

LEASE

PARK ROAD LEASE

4728 Park Rd Ste D Charlotte, NC 28209



PROPERTY DESCRIPTION

4728 Park Rd, Suite D is part of a multi-tenant professional office complex in Charlotte's highly desirable Park Road / SouthPark corridor. The property offers convenient access to Park Road Shopping Center, featuring a variety of restaurants, coffee shops, retail stores, and everyday services. A nearby greenway provides additional appeal for walking and outdoor breaks.

The suite is thoughtfully laid out for client-facing use featuring a welcoming reception/waiting area, multiple private offices or meeting rooms, a break room, and a flexible space adaptable for a variety of professional needs.

This space is ideally suited for client-focused professional services (mediation, therapy, counseling, legal consultation), appointment-based professionals (financial advisors, business or career coaches, tax professionals), and low-equipment wellness services (nutritionists, speech therapists, wellness practitioners).

OFFERING SUMMARY

Number of Units:	1-3
Available SF:	155 - 1,098 SF
Lot Size:	59,579 SF
Building Size:	1,098 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	651	2,169	6,117
Total Population	1,196	3,981	11,977
Average HH Income	\$119,594	\$121,349	\$149,452

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PARK ROAD SUITE D LEASE

4728 Park Rd Ste D Charlotte, NC 28209



PROPERTY HIGHLIGHTS

- 1,097.8 SF
- 3 Executive Offices
- Lobby
- Break Room
- Flex Space
- Bathroom
- HOA fee \$374.39 monthly (covers exterior maintenance, interior common area maintenance and water)
- New HVAC (May 2023)
- Walk-in attic upstairs for extra storage
- Parcel ID: 17109178

OFFERING SUMMARY

Lease Rate:	\$28 SF
NNN	\$4.09 SF
Number of Units:	1
Available SF:	1,098 SF
Lot Size:	59,579 SF
Building Size:	1,098 SF

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BUILDING PHOTOS

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PARK ROAD COMMON AREA PHOTOS

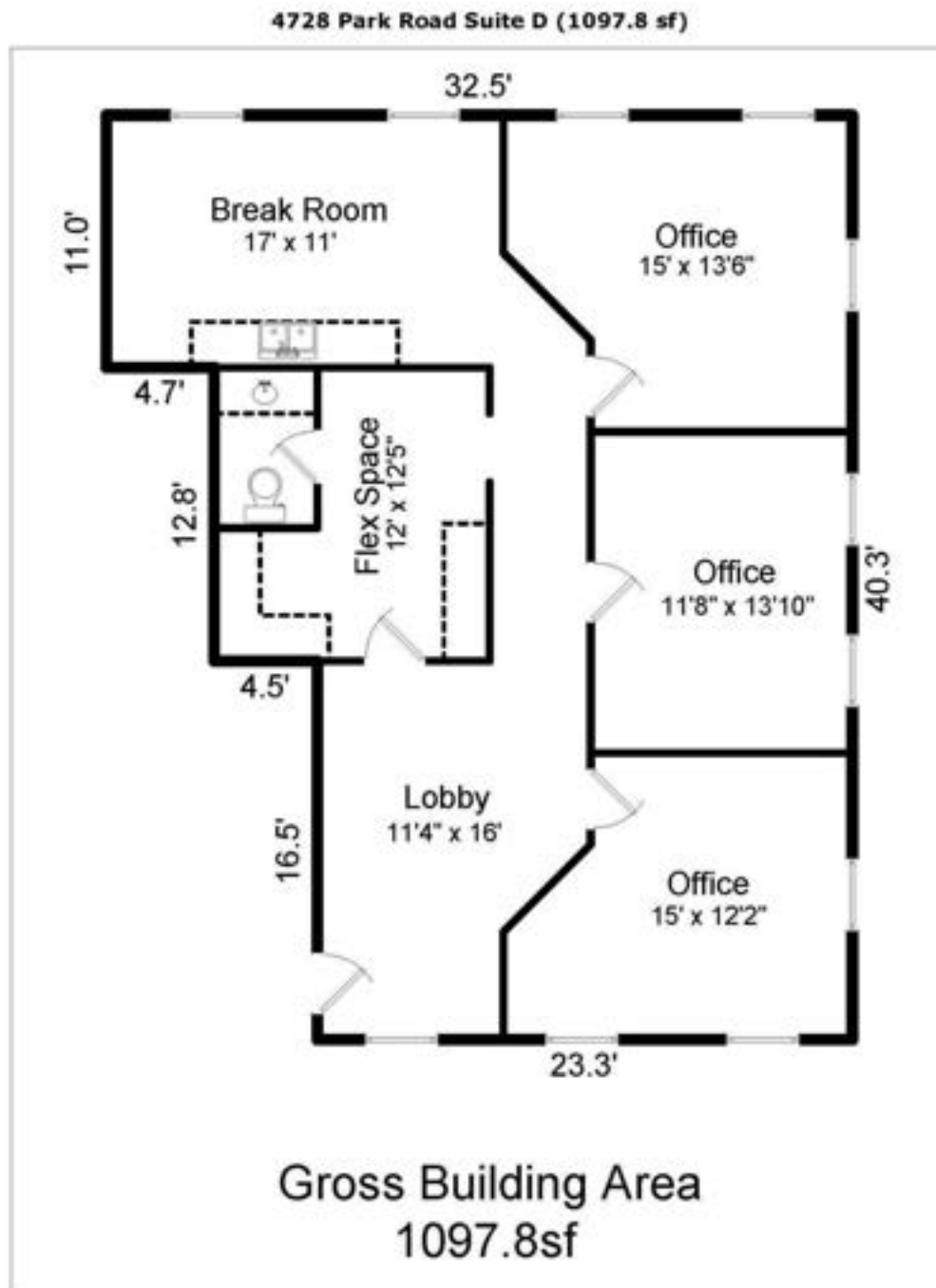
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PARK ROAD OFFICE 1

