

OFFICE / RETAIL SPACE FOR LEASE

# 969 E 7TH STREET

CHARLOTTE, NC 28204

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 2,036 SF

**Lease Rate:** \$26.00 SF/yr (MG)

**Traffic Counts:** I-277

101,523 VPD

Highway 74

135,887 VPD

7th Street

21,000 VPD

## PROPERTY OVERVIEW

Office space located on the ground floor of a new 7-story self-storage facility in Uptown Charlotte. The available space is located on E 7th Street with excellent visibility from I-277.

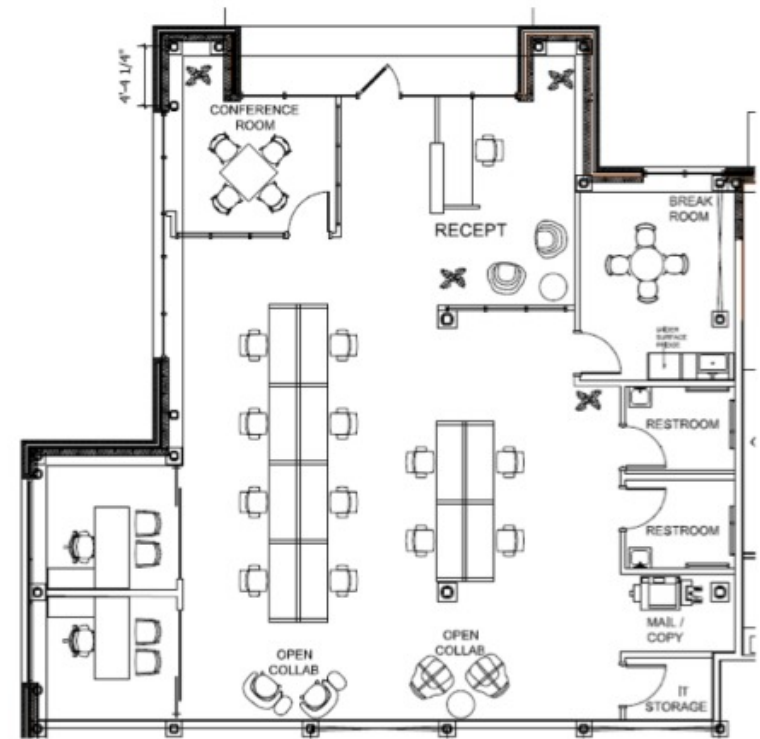
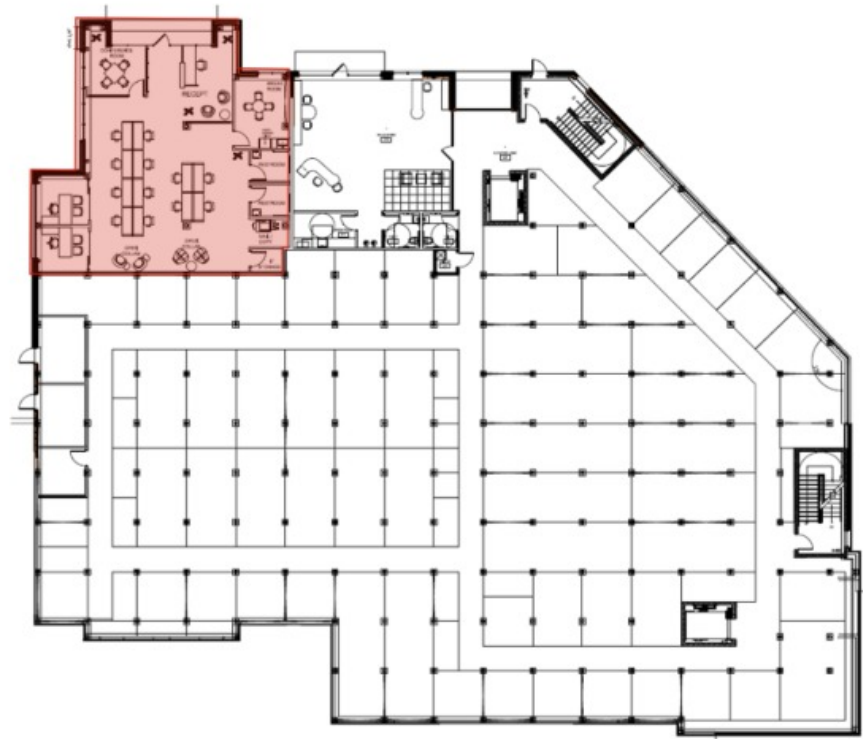
## LOCATION OVERVIEW

Site is on E 7th Street near the N McDowell Street intersection in Uptown's First Ward. Convenient access to CBD, Plaza Midwood, Belmont, Elizabeth and NoDa neighborhoods.

## PROPERTY INFORMATION

- Office space will be delivered 2Q19
- Signage available
- Free surface parking on site
- Visibility from I-277, Independence Blvd (Hwy 74) and 7th Street

# FLOOR PLAN





# AREA MAP





