



919 Norland Road

Charlotte, NC 28205

Available for Lease

+/- 2,500 SF Adaptive Reuse

Property Overview

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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

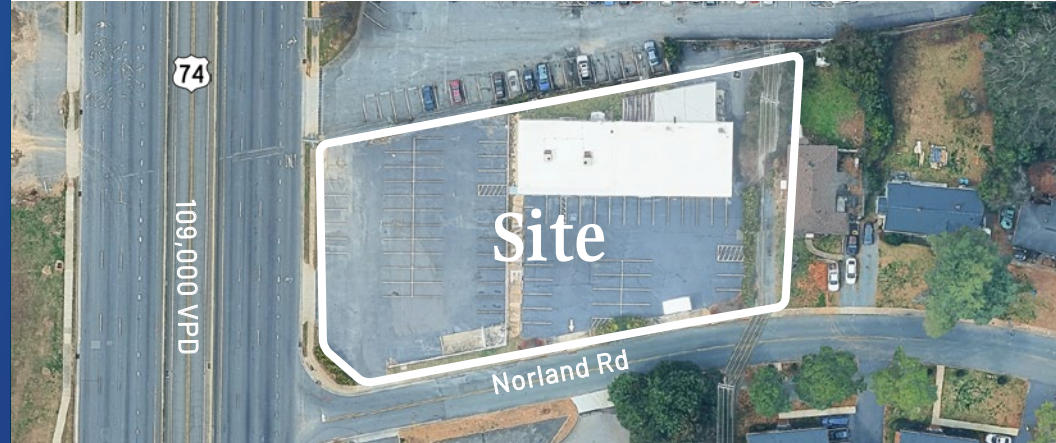
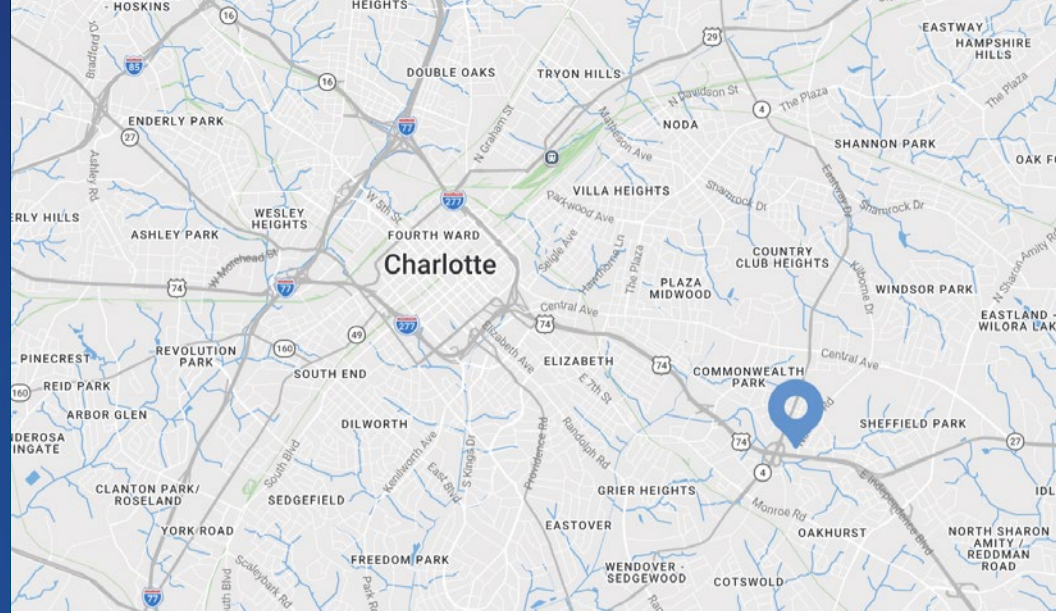
Occupancy 50

