

4516 Nations Crossing Road

CHARLOTTE, NC 28217



Retail/Office

FOR

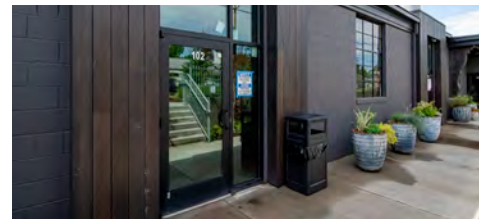
Lease

SIZE

±2,206 -2,682 SF

PRICE

Call for Pricing



Overview

Availability:

Suite 102: ±2,206 SF

Suite 104: ±2,682 SF

Only two spaces remaining available

Ideal for showroom, office, retail or restaurant

Features barrel ceiling and large skylight

Urban core adaptive reuse development, excellent opportunity in LoSo surrounded by new and planned development

LoSo is experiencing extreme growth with multi-family and office developments, while being established as an entertainment/brewery destination

Nearby tenants include Sugar Creek Brewing, Olde Mecklenburg Brewery, Rally Pickleball, Brewers at 4001 Yancey, Night Swim Coffee, and Queen Park Social

Close proximity to two light rail stations



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Property Overview

Demographics

Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	10,320	100,143	249,637
Growth Rate	9.40%	3.45%	2.48%
Avg. HH Income	\$125,110	\$140,861	\$148,330

Traffic Count

Source: NCDOT

	AADT
Nations Crossing Road	2,800 (2023)
Woodlawn Road	45,000 (2023)



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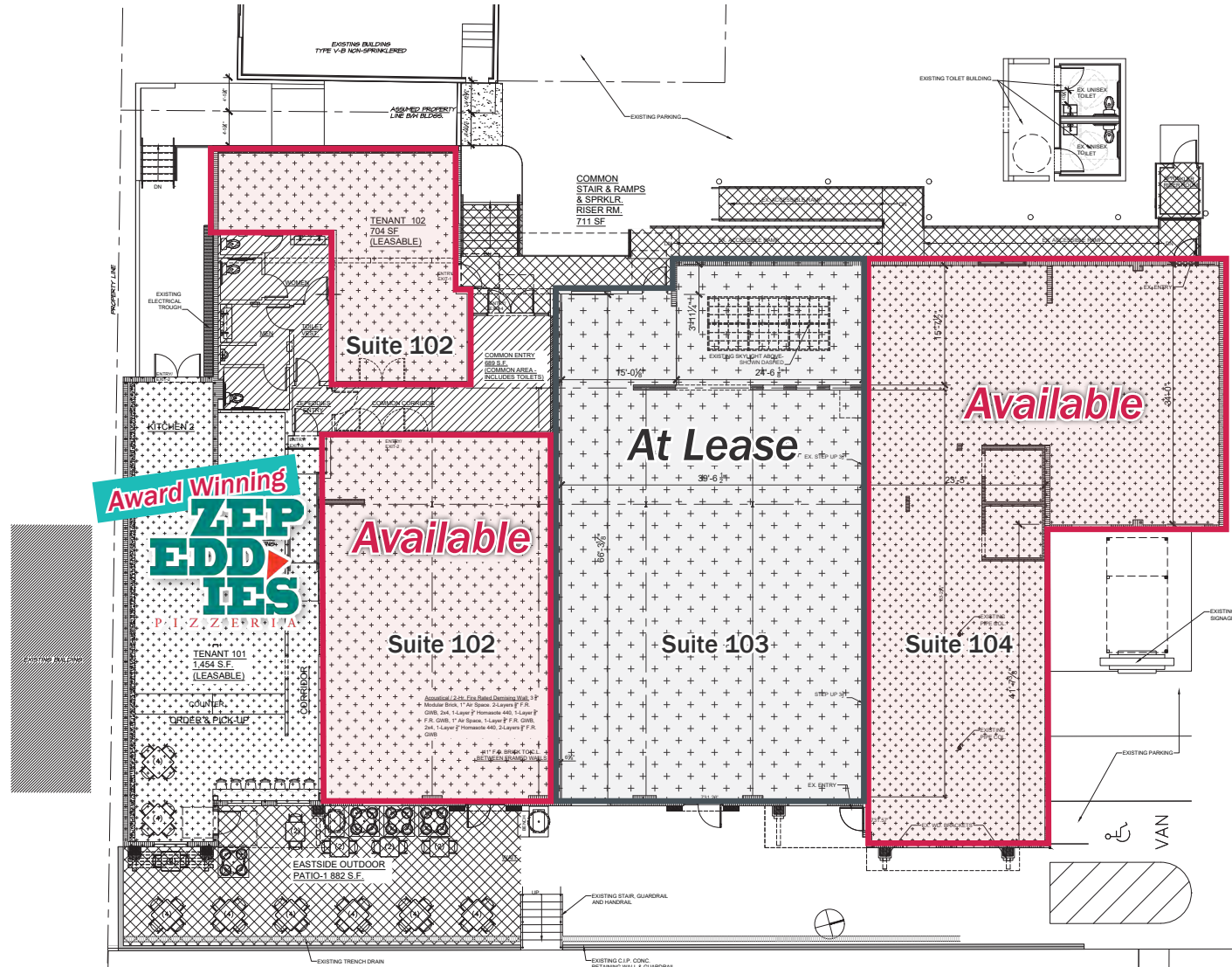
Leasing Plan

