

8035 Providence Road

8035 PROVIDENCE ROAD, CHARLOTTE, NC 28270



Retail/Medical

FOR

| Lease

SIZE

| ±3,307 SF

PRICE

| Call for Pricing



Overview

±3,307 SF available in suite 315

Former concierge medicine office

Dense, high-traffic corridor

Across the street from Arboretum Shopping Center

Nearby retailers include: Publix, Walmart, Harris Teeter, Petco, Barnes & Noble, Sephora, Crunch Fitness, The Gap, Bank of America, Wells Fargo, and more

South Charlotte Retail Space Available



Robbie Adams
Director of Retail
(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

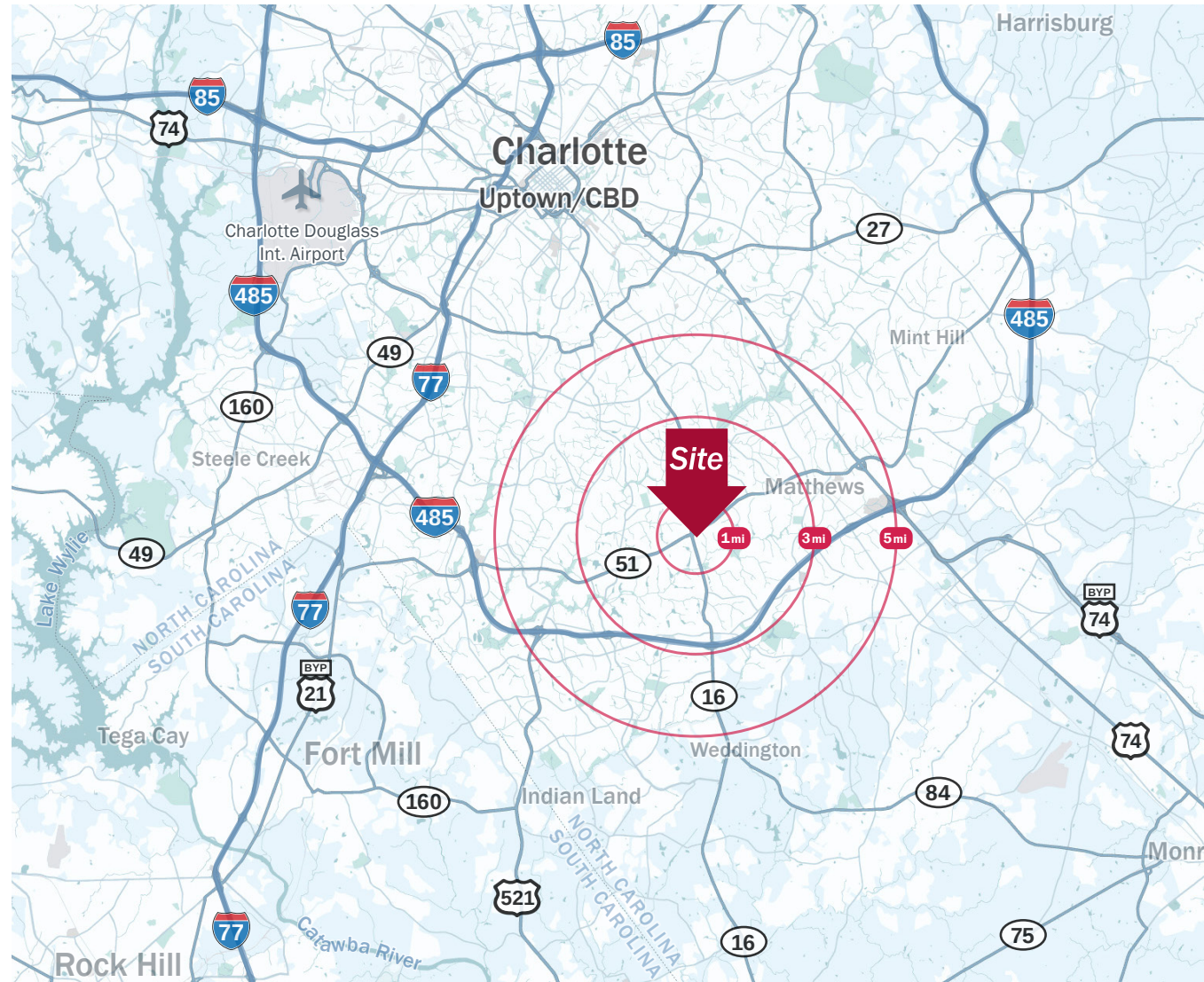
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,223	69,997	205,308
Avg. HH Income	\$206,860	\$214,479	\$185,016

