



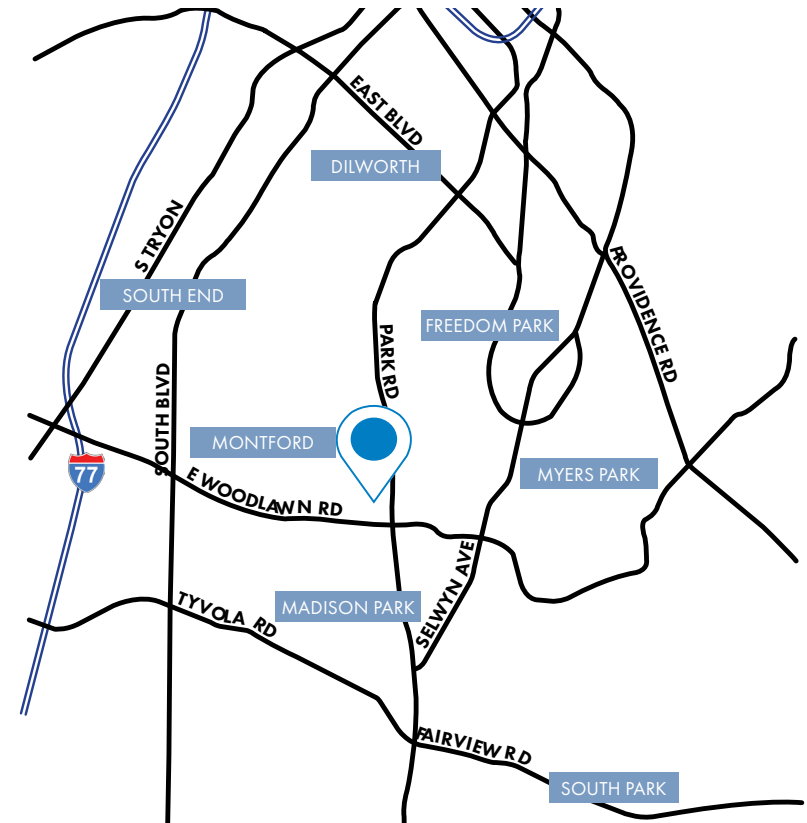
4312 PARK RD, CHARLOTTE, NC 28209

PARK AT DREXEL

830 SF - 2,162 SF AVAILABLE FOR LEASE

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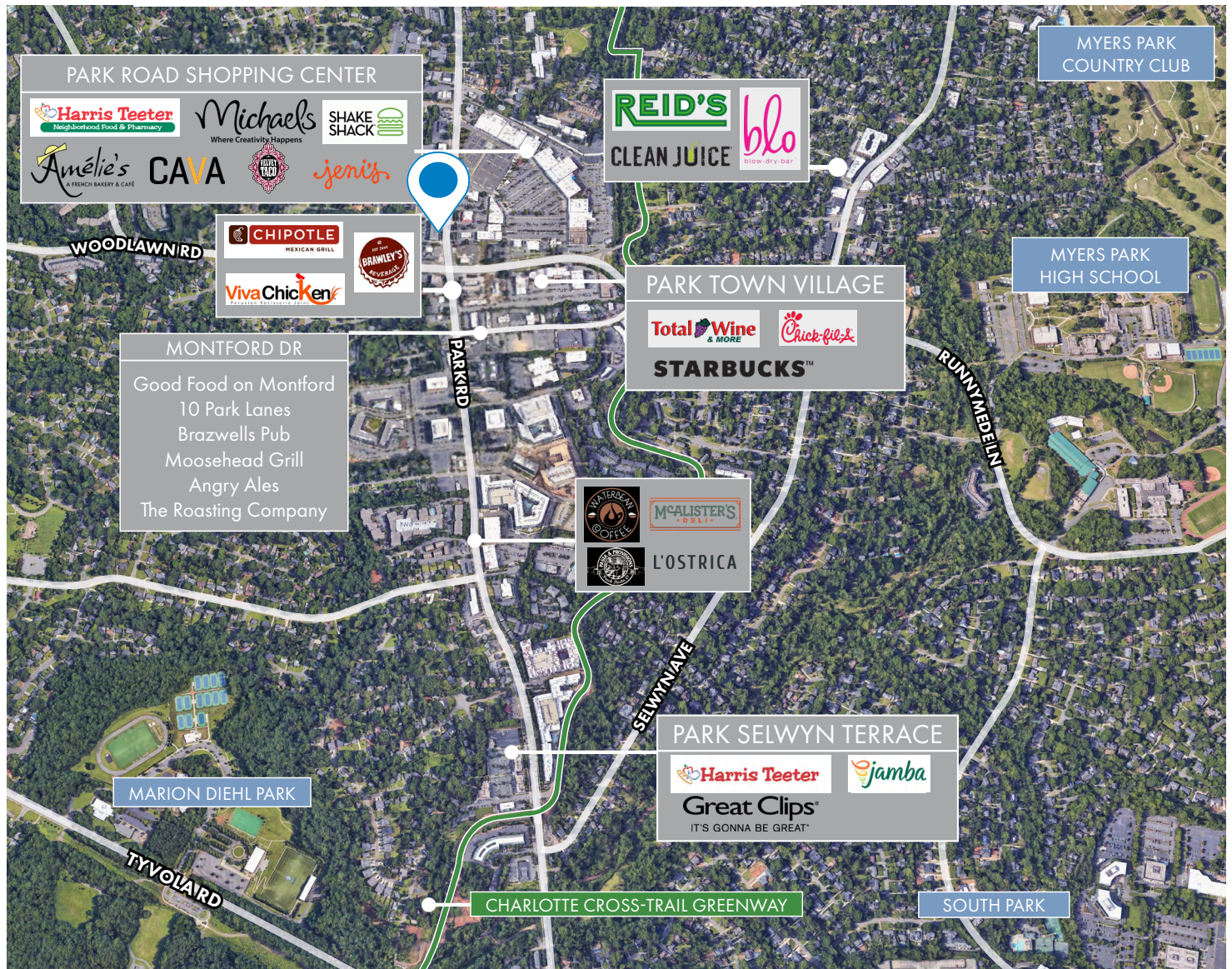
- 830 SF – 2,162 SF available for lease
- Situated between the Myers Park and SouthPark neighborhoods, Park at Drexel offers a two-minute walk to the iconic Park Road Shopping Center, with tenants including Jeni’s Ice Cream, Dot Dot Dot, Harris Teeter, and Blackhawk Hardware.
- Signage opportunity on highly trafficked Park Road (30,000 VPD)
- Lease rate: \$38.00 MG
- Access to surface parking
- Available Immediately



THE NEIGHBORHOOD

The Montford Park submarket has evolved into one of Charlotte's most vibrant and amenity-rich neighborhoods over the past decade. Enhanced by the expansion of the greenway system and a growing mix of neighborhood services, the area has experienced significant institutional investment and continued growth.

Widely recognized as a premier dining, entertainment, and retail destination, Montford continues to attract new businesses and residents alike. The steady addition of restaurants, shops, and bars has further increased foot traffic and strengthened the neighborhood's lively atmosphere. The popular Montford Drive corridor complements the established retail and dining offerings at Park Road Shopping Center, creating a highly walkable and dynamic destination.

