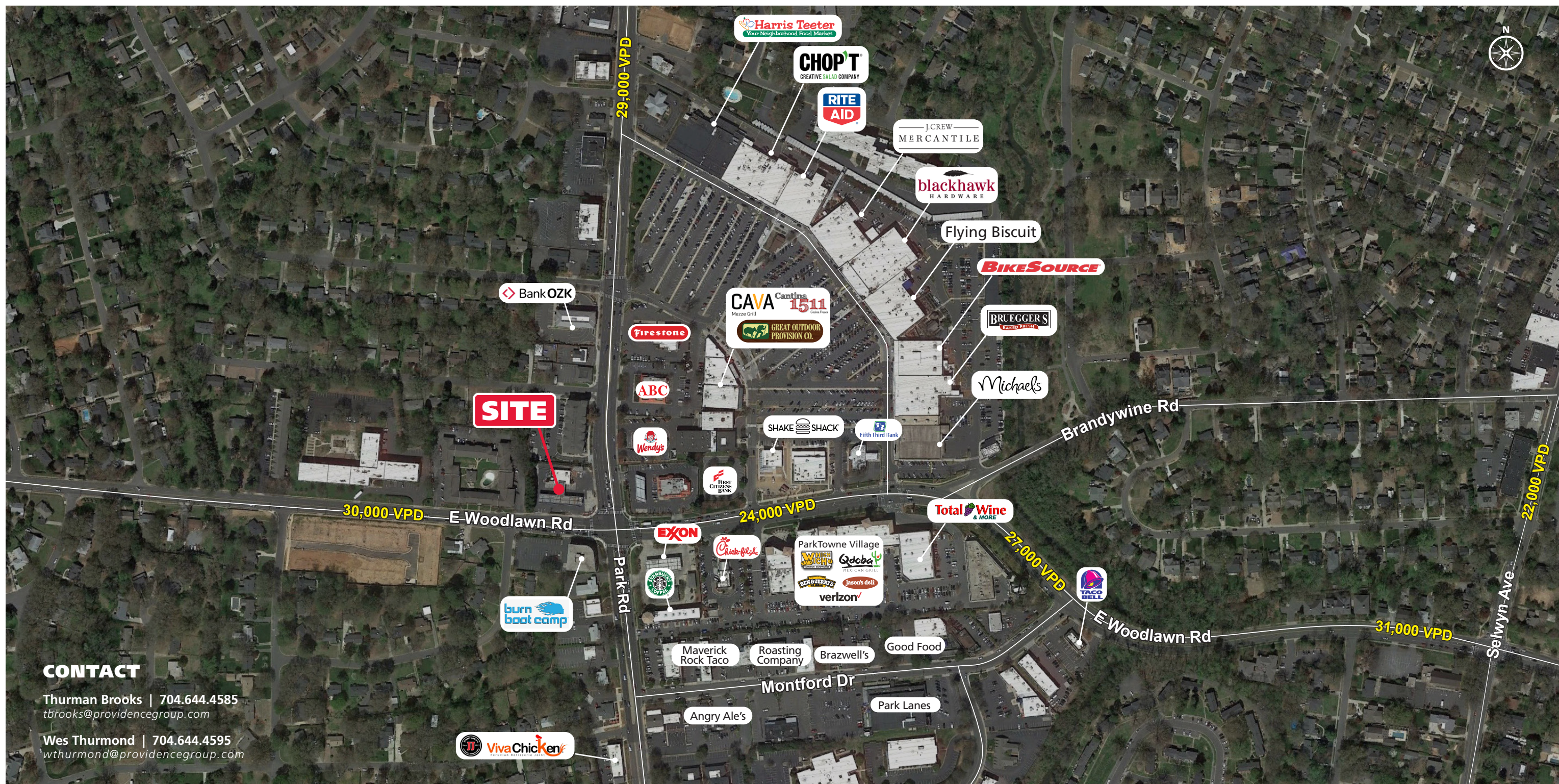
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