

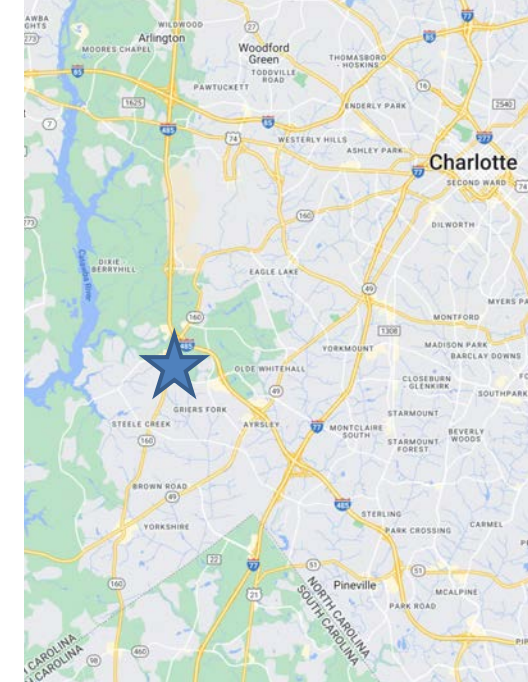
4715 DIXIE RIVER ROAD

CHARLOTTE, NC 28273

OFFICE SPACE
FOR LEASE

NS New South
Properties

± 2,500 SF OFFICE SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Existing 2,500 SF Class A office space available for lease (cold dark shell)
- Situated within the southwest area of Charlotte which is thriving with new construction of retail, office, multi-family, single family residential, and business parks
- Convenient to I-485, I-77 and Charlotte Douglas International Airport
- Minutes from the Charlotte Premium Outlets, Shoppes at Madison Place, Berewick Town Center and more!
- Direct connectivity to Berewick Town Center

PROPERTY HIGHLIGHTS

- Easy access at lighted intersection
- Abundant parking
- Building signage available
- **Asking \$26.50/SF NNN (\$6.62/SF TI-CAM)**

DEMOGRAPHICS (2024)



POPULATION

1 Mile: 7,136
3 Miles: 42,261
5 Miles: 104,152



AVG. HH INCOME

1 Mile: \$142,745
3 Miles: \$118,048
5 Miles: \$112,832



DAYTIME EMPLOYEES

1 Mile: 3,026
3 Miles: 41,486
5 Miles: 113,165

BROKER CONTACT

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FLOOR PLAN

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MARKET AERIAL

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NEIGHBORHOOD
AERIAL

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