



ASCENT
REAL ESTATE PARTNERS



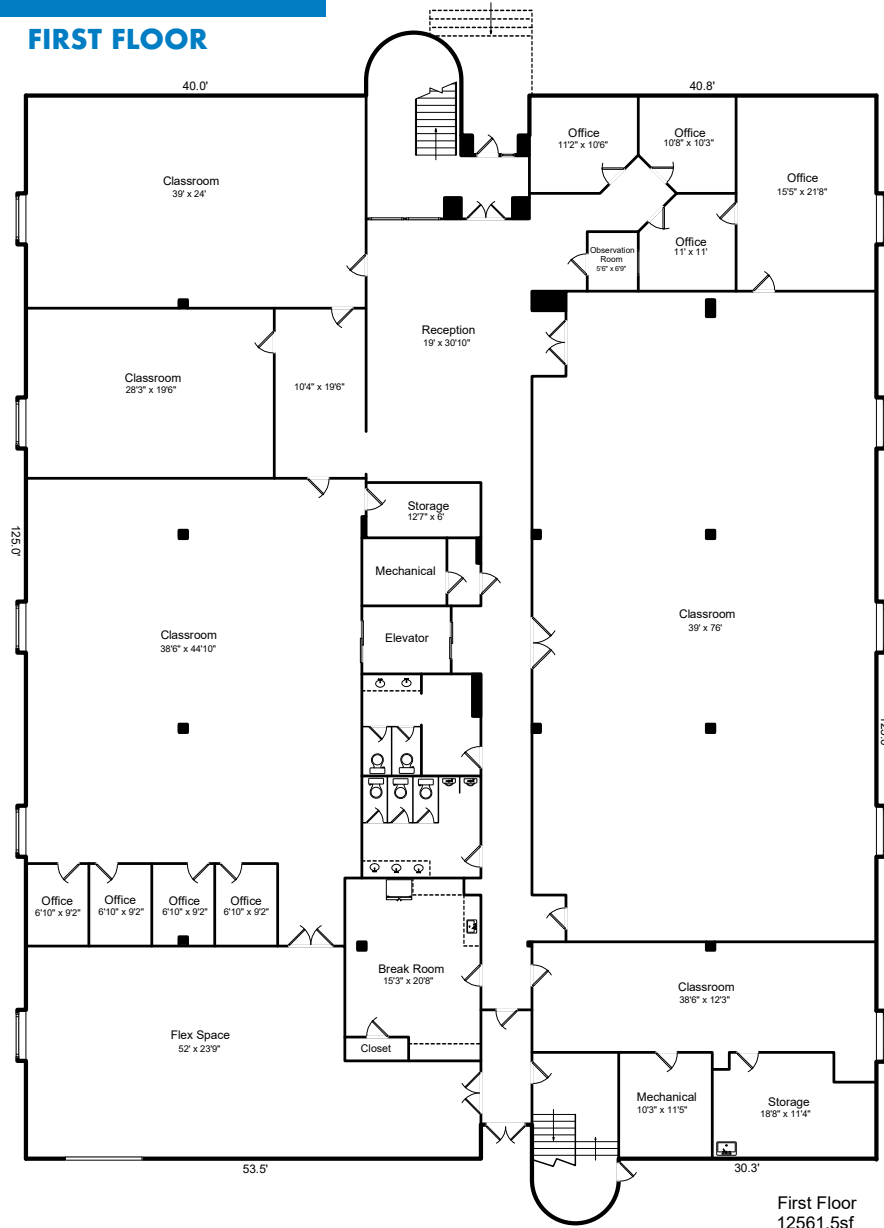
8030 ARROWRIDGE BLVD, CHARLOTTE, NC

GARDNER-WEBB UNIVERSITY CHARLOTTE CENTER

25,123 SF TWO-STORY OFFICE BUILDING AVAILABLE FOR SALE

FLOOR PLAN

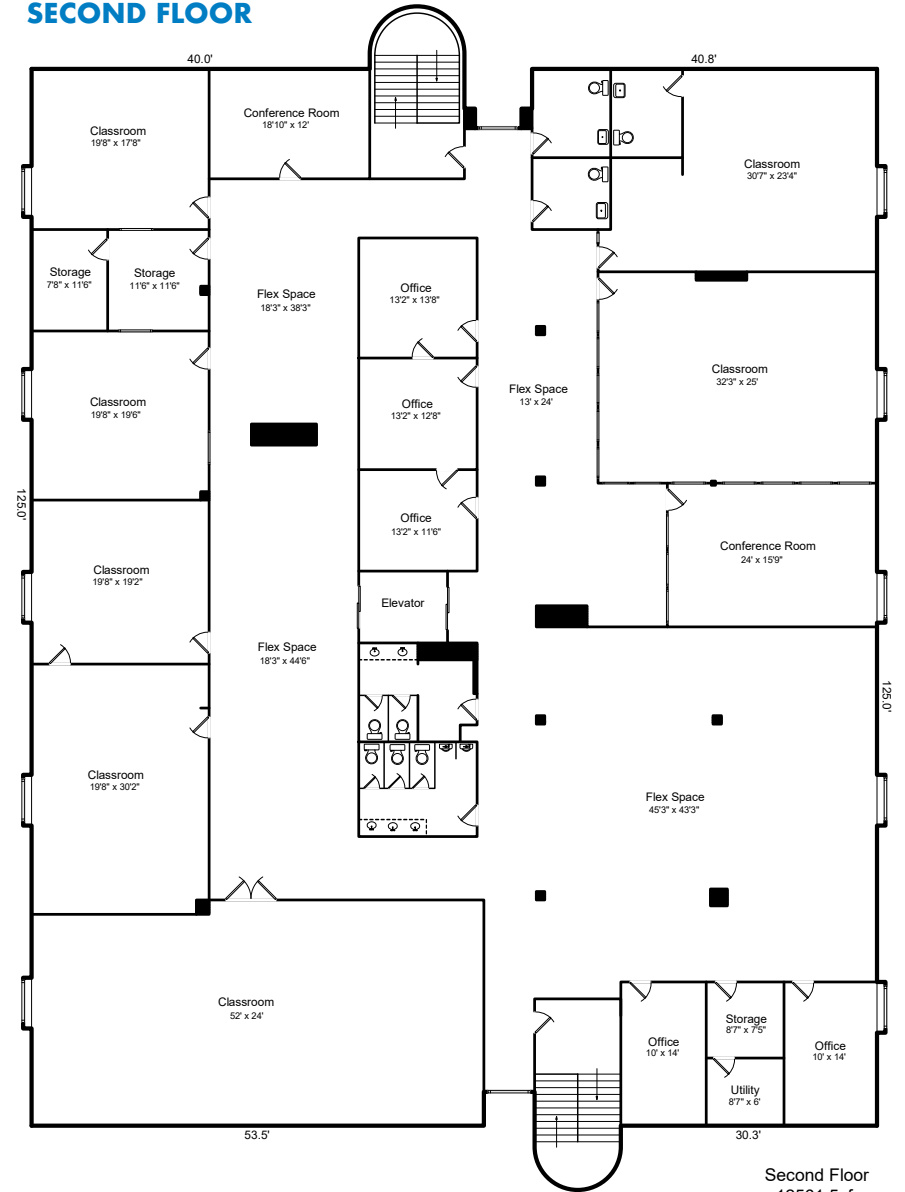
FIRST FLOOR



First Floor
12561.5sf

GARDNER-WEBB UNIVERSITY CHARLOTTE CENTER
25,123 SF STANDALONE OFFICE BUILDING FOR SALE

SECOND FLOOR



Second Floor
12561.5sf

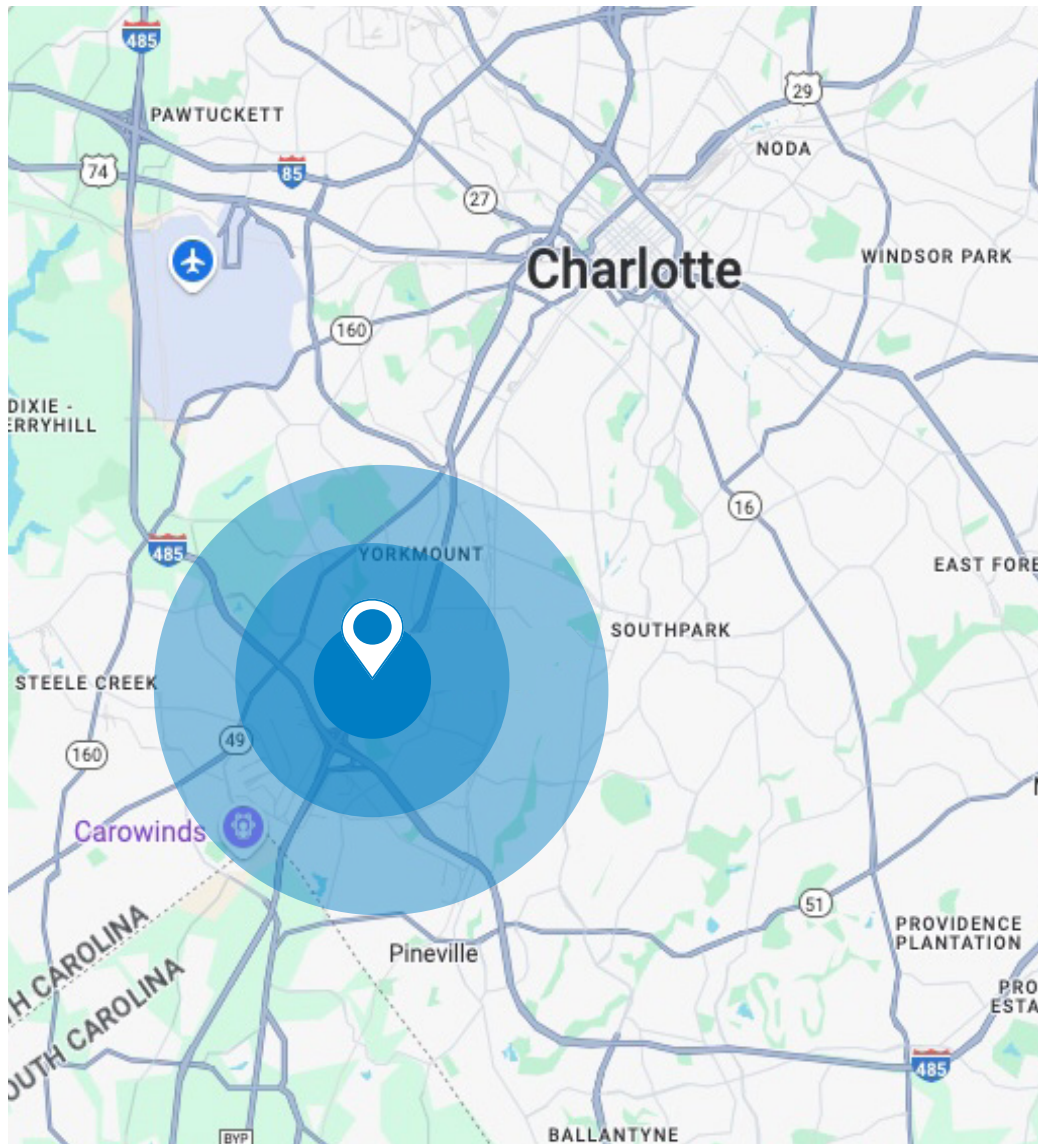