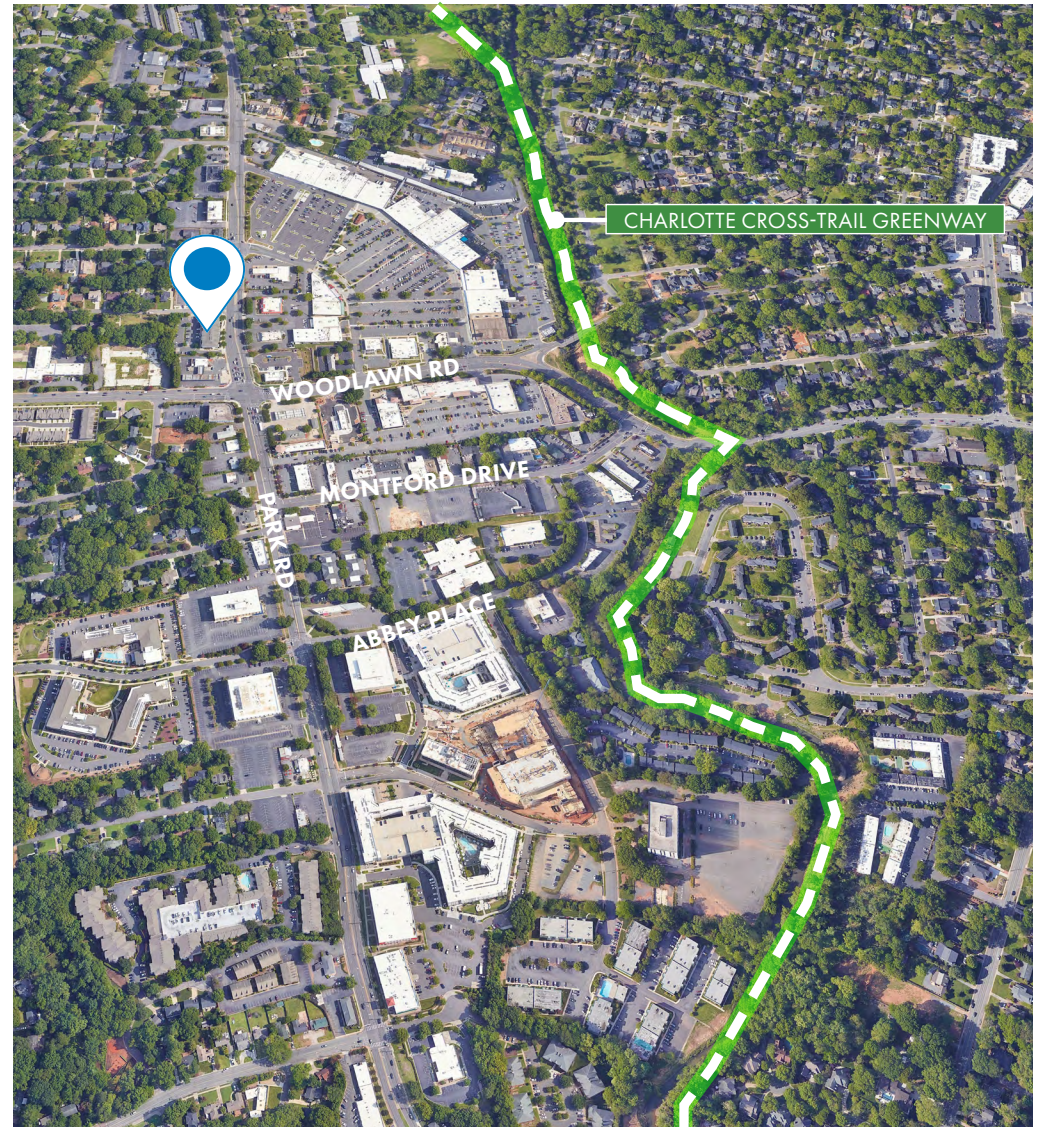


AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,863	115,895	286,582
Proj. Population (2030)	17,222	126,564	312,793
Median Age	37.3	36.7	36.1
Household Income	\$141,892	\$143,101	\$129,556
Median Home Value	\$781,388	\$799,009	\$676,835
Employees	7,931	118,702	247,416
Businesses	1,205	16,967	28,923