Availability

Suite 102: ±2,206 SF*

Suite 104: ±2,682 SF

*non-contiguous



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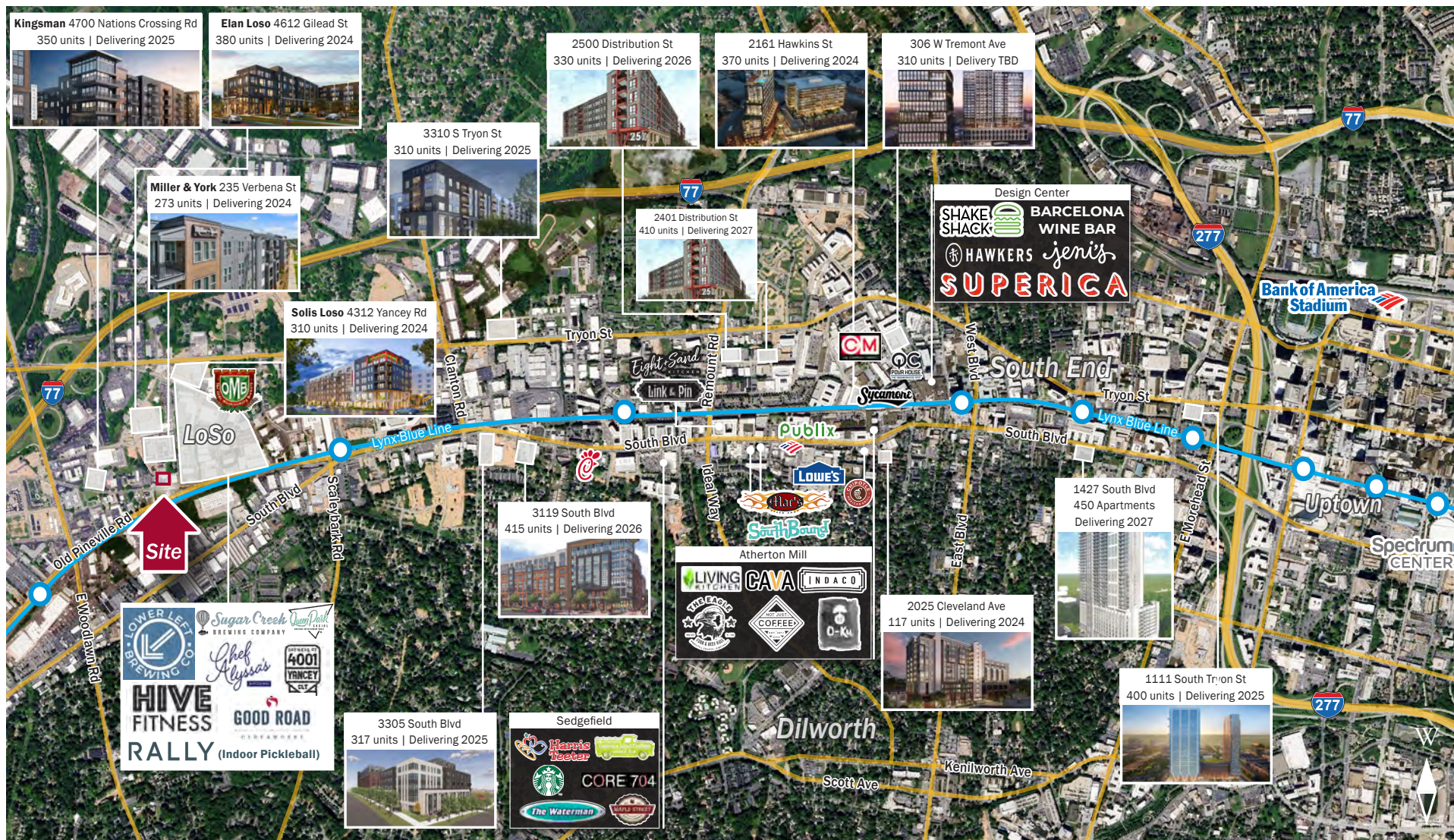
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Market Aerial



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Site Photos: Suite 102



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Site Photos: Suites 103 & 104



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Medical | Industrial | Retail | Land | Investment | Office

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