



4,308 SF
MEDICAL/OFFICE/RETAIL SPACE
FOR LEASE

7852
Arboretum Drive

CHARLOTTE | NC 28270

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Property Overview

SUITE 100

Exceptional Opportunity in South Charlotte!

Full exterior renovations with new facade, windows, storefront entrance, and landscaping.

Located on Highway 51 and Providence Road. Across from the new Publix and Arboretum Shopping center.

Area: 4,308 sq ft

Lease Type: NNN

Available: Q1 2026

*Ideal for
medical, office
or retail users*

Floor Plan

SUITE 100



- AVAILABLE
- CHARLOTTE DENTAL ARTS



4,308 sf

Potential to demise

Retail Map

ARBORETUM DRIVE



TRAFFIC COUNTS

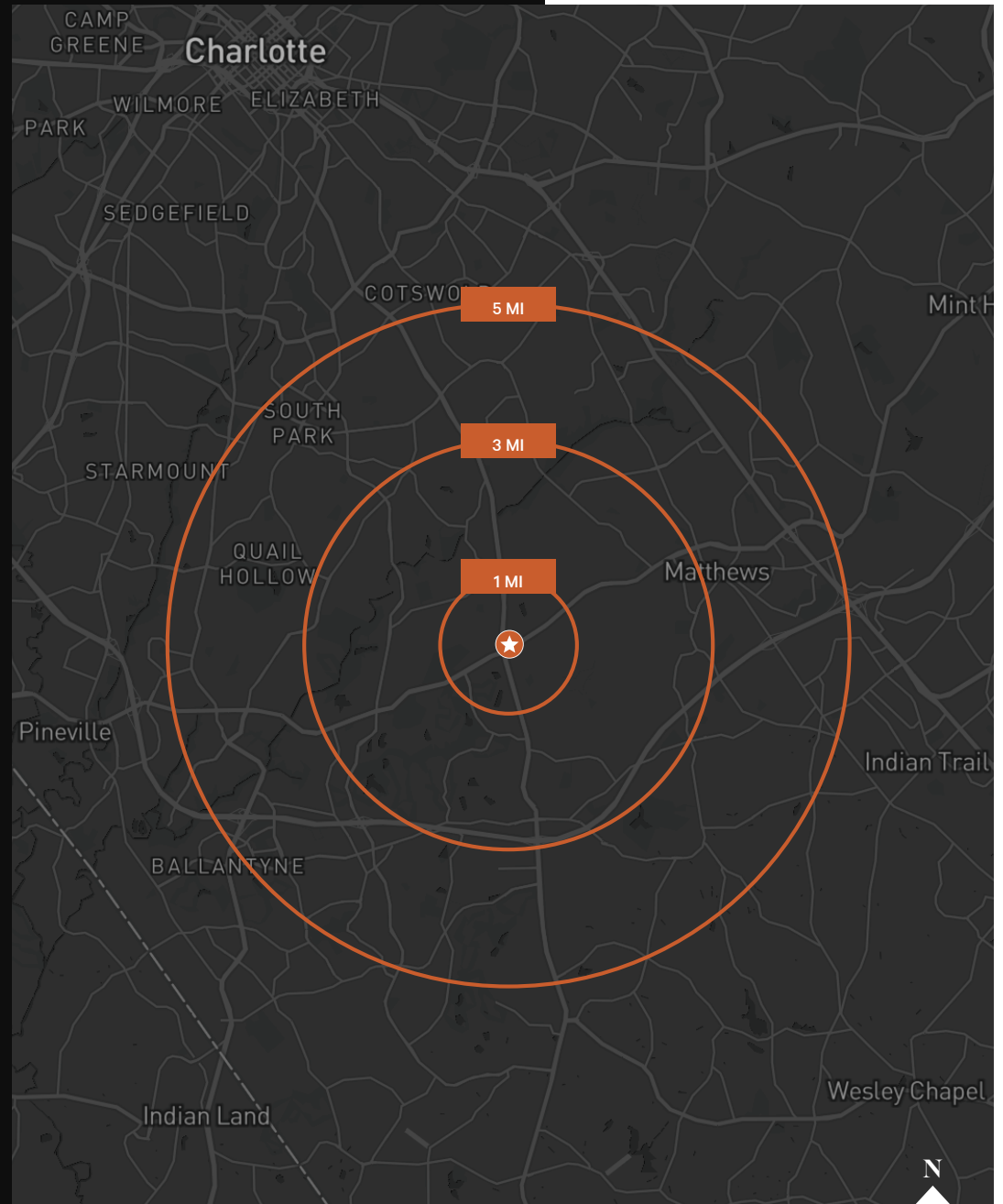
35,000 AADT
Providence Road

28,500 AADT
Pineville-Matthews Road

Demographics

2025

	1 MILE	3 MILES	5 MILES
Businesses	372	1,704	9,222
Employees	3,311	14,012	97,952
Population	9,924	71,183	206,841
Median Age	38	42	41
Households	3,931	27,556	85,797
Average Household Income	\$189,357	\$214,210	\$184,806



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