

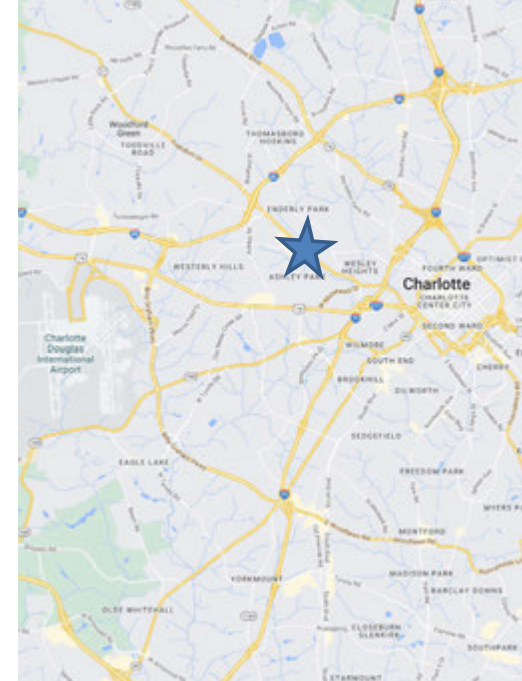
2550 FREEDOM DRIVE

SUITE B, CHARLOTTE, NC 28208

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,564 SF OFFICE OR RETAIL SPACE AVAILABLE



Freedom Drive is in one of Charlotte's fastest growing corridors. The redeveloped submarket is buzzing with excitement as innovative companies now call it home, restaurants and breweries open their doors and multi-family housing springs up in surrounding neighborhoods.

PROPERTY HIGHLIGHTS

- High visibility, excellent signage opportunity, and cross-access to a lighted intersection
- 1,564 USF cold dark shell
- Convenient to Uptown, I-77, I-85, and CLT Airport
- Located in the FreeMoreWest/Freight District neighborhood home to popular amenities like Noble Smoke, Suffolk Punch, Rhino Market & Deli, Bossy Beulah's, Pinky's Westside Grill, Batchmaker, and Town Brewing

PROPERTY HIGHLIGHTS

- Abundant parking
- \$32.00 per square foot modified gross

DEMOGRAPHICS (2022)

	1 Mile	3 Miles	5 Miles
Population	8,986	95,990	207,537
Avg. HH Income	\$62,007	\$82,558	\$98,281
Daytime Pop.	6,969	137,963	260,518

