

REAL
ESTATE
DEVELOPMENT
PARTNERS

FOR SALE/LEASE or GROUND LEASE

6300 Carmel Road Outparcel Charlotte, NC

CONTACT

RED Partners

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Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

DESCRIPTION: Outparcel pad opportunity with Carmel Road frontage. Available for Lease, Ground Lease, or Sale.

LOCATION: 6300 Carmel Road
Charlotte, NC 28226

ZONING: MUDD-O

AVAILABLE ACERAGE: (+/-) 1.00 acre

BUILDING SIZE: (+/-) 4,000 SF

PRICE PER SF: \$40.00 NNN

Generous TI package available based on tenant and term

PROJECT OVERVIEW



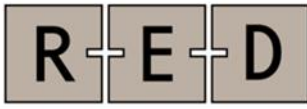
This redevelopment project led by RED Partners features the construction of a 103,000 square foot CubeSmart self storage facility and the renovation of the existing 28,000 square foot building anchored by Char Bar No. 7 and Performance Unlimited. The existing building will benefit from 13,000 square feet of new retail tenants. This available outparcel pad provides users with the ability to have frontage on Carmel Road (26,000 VPD) and benefit from the increased traffic to the buildings in the rear of the property.

Link to Fly Over of Project

https://youtu.be/2ADf4rc_6Eg

SITE PLAN





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SITE AERIAL



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Construction underway. Photo taken
6.25.19

4,000 SF Outparcel Pad Available for
Sale/Lease or Ground Lease. Parking for
Outparcel to reflect site plan on previous
page upon completion of construction

AERIAL

