

CHARLOTTE, NC

13855 CONLAN CIR

UP TO 2,830 SF AVAILABLE FOR LEASE



PROJECT DETAILS

13855 CONLAN CIR • UP TO 2,830 SF AVAILABLE FOR LEASE • RETAIL

DO NOT DISTURB EXISTING TENANTS

AVAILABLE SPACE

Up to 2,830 SF

TRAFFIC COUNTS

63,000 ADT on Johnston Rd
17,000 ADT on Ballantyne Commons Pkwy

PROPERTY HIGHLIGHTS

- Multi-tenant building in the heart of Ballantyne, NC
- 1,350 SF & 1,480 SF available for lease. Both suites can be combined.
- Adjacent to Ballantyne Corporate Park (535-acre business/office community with over 4.5 million SF of Class "A" office space)
- Ample surface parking and easy ingress/egress

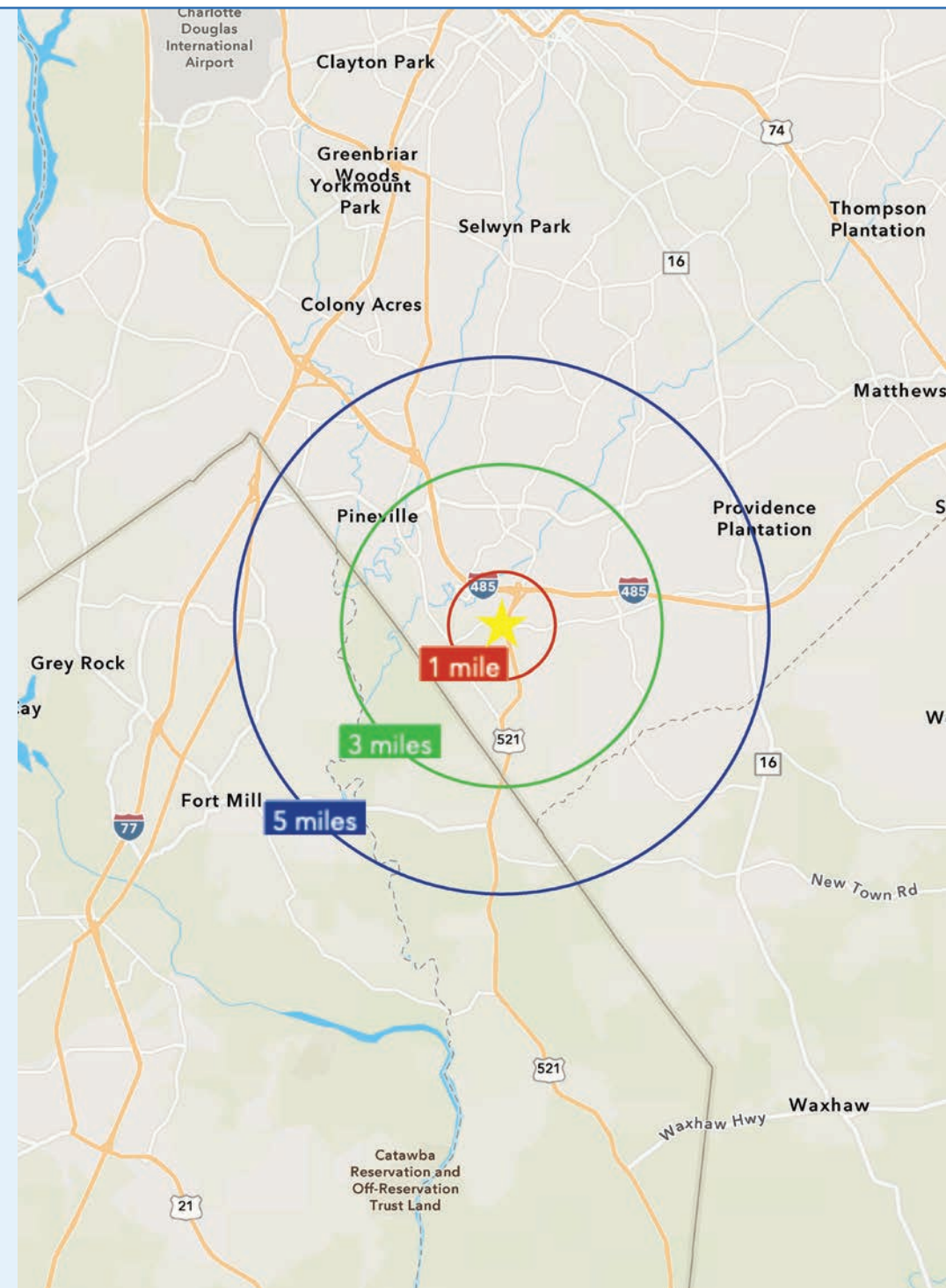
COUNTY

Mecklenburg

MARKET

Charlotte

	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	9,648	86,017	187,991
 DAYTIME POPULATION	23,627	101,393	200,674
 MEDIAN HH INCOME	\$116,754	\$118,778	\$126,848