BROKER CONTACT

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

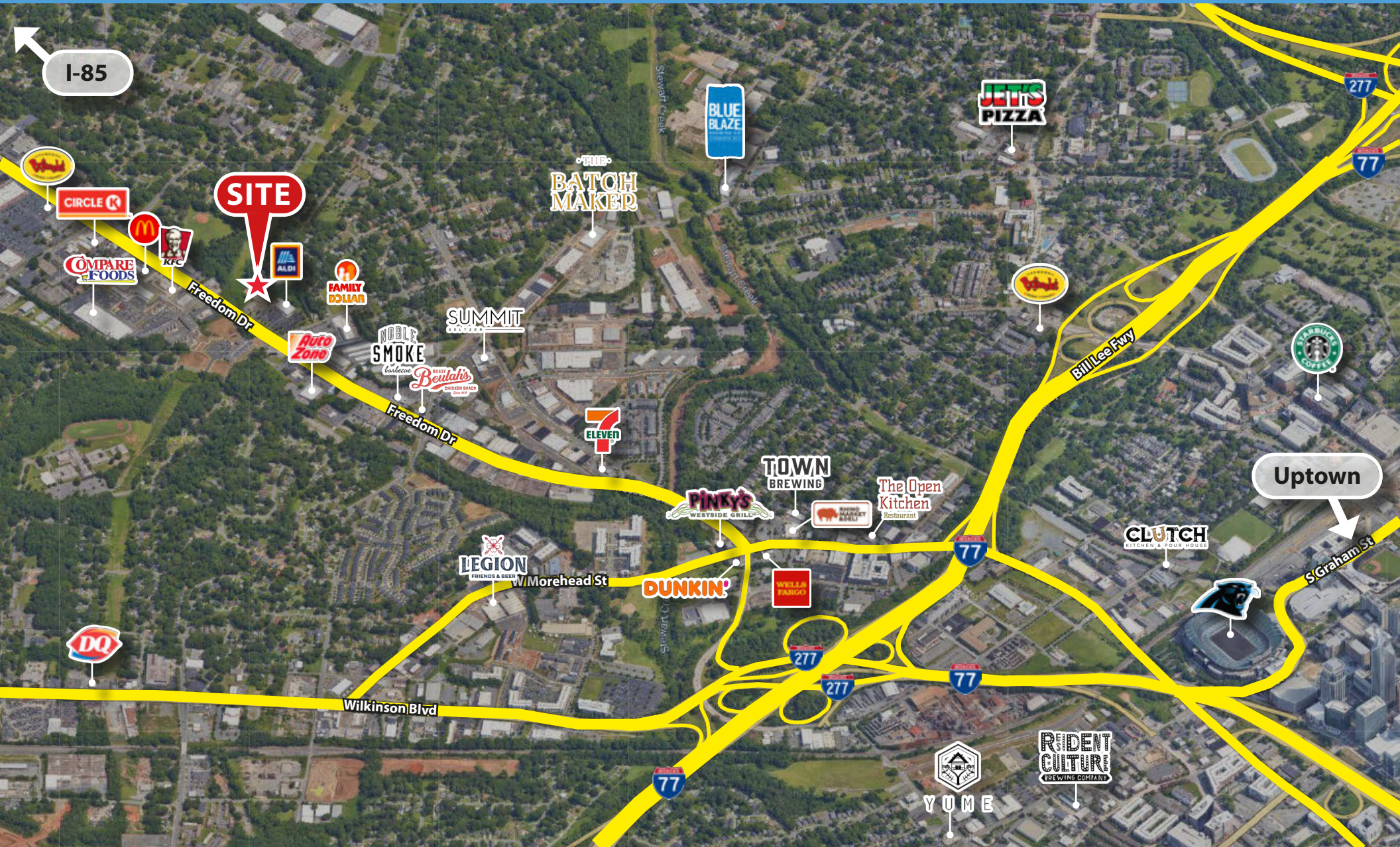
2550 FREEDOM DRIVE

SUITE B, CHARLOTTE, NC 28208

AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,564 SF OFFICE OR RETAIL SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

2550 FREEDOM DRIVE

SUITE B, CHARLOTTE, NC 28208

DEVELOPMENT
ACTIVITY

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,564 SF OFFICE OR RETAIL SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

