

CENTURY 21

TRIANGLE GROUP-FLANAGAN CRE TEAM

21

Carolinas Research Center

FOR LEASE

1805 MILTON RD

CHARLOTTE, NC 28215



SUITE B-C



Pat Flanagan

COMMERCIAL REAL ESTATE BROKER

919.302.3298 · Pat.Flanagan@Century21-cre.com

Century 21 Triangle Group-Flanagan CRE Team



Jose Cruz

COMMERCIAL REAL ESTATE BROKER

984.239.8452 · Jose.CruzCommercial@gmail.com

Century 21 Triangle Group-Flanagan CRE Team

PROPERTY OVERVIEW



DESCRIPTION

Located in the heart of East Charlotte, this commercial leasing opportunity is within a well-established business corridor. The available space includes Unit B (2,000± SF) and Unit C (3,000± SF), suitable for medical, professional office, retail, educational, showroom, and service-oriented businesses. The property offers excellent visibility, ample on-site parking, and convenient access to major Charlotte roadways.

KEY PROPERTY DETAILS

- Type: Retail - Office
- Building Size: 5,000 Sq. Ft.
- Zoning: CG
- Year Built: 2001
- Lease Rate: \$19.00
- Available Units: Unit B (2,000± SF) and Unit C (3,000± SF)
- TICAM: \$4.89
- No Tenant Improvement Allowance. Space delivered As-Is

ZONING

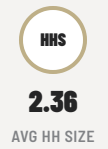
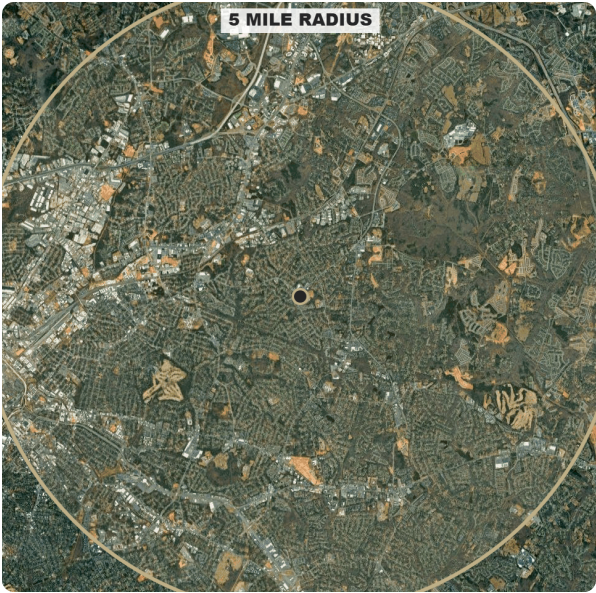
Zoning: CG. Charlotte's CG (General Commercial) district is intended for general commercial development, typically at key intersections and along arterial streets, with accommodation for automobile access while improving pedestrian options. It generally allows a range of commercial uses, including retail stores, offices, hotels/motels, financial institutions, medical/dental offices, specialty food service, and certain vehicle-related businesses; some uses are subject to prescribed conditions or site-specific standards.

MARKET PROFILE

MARKET AREA SNAPSHOT

5 MILE RADIUS	
Population	281,383
Households	115,557
Avg HH Income	\$105,158
Businesses	9,445
Employees	99,141

Source: TheAnalyst PRO; data provided by Esri – as provided in the uploaded listing package.



