

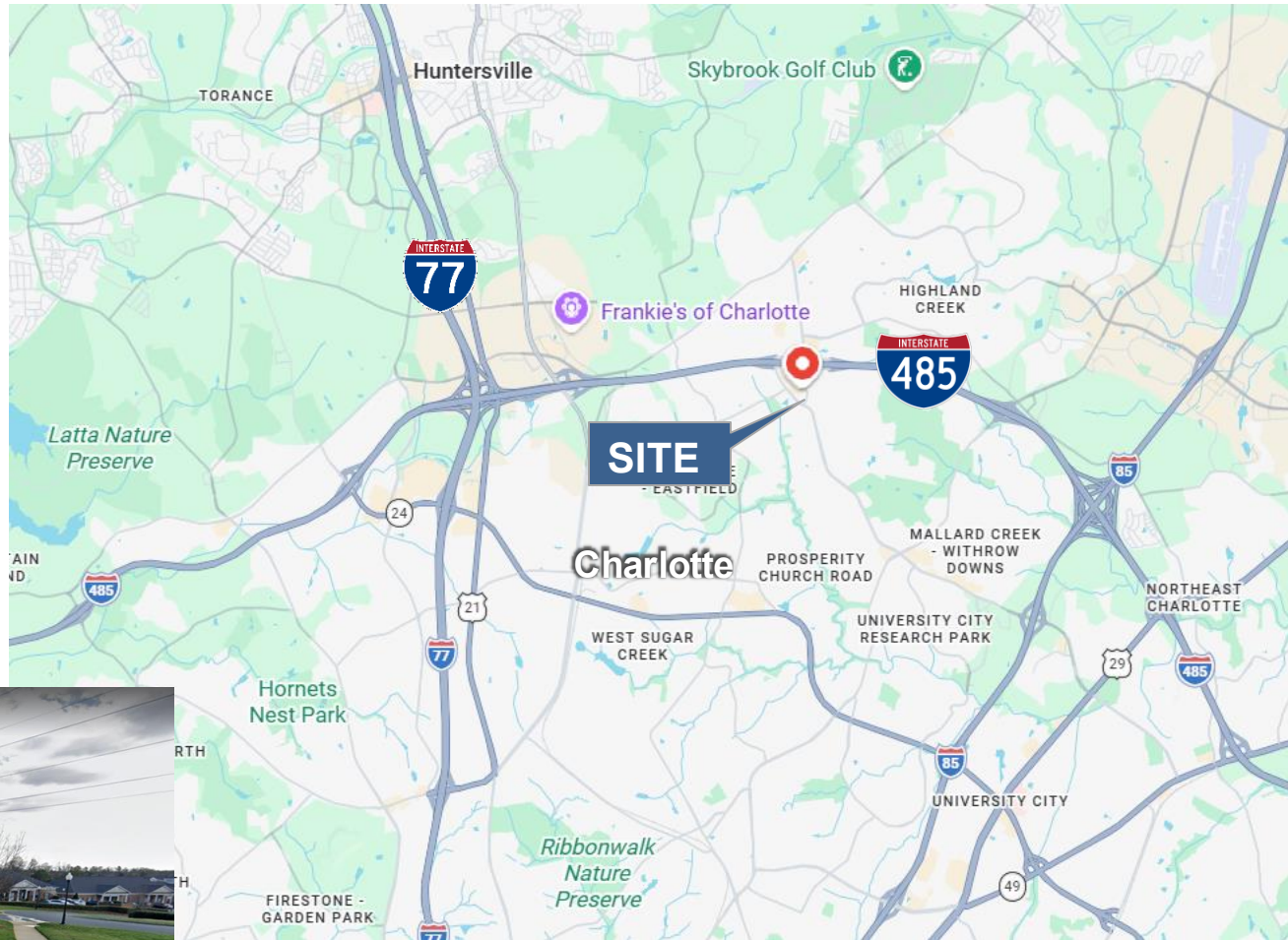
# AVAILABLE FOR LEASE

**4845 Johnston Oehler Rd  
Suite C  
Charlotte, NC 28269**

**1,300 +/- SF**

- 5 offices with windows
- Large reception area
- Kitchen
- Storage closet
- In suite bathroom
- Conveniently located directly off I-485
- Close to medical

**LEASE PRICE: \$23.00/SF/NNN plus electric.  
TICAM \$ 4.35/SF**



## CONTACT

**Michelle Polito**  
cell 704-995-4885  
michelle@knoxgroupinc.com

19725 Oak Street  
Suite 8  
Comelius, NC 28031  
704.896.1911



*All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.*

Conveniently located:

- 0.5 miles from I-485
- 1.3 miles from Atrium Health Urgent Care
- 3.3 miles from I-77
- 4.1 miles from Walmart



**Demographics**

	1 mile	3 mile	5 mile
Population	8,573	46,078	100,357
Average Household Income	\$84,851	\$88,568	\$77,154