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AREA OVERVIEW

GARDNER-WEBB UNIVERSITY CHARLOTTE CENTER 25,123 SF STANDALONE OFFICE BUILDING FOR SALE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,250	63,352	185,264
Projected Population (2029)	4,586	67,219	197,103
Median Age	33.7	33.9	36.5
Household Income	\$62,612	\$78,513	\$102,490
Median Home Value	\$150,719	\$259,636	\$346,577
Employees	13,607	58,151	158,384
Businesses	481	4,208	14,529

TRAFFIC COUNTS	VPD
W Arrowood Rd	27,543
I-77	79,550

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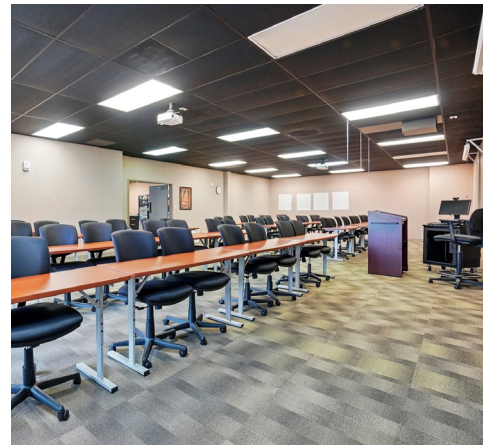


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INTERIOR PHOTOS

GARDNER-WEBB UNIVERSITY CHARLOTTE CENTER
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EXTERIOR PHOTOS

VIDEO OF PROPERTY:

[HTTPS://TINYURL.COM/FM7SX99F](https://tinyurl.com/FM7SX99F)



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