Traffic Count

Source: NCDOT

	AADT
Hwy 51/Pineville-Matthews Rd	29,500 (2025)
Providence Rd	35,500 (2025)



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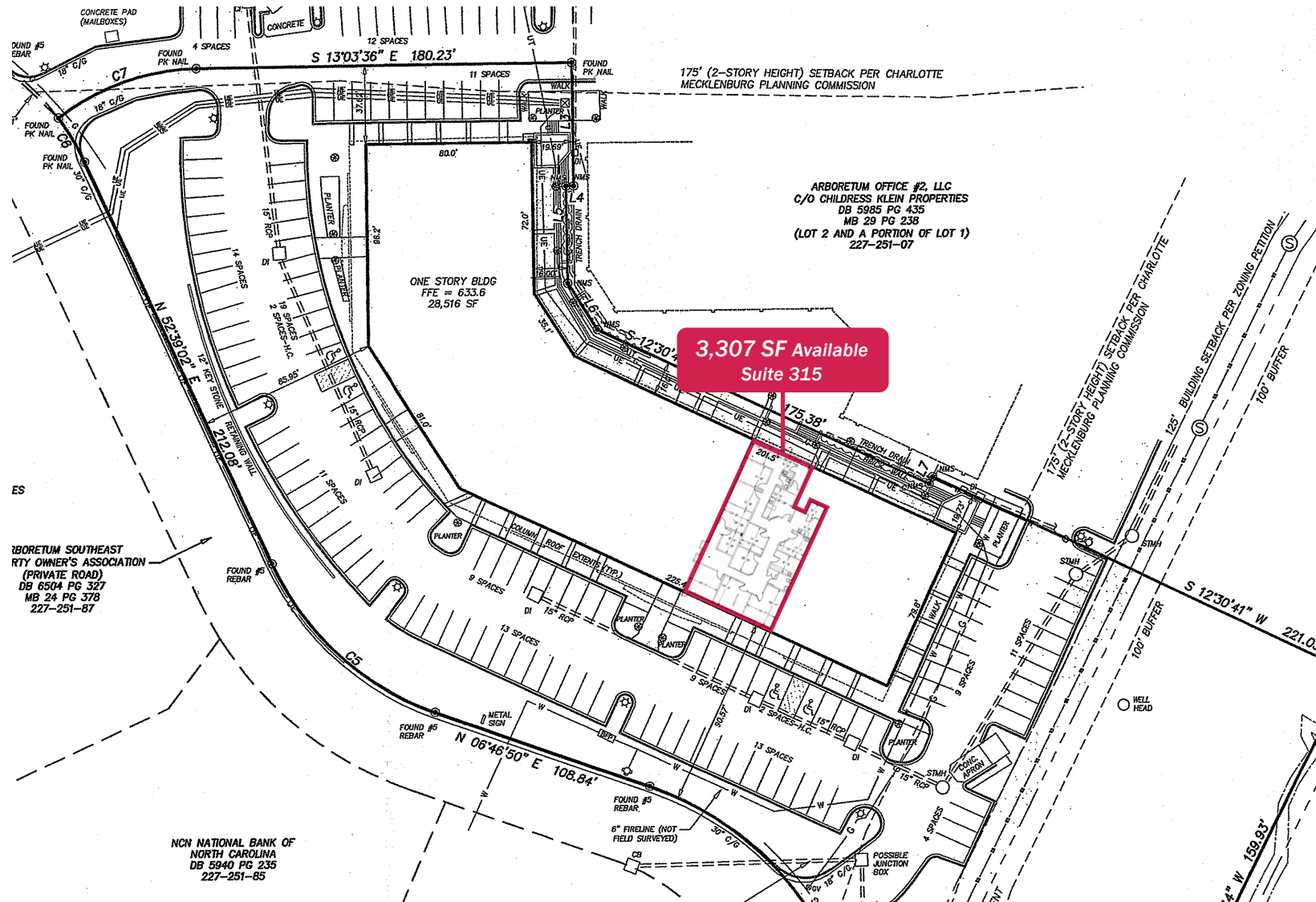
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Site Plan



