

SPACE AVAILABLE FOR LEASE

428 BLAIRHILL ROAD | CHARLOTTE, NORTH CAROLINA | 28217



CONTACT

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AVAILABLE FOR LEASE
PROUD PARTNER
XTEAM
RETAIL ADVISORS

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PROPERTY / LEASING OVERVIEW

- Freestanding Building at 428 Blairhill Road
- ± 0.7 acres
- Approximately 6,250 square feet
- Call for Lease Rates

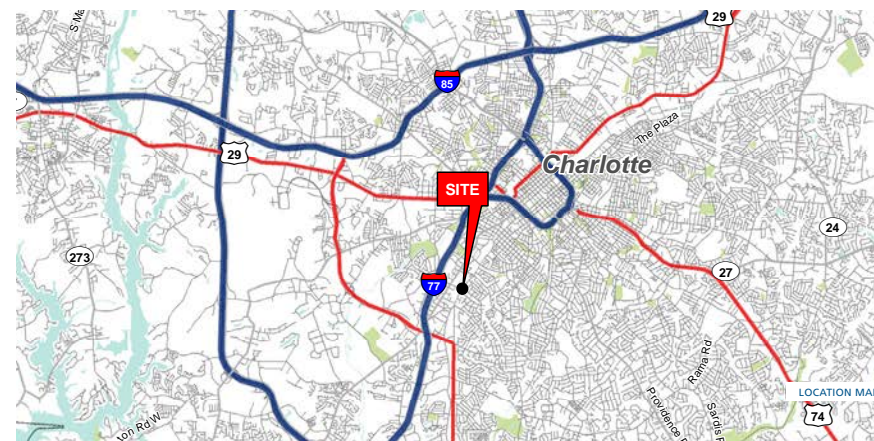
PROPERTY HIGHLIGHTS

- Total Space: Approximately 6,250 square feet
- Office Space: Approximately 3,000 square feet
- Conditioned Warehouse Space: 3,250 square feet
- Outdoor Features: Fenced back lot with automatic gate
- Access: Convenient access to I-77 via Clanton Road
- Location: Near the intersection of S Tryon Street and Clanton Road
- Surroundings: Adjacent to mixed-use and residential developments
- Walkable: 5-min walk to Gilde Brewery, State of Confusion, Phat Burrito, Supperclub, Yama, Red Clay Ciderworks, Beat the Bomb (coming soon)
- Lease Rates: Call for details



DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	12,097	92,519	235,390
AVERAGE HH INCOME	\$70,418	\$115,857	\$111,193
MEDIAN HH INCOME	\$68,394	\$83,795	\$80,773
BUSINESS ESTABLISHMENTS	1,273	9,955	19,740
DAYTIME EMPLOYMENT	12,053	131,830	255,567



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20,000 VPD Clanton Rd



20,000 VPD

S Tryon St

Blairhill Rd

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5 LINE
13.5 Acre Mixed Use Development
Chambray @ LOSO
Development by Kairoi Residential

SITE

Levels at LoSo

BEAT THE BOMB

4001 YANCEY
Sugar Creek BREWING COMPANY
LOWER LEFT BREWING COMPANY
PROTAGONIST

AMF
BOWLING
Centennial Lanes

TROBOY
salata

Village @ LOSO
STATE OF CONFUSION
Gilde
SUPPERCLUB
THOUSAND HILLS COFFEE
PHAS
ello

MILLCREEK RESIDENTIAL

LINNY BOY BREWING CO.

SUFFOLK PUNCH
triple c
RSP BOUTHERND

MONDAY NIGHT BREWING

puttery

PARA
CM
caliber
SPACES
PINS

Sycamore

DESIGN CENTER
Re-Development
Supercia
SHAKE SHACK
juni
HAWKERS
FIT ATELIER
marine layer
patagonia

LOWE'S
Publix

YUNTA

Avenues at Atherton
Snooze
SILVERLAKE RAMEN

FLORIDA CHILD
HEALTHY FOOD FOR A HAPPY WORLD

BLAZE PIZZA

WOODEN ROBOT BREWERY

Atherton Mill
CAVA
INDACO
Free People
LIVING KITCHEN
BARRY'S BOOTCAMP
SEPHORA
WARBY PARKER
west elm
lululemon
TECOVAS
LEGION
ANTHROPOLOGIE

Dilworth Gardens
Brix
OUTBACK STEAKHOUSE
SHERWIN WILLIAMS

Kenilworth Commons
Harris Teeter
Bank of America
Yafo Kitchen
FOLKSBET WINE CO.

METROPOLITAN
BEST BUY
Marshalls
TRADER JOE'S

at home (coming soon)
PETCO
Where the pets go.

NASCAR
HALL OF FAME
The Charlotte Observer OFFICES

Atrium Health
Atrium Health Levine Children's
24,900 EMPLOYEES
874 BEDS

Arby's
MADDO'S
SUBWAY
Orangetheory FITNESS
T-Mobile

ABC
TAKIKIS
verizon
Bridgeway
corepower YOGA

at home (coming soon)
PETCO
Where the pets go.

NOVANT HEALTH
15,400 EMPLOYEES
654 BEDS

19,957 STUDENTS

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