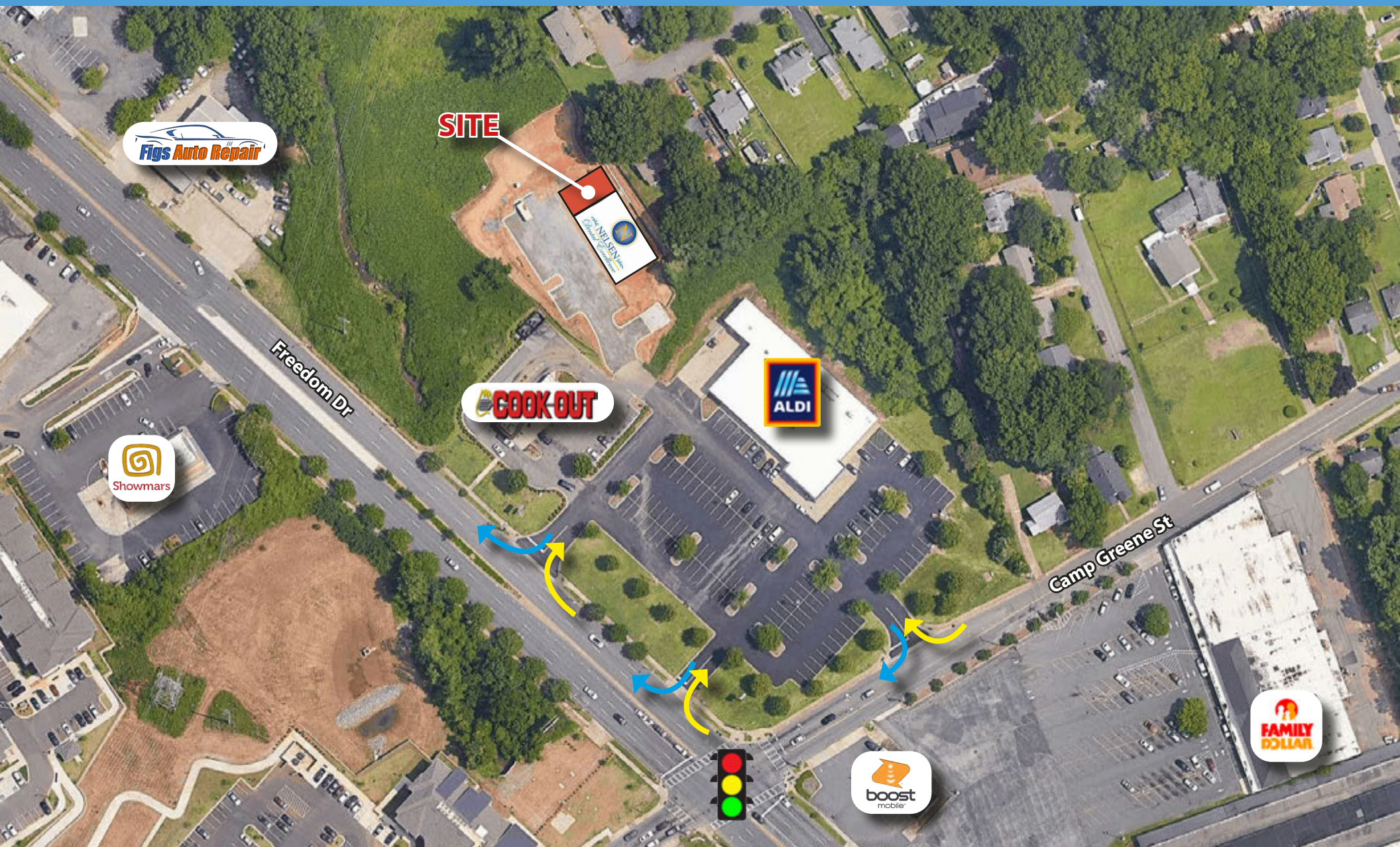
2550 FREEDOM DRIVE

SUITE B, CHARLOTTE, NC 28208

SITE ACCESS

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,564 SF OFFICE OR RETAIL SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

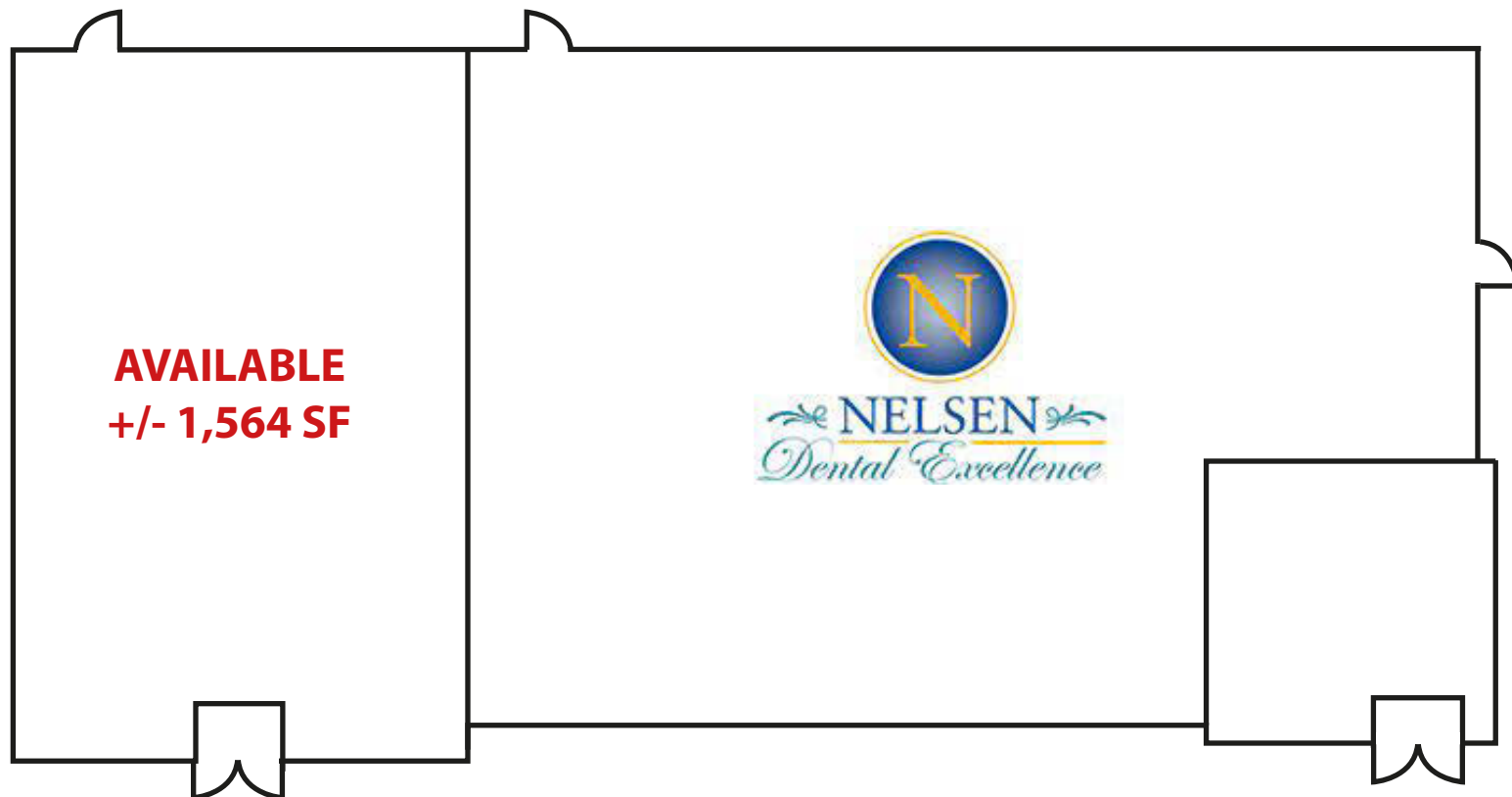
2550 FREEDOM DRIVE

SUITE B, CHARLOTTE, NC 28208

SITE PLAN

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,564 SF OFFICE OR RETAIL SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com