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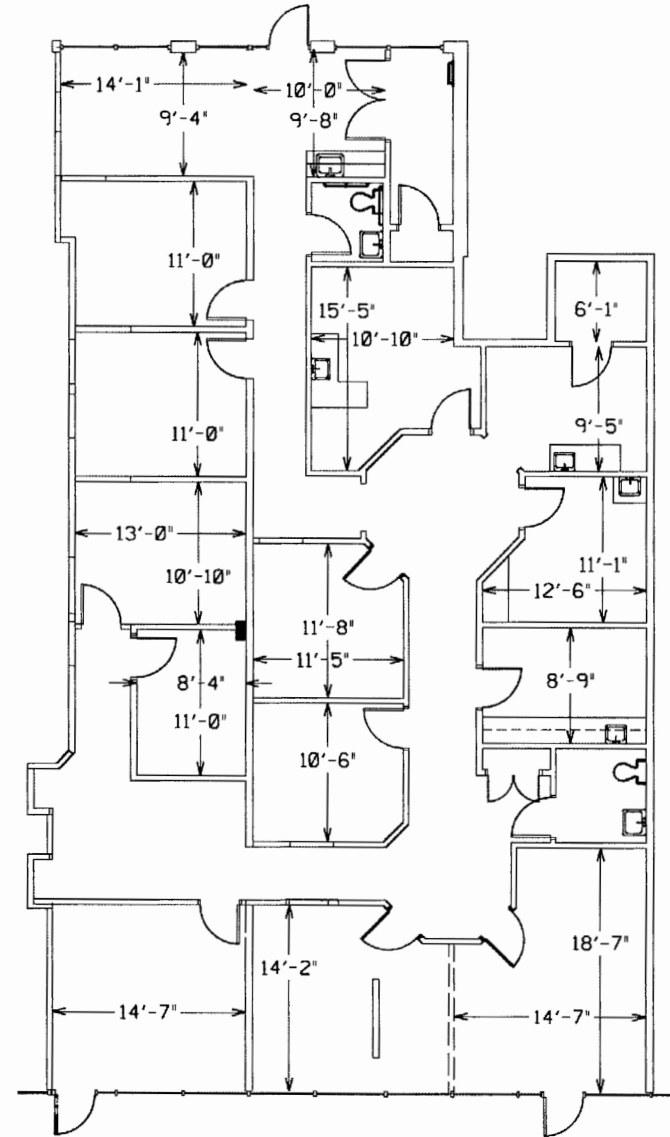