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OFFICE 1 HIGHLIGHTS

- 203 SF
- Lobby
- Break Room
- Flex Space
- Bathroom
- New HVAC (May 2023)

OFFERING SUMMARY

Lease Rate:	\$850 per mo
Number of Units:	1
Available SF:	203 SF
Lot Size:	59,579 SF
Building Size:	1,098 SF

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PARK ROAD LEASE OFFICE 2

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OFFICE 2 HIGHLIGHTS

- 161 SF
- Lobby
- Break Room
- Flex Space
- Bathroom
- New HVAC (May 2023)

OFFERING SUMMARY

Lease Rate:	\$850 per mo
Number of Units:	1
Available SF:	161 SF
Lot Size:	59,579 SF
Building Size:	1,098 SF

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PARK ROAD LEASE OFFICE 3

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OFFICE 3 HIGHLIGHTS

- 183 SF
- Lobby
- Break Room
- Flex Space
- Bathroom
- New HVAC (May 2023)

OFFERING SUMMARY

Lease Rate:	\$850 mo Flat
Number of Units:	1
Available SF:	183 SF
Lot Size:	59,579 SF
Building Size:	1,098 SF

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RETAILER MAP

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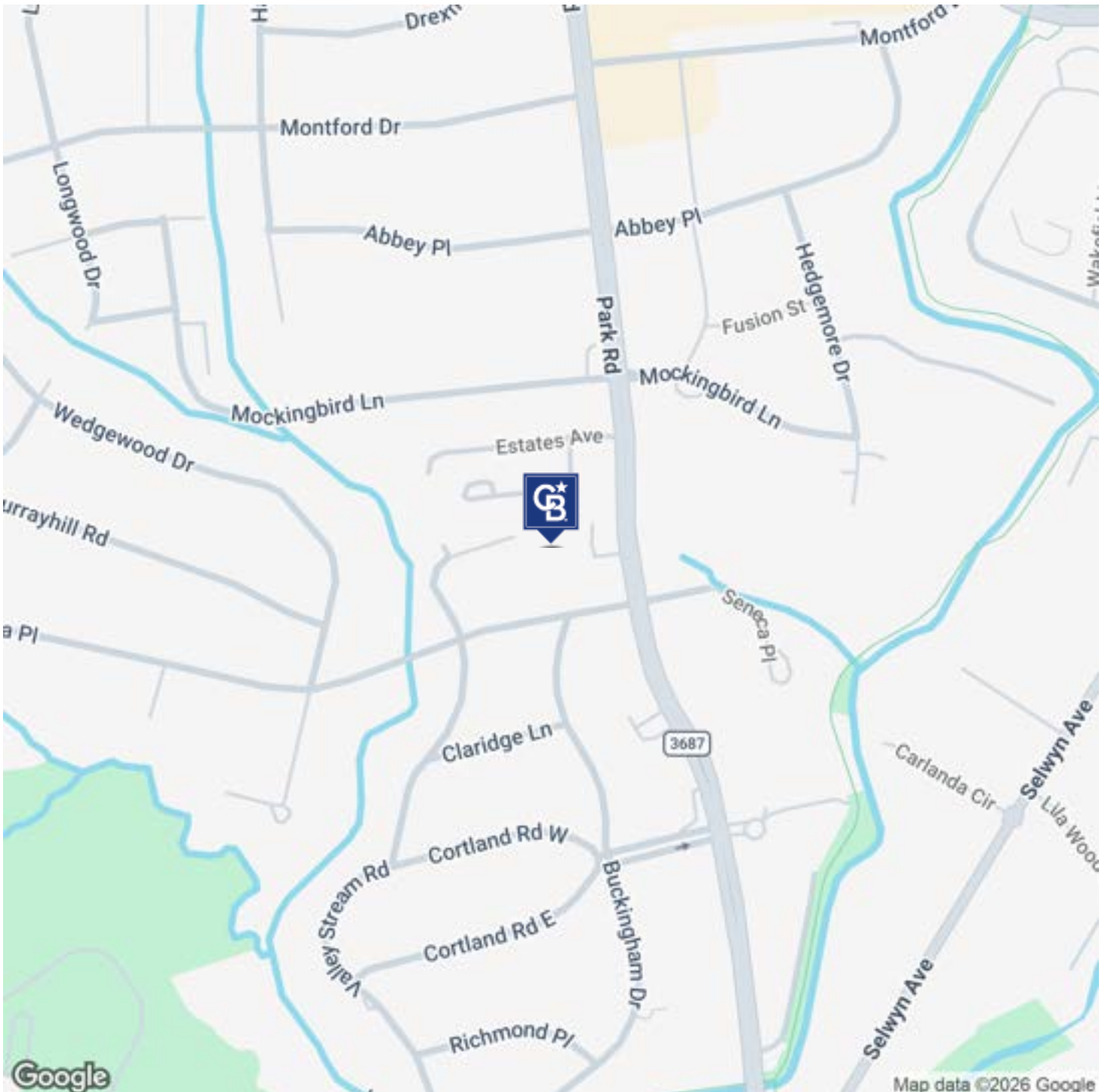