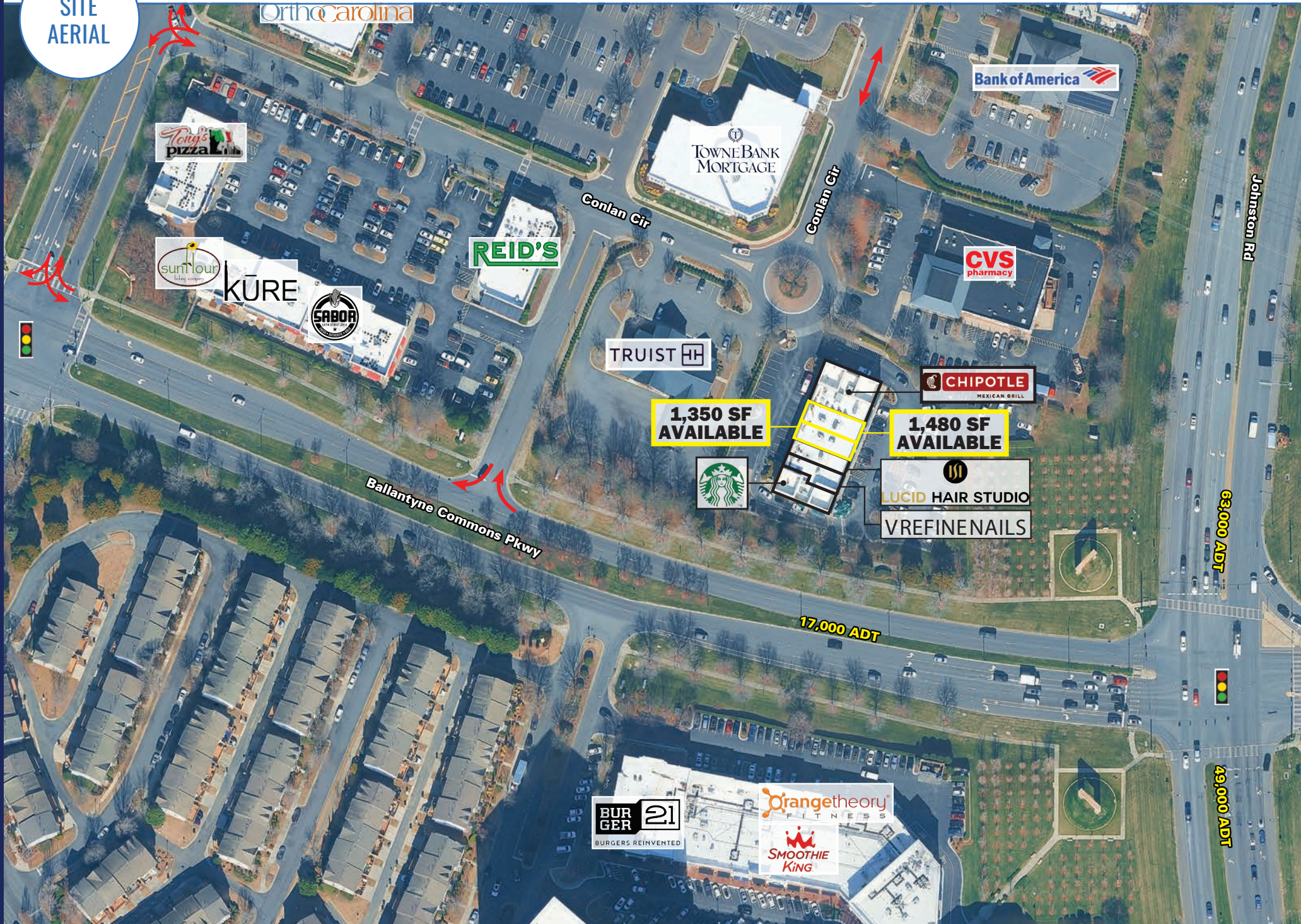
SITE AERIAL

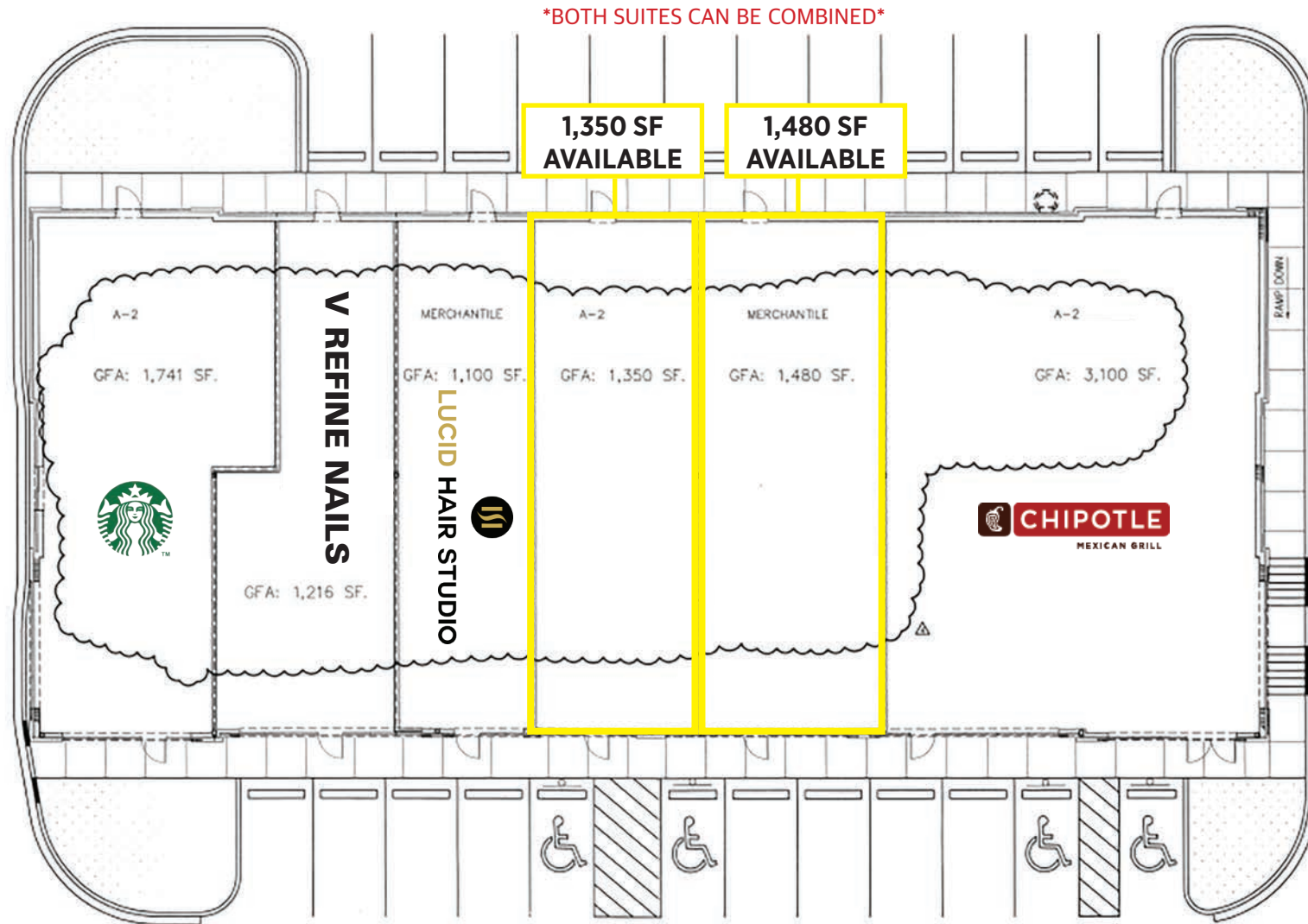
13855 CONLAN CIR • UP TO 2,830 SF AVAILABLE FOR LEASE • RETAIL



SITE
AERIAL

13855 CONLAN CIR • UP TO 2,830 SF AVAILABLE FOR LEASE • RETAIL





1 SIDEWALK PLAN
A1.0 SCALE: 1/8" = 1'-0"

DO NOT DISTURB EXISTING TENANTS

CHARLOTTE, NC

13855 CONLAN CIR

UP TO 2,830 SF AVAILABLE FOR LEASE

MICAH GROEBER

704.697.1902
MGROEBER@ATLANTICRETAIL.COM

DAN MULLIN

704.697.1904
DMULLIN@ATLANTICRETAIL.COM



CHARLOTTE
CAPITOL TOWERS
4350 CONGRESS ST, SUITE 575
CHARLOTTE, NC 28209

ALBANY
ATLANTA
BOSTON
CHARLESTON
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)
 [INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

 **REALTY RESOURCES**  **CHAINLINKS**
RETAIL ADVISORS