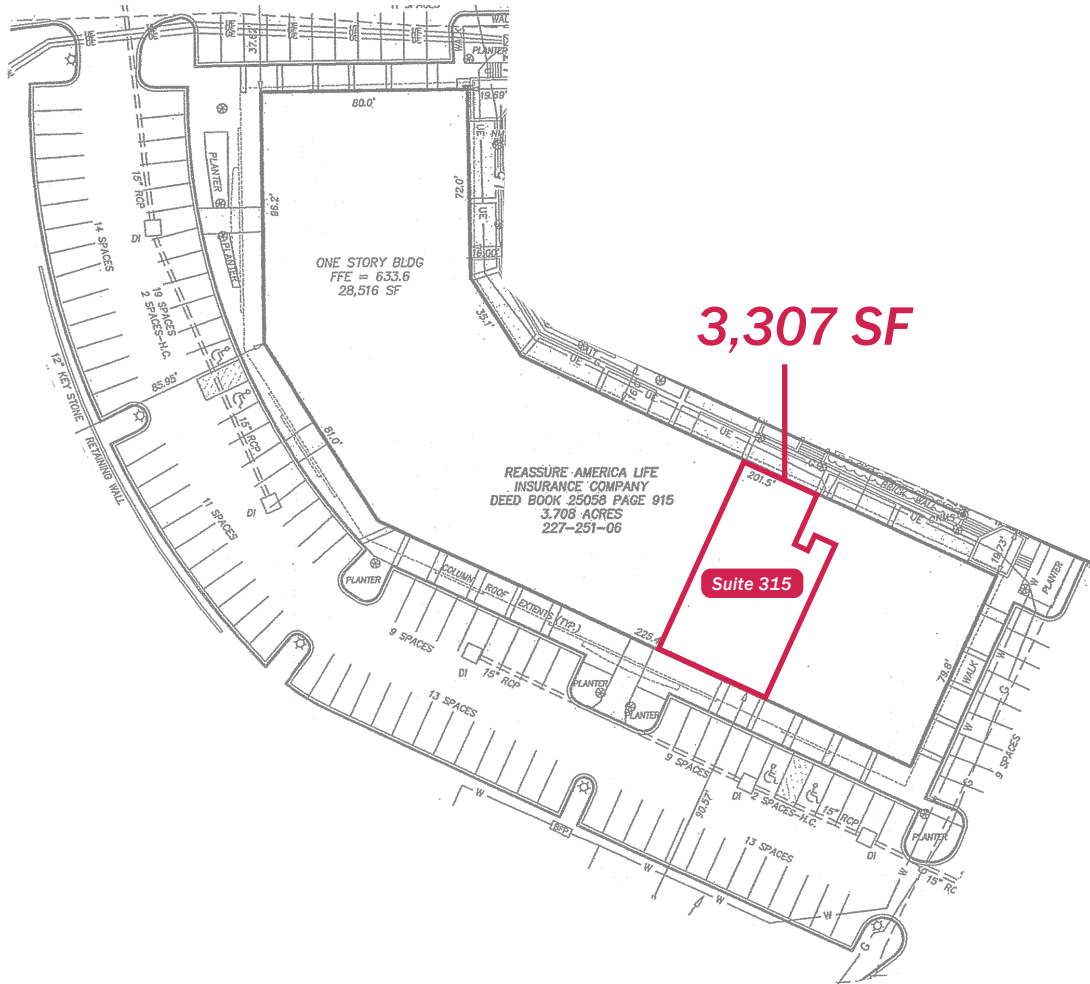
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Floor Plan



