# CROSSROADS FREEDOM DR

AVAILABLE FOR LEASE

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE




## 2336 FREEDOM DR | CHARLOTTE, NC | 28208

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# CROSSROADS FREEDOM DR

2336 Freedom Dr. Charlotte, NC 28208

## PROPERTY DETAILS

7,101 SF Available with Food & Beverage infrastructure

Prime for showrooms within Freemore West Design District.

Call for Leasing Details

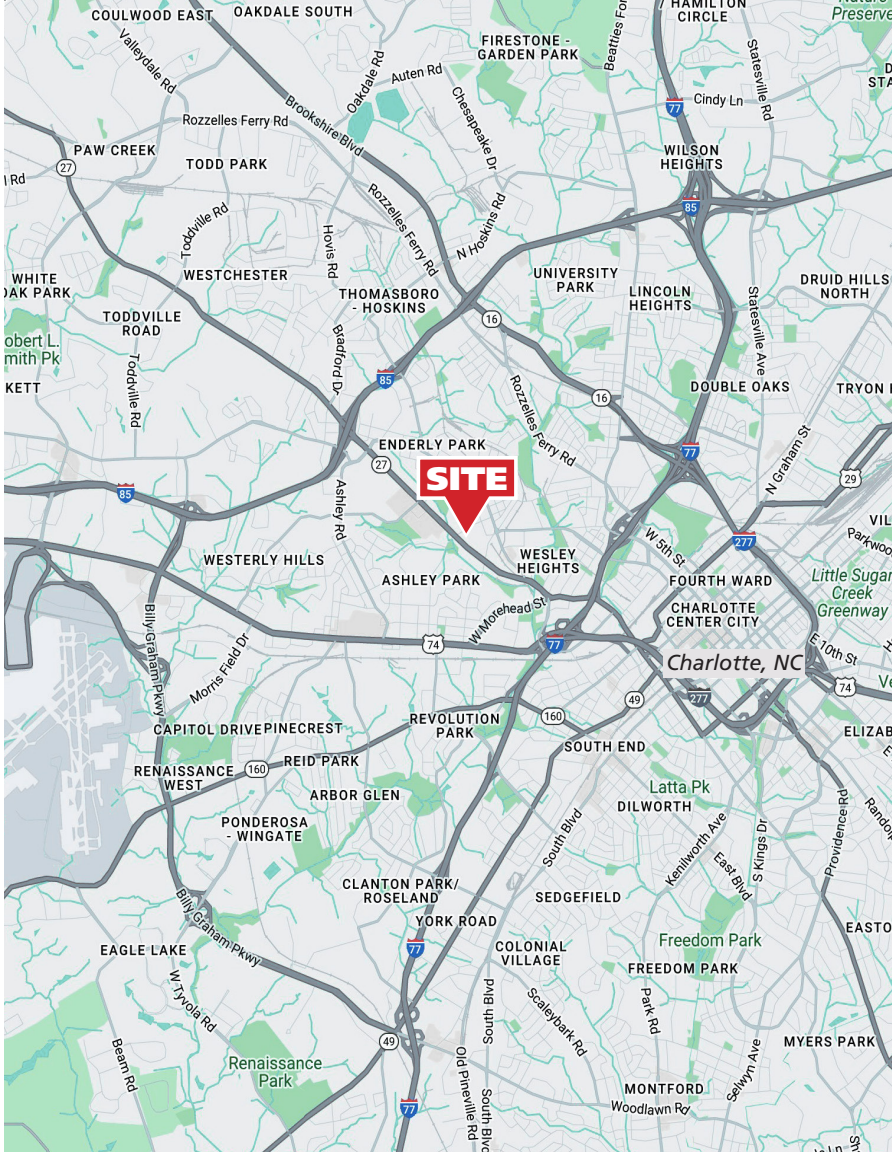
## PROPERTY HIGHLIGHTS

2336 Freedom Drive is a renovated building in Charlotte's FreeMoreWest district offering 3,603–7,101 SF of flexible space ideal for retail, creative office, showroom, or specialty food and beverage uses. The property features modern upgrades with preserved architectural charm, 10–13' ceiling heights, a shared loading dock, and an underground grease trap. Over 50 surface parking spaces provide excellent accessibility.

Located on Freedom Drive, a key connector to I-77, Wilkinson Boulevard, and Uptown Charlotte, the site benefits from strong traffic counts and growing neighborhood density driven by new residential development.

- Nearly 900K SF of office, retail and warehouse space in the FreeMoreWest neighborhood with 400K planned or under construction

- Over 900 apartment units in the immediate FreeMoreWest district and additional projects planned with over 500 units slated for the adjacent property.




## (2025) DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| POPULATION | 13,066 | 113,974 | 244,658 |
| AVERAGE HH INCOME | $116,025 | $124,301 | $137,427 |
| DAYTIME EMPLOYMENT | 7,011 | 104,906 | 197,224 |

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PARTNER XTEAM

## SITE PLAN




| Suite | Tenant | Square Feet |
|---|---|---|
| A | Truist Bank | 2,703 SF |
| B | COUCH | 3,603 SF |
| C-D | Blue Cross & Blue Shield | 7,221 SF |
| E-F | AVAILABLE | 7,101 SF |


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## SITE PHOTOS











CROSSROADS
FREEDOM DRIVE
TRUIST
AVAILABLE
Beyond Blue
Neighborhood Center
NC
COUCH • CLT

## SITE PHOTOS


COUCH • CLT



# MARKET AERIAL




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PARTNER XTEAM

# THE PROVIDENCE GROUP

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