POPULATION GROWTH

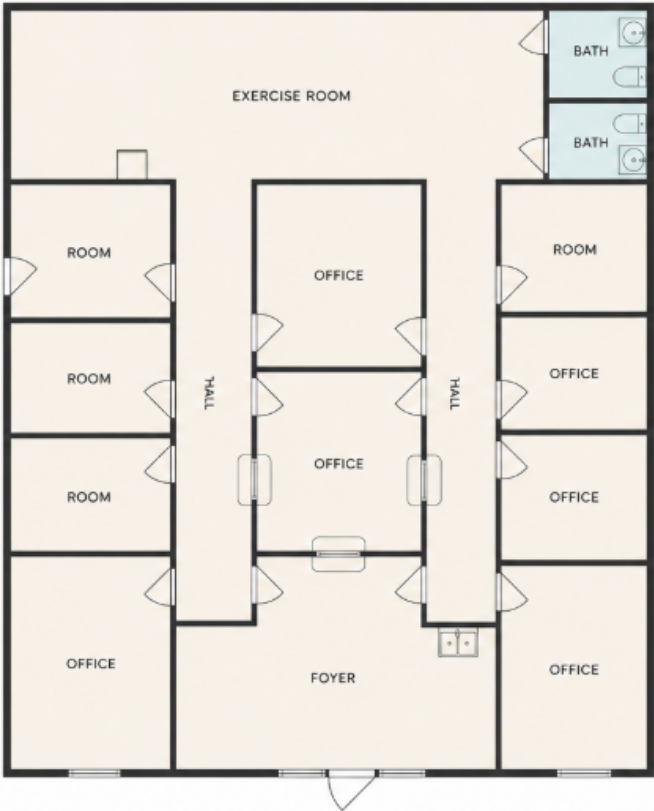


RACE & ETHNICITY

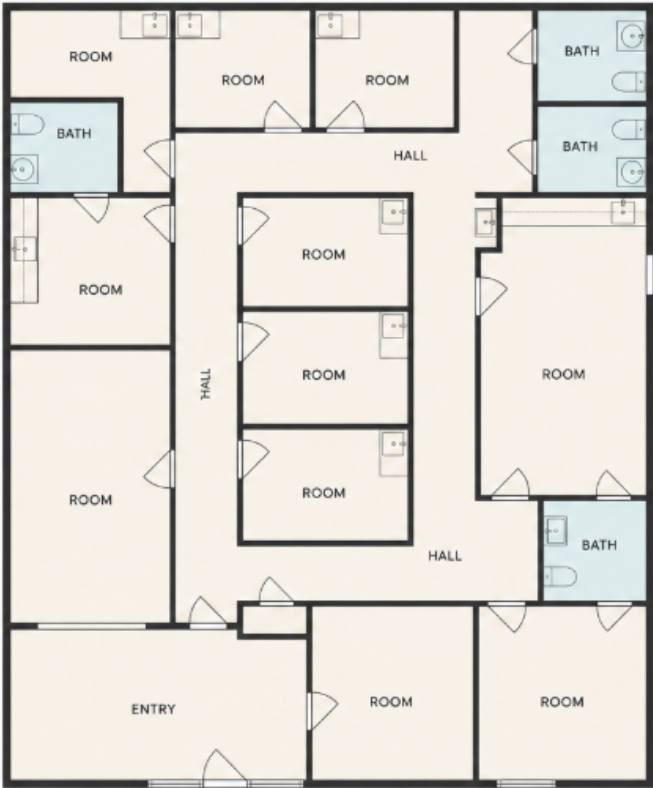


FLOOR PLAN

SPACE C
FLOOR PLAN



SPACE B
FLOOR PLAN



FLOOR PLANS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

AREA OVERVIEW



SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

The area surrounding 1805 Milton Rd is characterized by a neighborhood-oriented retail and dining cluster. Nearby food options, including Guatelinda Restaurante & Panaderia, El Churro del 8, and Las Megas Tortas, suggest a strong local dining presence. CVS Pharmacy and Plaza Market add everyday retail convenience, while Cochrane Collegiate Academy contributes an institutional presence within the surrounding commercial context.

CENTURY 21 TRIANGLE GROUP-FLANAGAN CRE TEAM

CONTACT



Pat Flanagan

COMMERCIAL REAL ESTATE BROKER

919.302.3298 • Pat.Flanagan@Century21-cre.com

Century 21 Triangle Group-Flanagan CRE Team



Jose Cruz

COMMERCIAL REAL ESTATE BROKER

984.239.8452 • Jose.CruzCommercial@gmail.com

Century 21 Triangle Group-Flanagan CRE Team