



6800 Democracy Dr

Charlotte, NC, 28212



Available for Lease

+/- 4,296 SF Office/Medical Building

Property Overview

6800 Democracy Dr

Available for Lease

Introducing a remarkable opportunity in East Charlotte a two-story professional brick office/medical building offering +/- 4,296 SF of prime space. Situated at the intersection of Regal Oaks and Democracy Drive, this office building enjoys a strategic location adjacent to the Simmons YMCA, ensuring a convenient and accessible environment for businesses and clients alike. Prominently located in a thriving business environment with ample parking for employees and visitors, this is an excellent opportunity for tenants seeking a high-quality office or medical facility.

Property Details

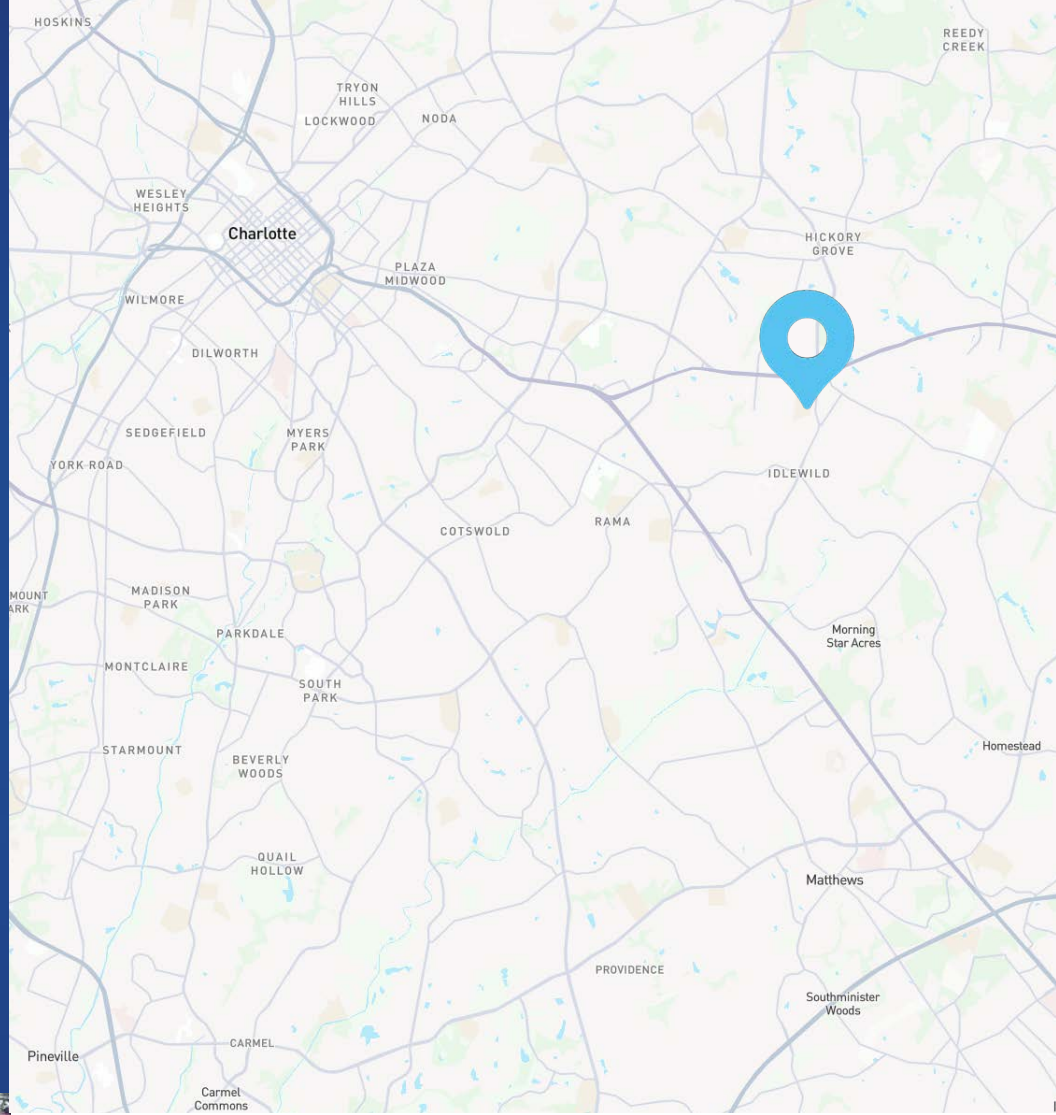
Address 6800 Democracy Dr | Charlotte, NC 28212