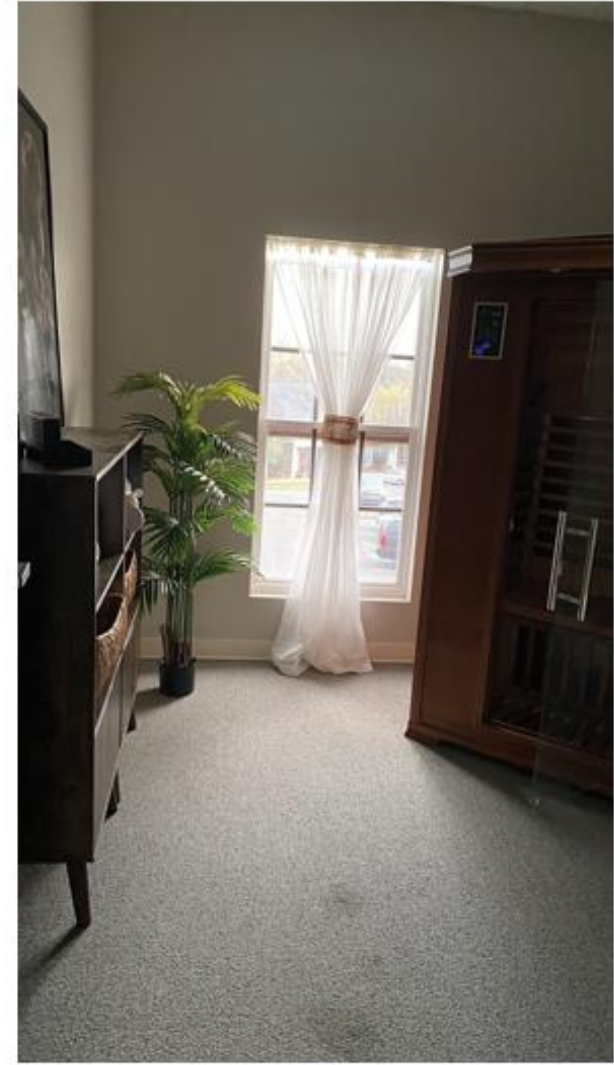
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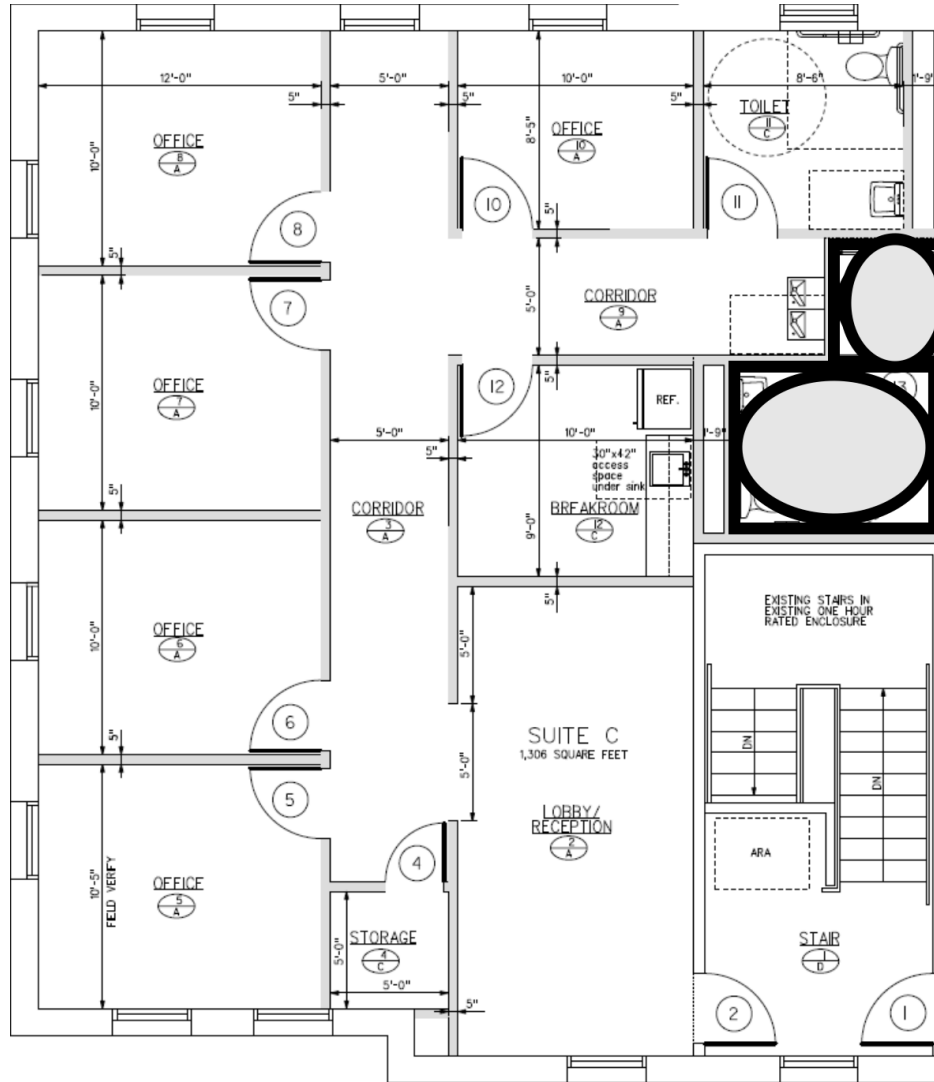
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