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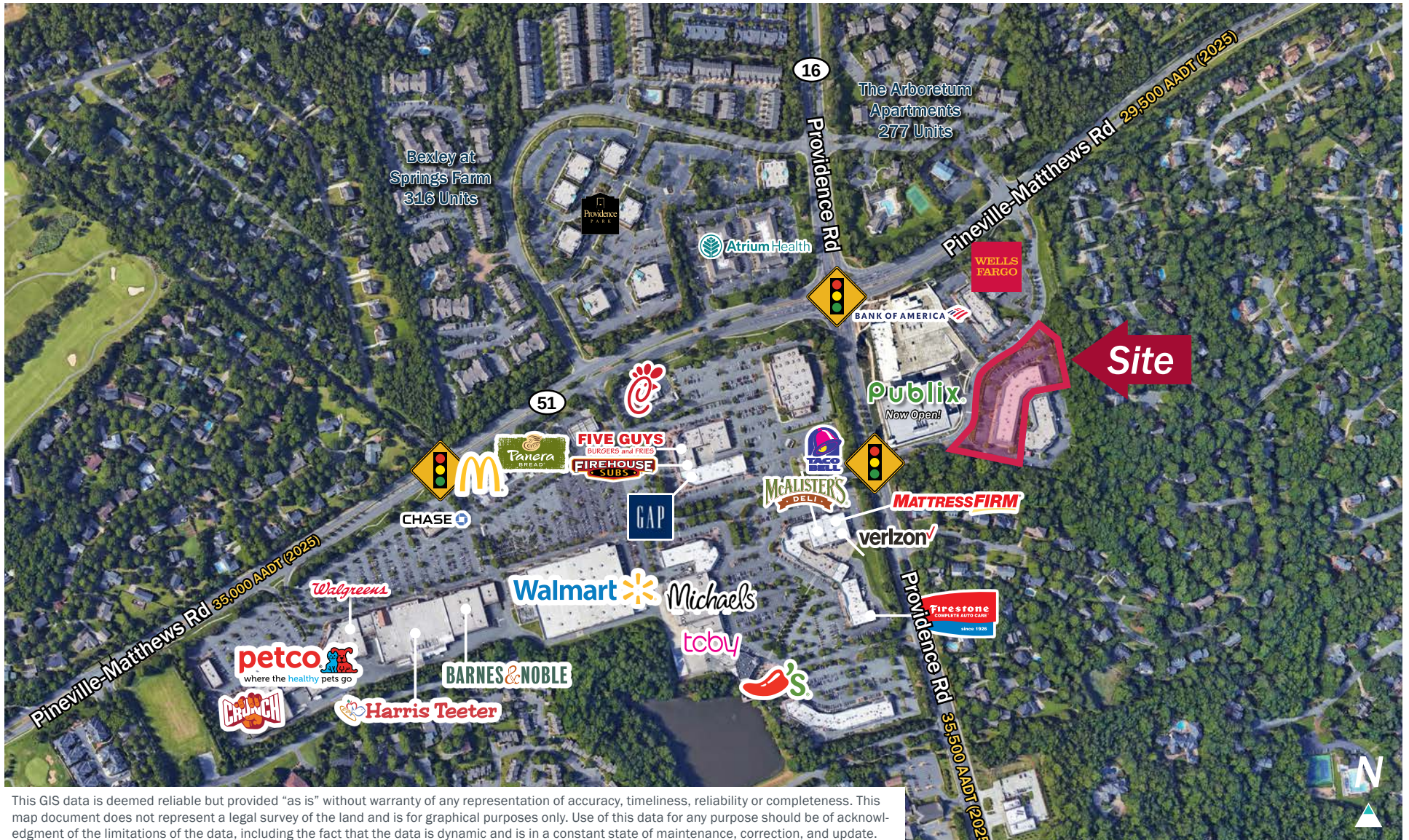
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Market Aerial



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Property Photos



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Property Photos



Building Signage



Rear Courtyard Area



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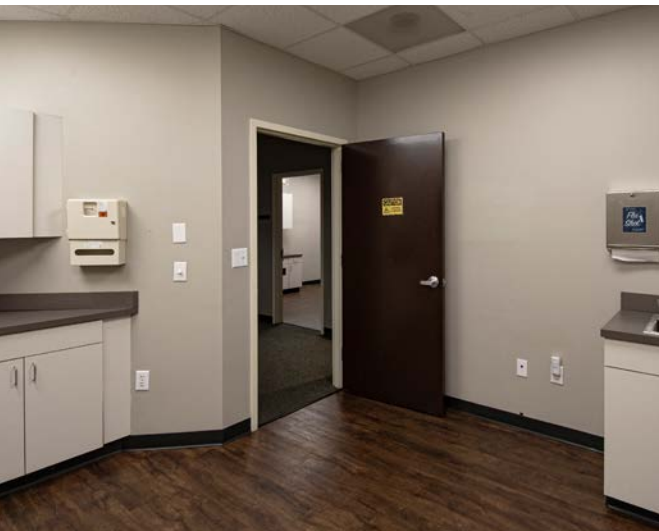
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Interior Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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