



919 Norland Road

Charlotte, NC 28205

Available for Lease

+/- 2,500 SF Adaptive Reuse

**Skip the 12-Month Wait –
Approved Plans Already in Hand**

Approved architectural plans are already in hand – your business can move straight to build-out, not bureaucracy.

- ✓ Approved plans included
- ✓ TI dollars negotiable for the right tenant
- ✓ Flexible layout – divisible to suit your footprint

Property Overview

919 Norland Road

Available for Lease

The suite offers +/- 2,500 SF of versatile open-span space designed to be customized to meet a wide range of operational needs. It is located on a nearly one-acre site (0.93 AC), providing superior parking ratios to accommodate both clients and employees. The location is within a 28205 "pocket" that is currently experiencing a significant influx of owner-occupied residential renovations and growing demand for new retail. Additionally, the property benefits from excellent accessibility and visibility due to its immediate proximity to Independence Blvd, which sees more than 109,000 vehicles passing daily.

Property Details

Address 919 Norland Rd | Charlotte, NC 28205

Availability +/- 2,500 SF Available for Lease

Use Office/Retail/Flex

Occupancy 50

Zoning B-2

Ceiling Height High ceilings w/ exposed steel trusses – great for creative office, fitness, or F&B

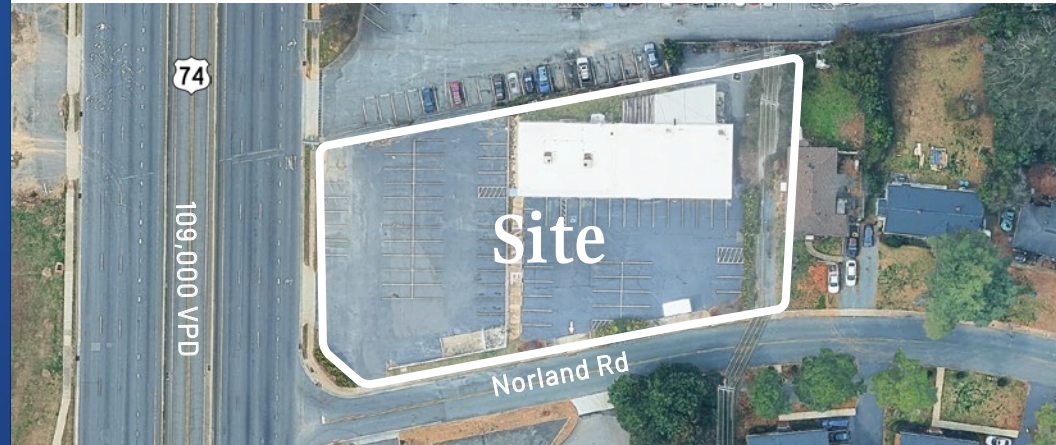
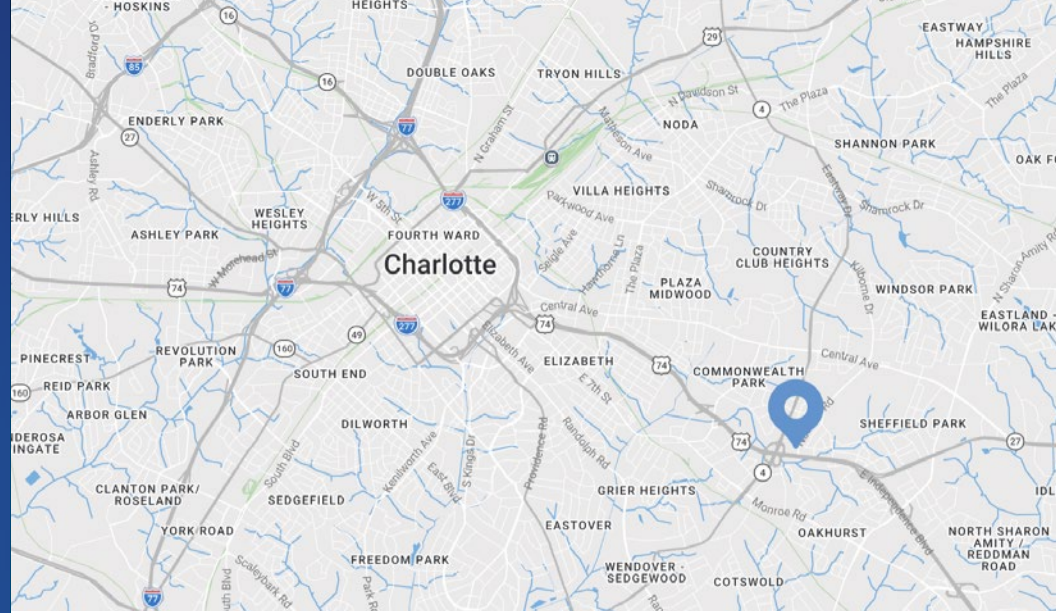
Roof New within last 3 years