Zoning B-2

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

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

Lease Rate Call for Leasing Details



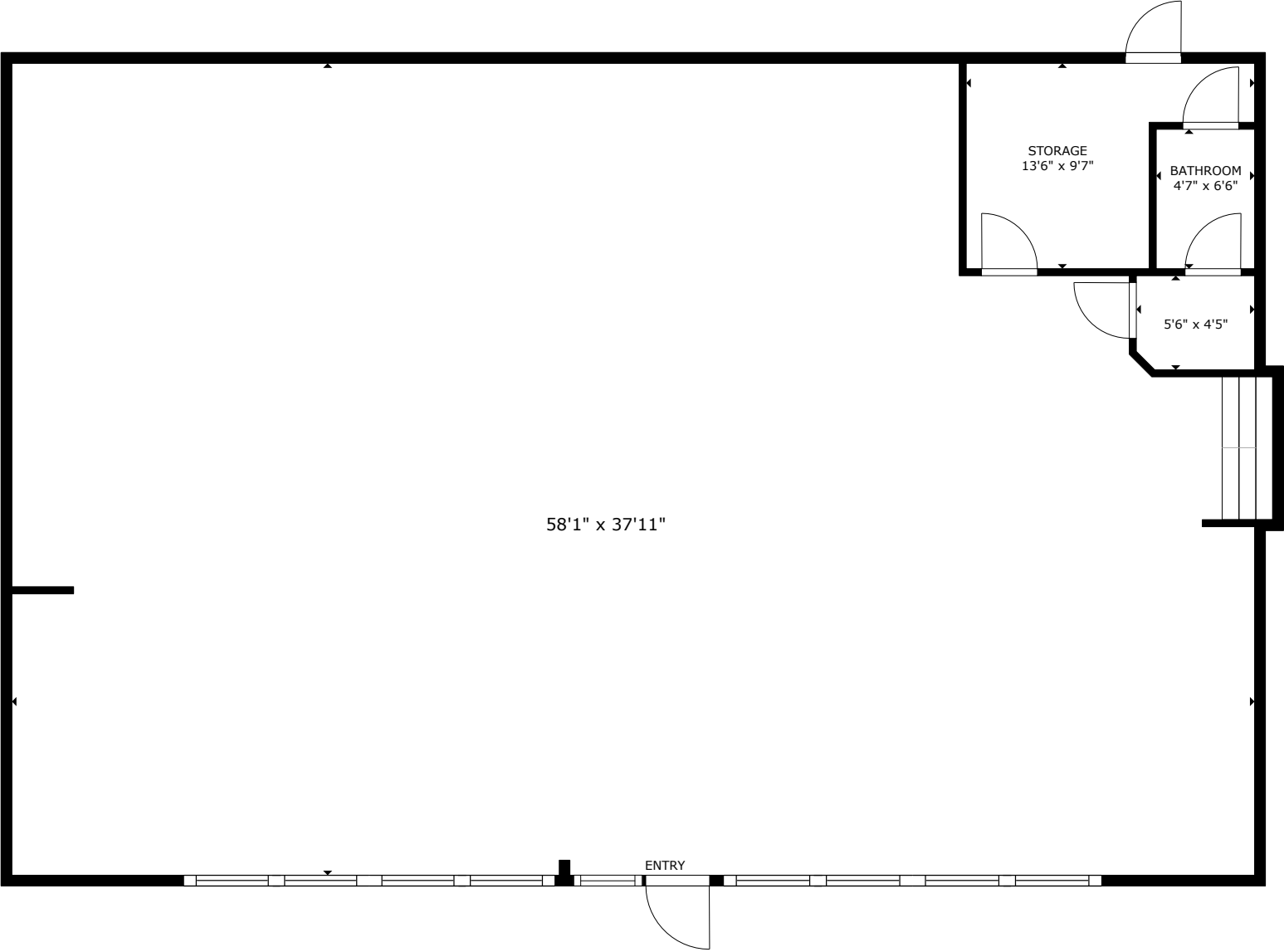
Demographics

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



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

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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.