Availability +/- 4,296 SF Available for Lease

Use Office/Medical

Zoning O-1 (CD)

Lease Rate Call for Pricing

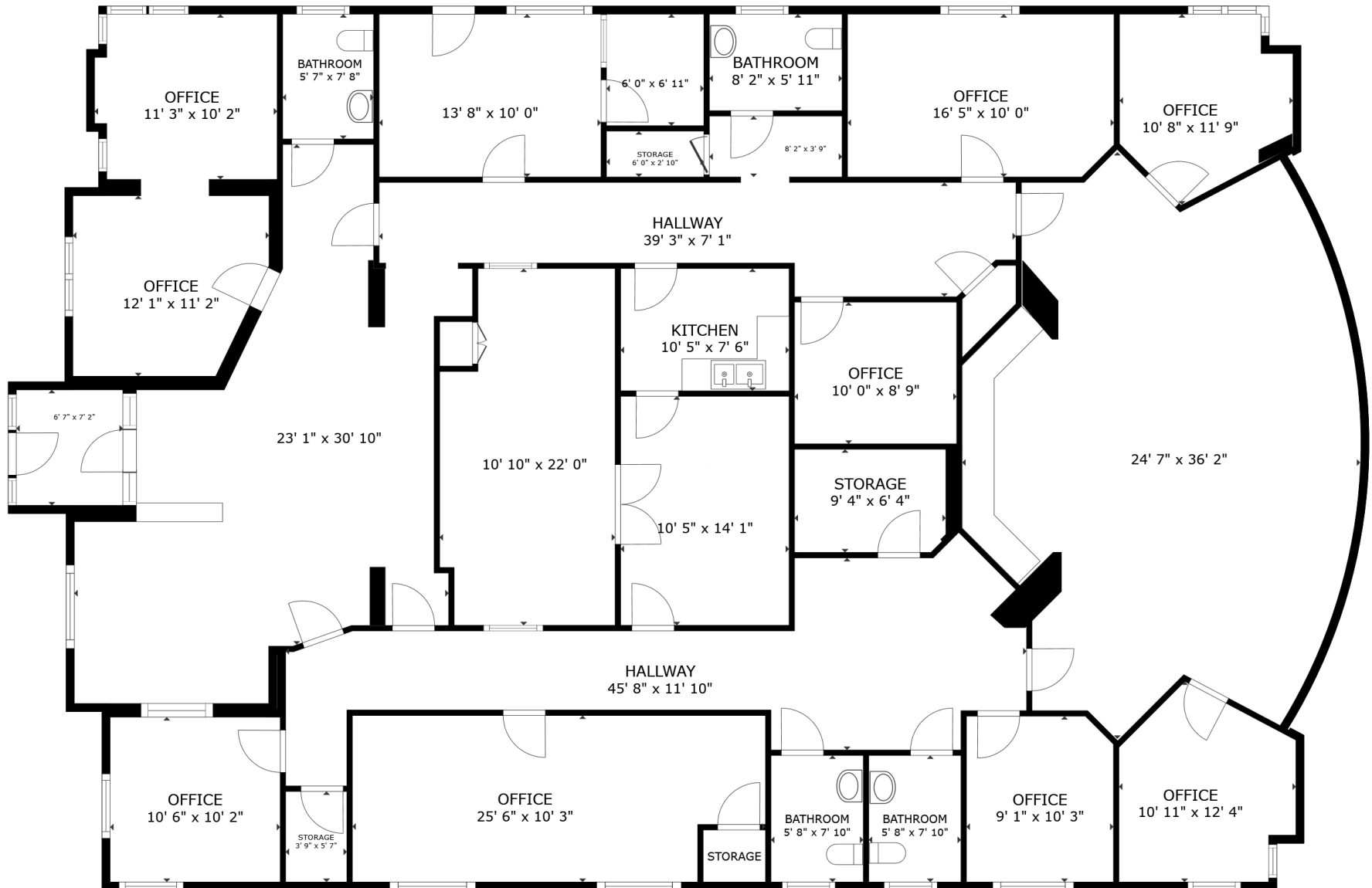


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	17,971	107,285	239,603
Avg. Household Income	\$72,699	\$88,864	\$118,491
Median Household Income	\$54,031	\$65,352	\$77,734
Households	7,107	42,791	97,585
Daytime Employees	14,900	91,400	220,000

Available

+/- 4,296 SF



Interior Photos





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.