Exterior Modern stucco facade renovation coming soon

Traffic Counts Independence Blvd (Hwy 74) | 109,000 VPD

TICAM \$5.40/SF Annually (\$0.45/SF/Month)

Lease Rate Call for Leasing Details



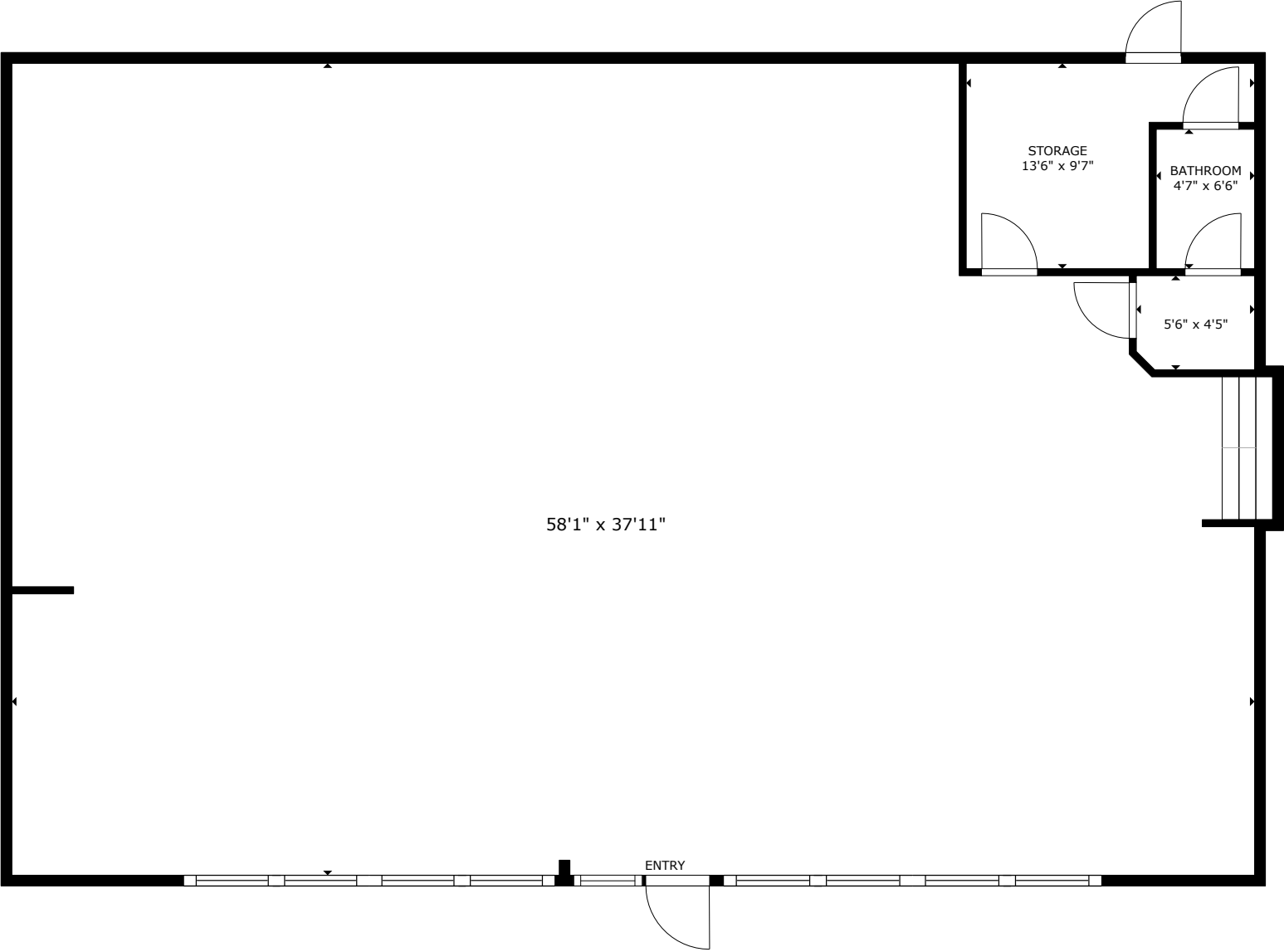
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	10,180	114,403	320,251
Avg. Household Income	\$97,708	\$140,153	\$137,348
Median Household Income	\$68,757	\$78,796	\$83,675
Households	4,775	49,959	147,649
Daytime Employees	8,973	55,066	221,106