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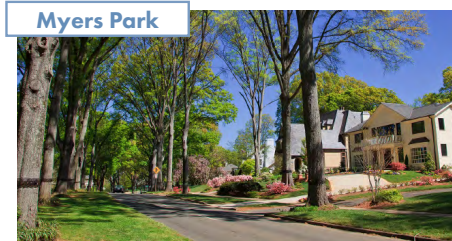
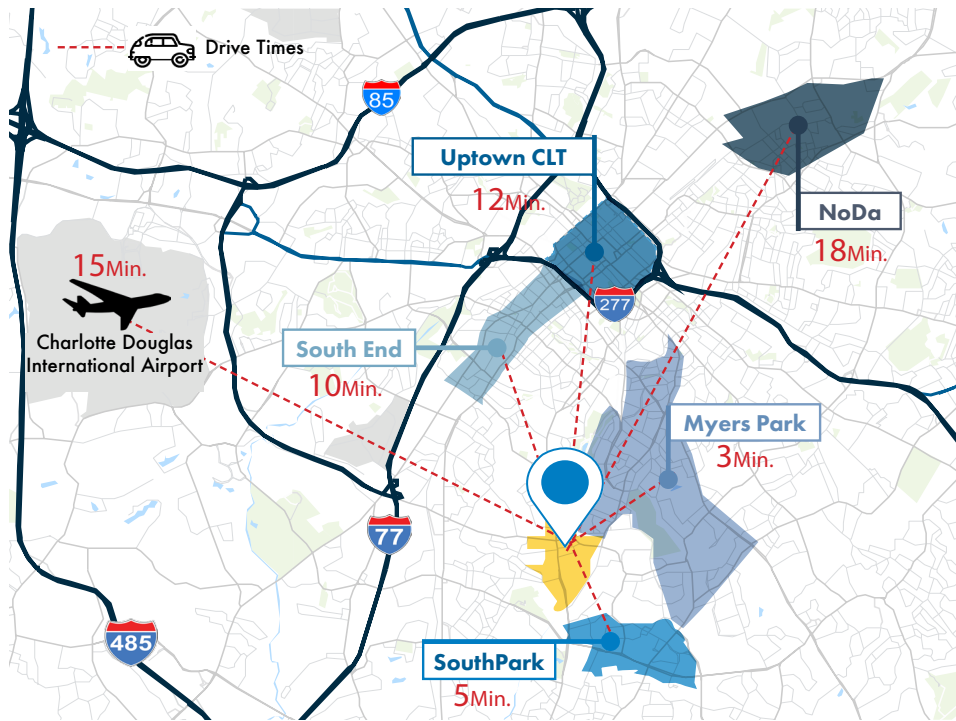


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AREA CONNECTIVITY



Myers Park is one of the most affluent neighborhoods in Charlotte and is known for its grandiose homes, high-end shopping, and best restaurants in town.

- Freedom Park
- Mint Museum Randolph
- Discovery Place Nature Museum



SouthPark is an upscale residential, office, and commercial area. SouthPark is one of Charlotte's premier mixed use activity centers, and a major employment hub within the city.

- SouthPark Mall
- Symphony Park
- Coca-Cola Consolidated Headquarters



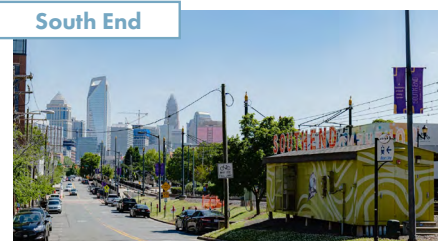
Uptown is the central business district of Charlotte home to several Fortune 500 Companies headquarters including Bank of America and Truist.

- Spectrum Arena
- Bank of America Stadium
- NASCAR Hall of Fame



NoDa, short for North Davidson, is the city's arts and entertainment district. It's known for its eclectic galleries and music venues that host big-name acts.

- Neighborhood Theater
- NoDa Brewing Company
- The Evening Muse



The lively South End is known for its vibrant nightlife, with a number of craft breweries and laid-back pubs, plus buzzy restaurants serving elevated American and global cuisines.

- Atherton Mill & Market
- Design District
- Charlotte Rail Trail

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