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LOCATION MAP

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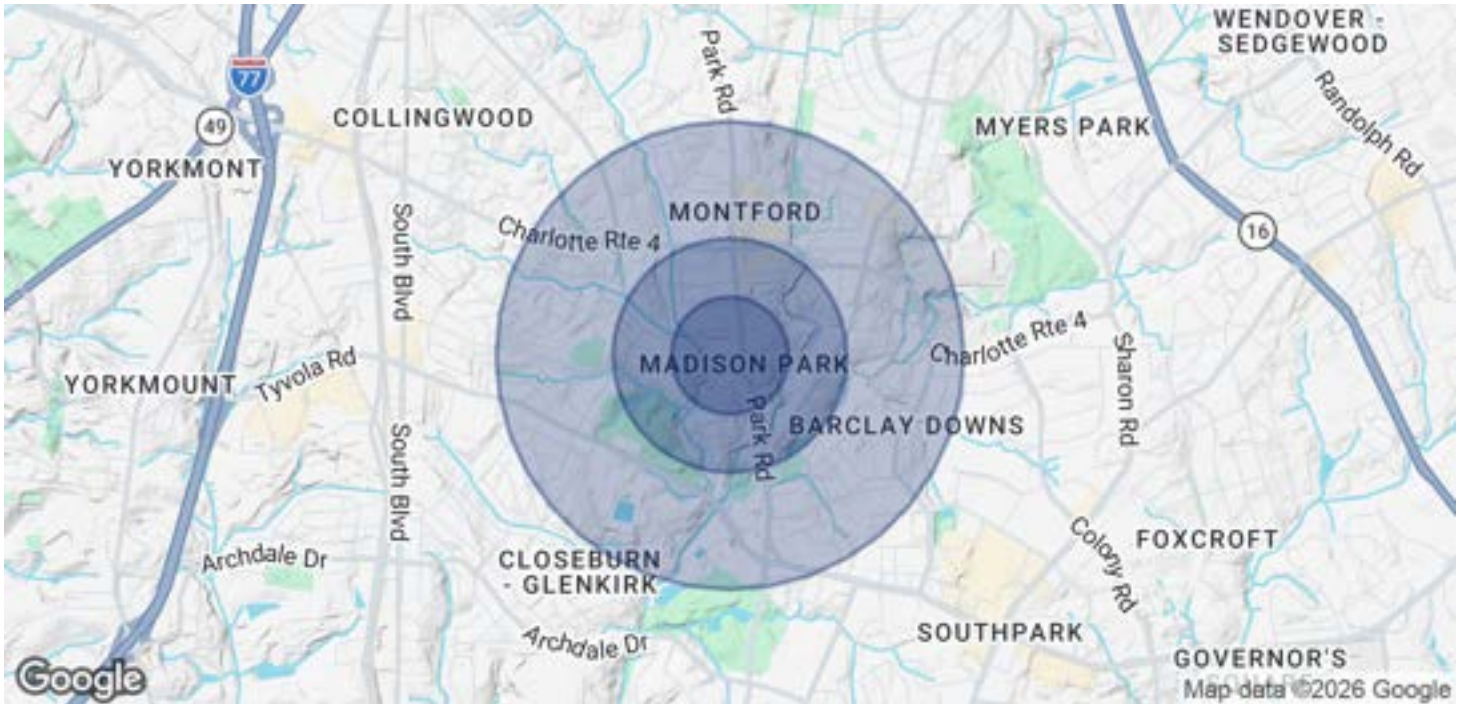


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DEMOGRAPHICS MAP

4728 Park Rd Ste D Charlotte, NC 28209



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,196	3,981	11,977
Average Age	30	31.3	35.5
Average Age (Male)	28.2	30.5	34.5
Average Age (Female)	33	33.3	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	651	2,169	6,117
# of Persons per HH	1.8	1.8	2
Average HH Income	\$119,594	\$121,349	\$149,452
Average House Value	\$467,822	\$566,144	\$681,974

2023 American Community Survey (ACS)

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