Available

+/- 2,500 SF

 Virtual Tour



Property Photos





 LYNX Silver Line
(Proposed)

Future Coliseum
Ovens Station

Oakhurst Commons
Mixed-Use Development

10 AC Mixed-Use Development
5 Buildings | 136,200 SF
Innovative Office Space, Retail,
Amenities & Outdoor Green Space


Site

Future Amity
Gardens Station

The Ervin Building
Redevelopment

Mixed-Use Retail/Office

Wendover Plaza

Randolph Middle School
1,138 Students

Atrium Health

Bojangles
ENTERTAINMENT COMPLEX
Ovens
AUDITORIUM

CHEF'S STORE
SMARTWAY
SALLY BEAUTY SUPPLY
Atlantic Farmers Market
FAMILY DOLLAR
CAFO
PORTOFINOS
Rent-A-Center
Pizza Hut
QT
First Citizens Bank

HIBBETT SPORTS
ROSS DRESS FOR LESS
FOOD LION
H&R BLOCK
Showmars
SUBWAY

FOOD LION
Little Caesars
Chick-fil-A
Starbucks
9
FAMILY DOLLAR

Public Storage
Auto-Store

CORK VAULT
Daily News

Sals Pizza Factory

Habitat for Humanity
KFC

FedEx

CM
IRONTRIBE

TAKE 5
Puritan

ExtraSpace Storage
THE HOME DEPOT

Jenny Mikes
ANYTIME FITNESS
NIGHT SWIM COFFEE
SWIRL
AMIMYA

EchoPark
TAKE 5

Walmart
SUBWAY

Bojangles
Starbucks

Billingsley Rd

Monroe Rd

Latrobe Dr

19,500 VPD

17,000 VPD

Wendover Rd

Eastway Drive

28,500 VPD

28,000 VPD

74

109,000 VPD

41,000 VPD

Oakhurst

Charlotte, NC

Located just minutes from Center-City, is one of Charlotte's most quaint and quintessential communities – Oakhurst. Established more than a century ago as a blue-collar neighborhood, Oakhurst of late has experienced a renaissance as young professionals have flocked to its tree-lined streets with new construction and renovations. This blending of the old and new has enhanced the charm of the community, as well as adds to its desirability and popularity.

Oakhurst's unique blend of the old and new is evident with the plethora of shopping, dining, and entertainment venues it offers. From grabbing a slice at Sal's Pizza Factory or a home brew at Vaulted Oak Brewing to catching a hockey game at the historic Bojangles Coliseum (opened in 1955) to creating a work of art at Claywork's Gallery & Workshop, Oakhurst has it all – and within walking distance. Recent city improvements – wider sidewalks and landscape beautification along Monroe Road - not only add to the aesthetics of the streetscape but weaves the connectivity and walkability of the neighborhood as it begins its next century of community.



Nearby Tenants & Attractions





Contact for Details

Josh Eboh

(704) 837-1590

jebob@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.