



6700 South Blvd

Charlotte, North Carolina 28217



Future Tenant Entrance

Available for Lease
+/- 706 - 29,464 SF Mixed-Use Building

Conceptual parking layout shown for illustrative purposes only. Final design and configuration are subject to change.

Property Overview

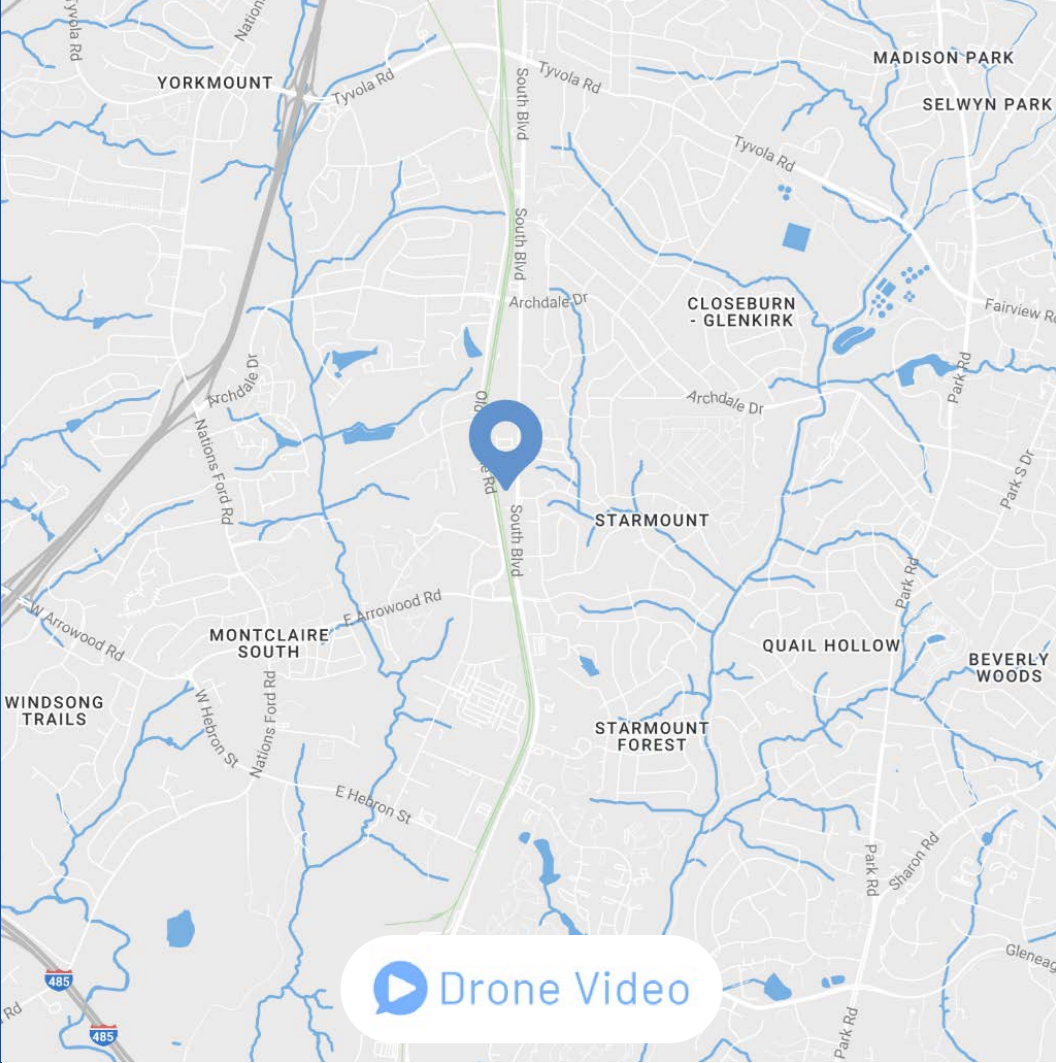
6700 South Blvd

Available for Lease

6700 South Blvd in Charlotte, NC, offers a mix of office and warehouse space, including 26,000 square feet of warehouse area with 21-foot clear heights, making it suitable for industrial, storage, and sports-related uses. The location provides strong visibility along South Blvd, a major commercial corridor with high daily traffic counts, supporting businesses that benefit from exposure and accessibility. Latorre Law Firm is one of the office tenants. The property is also within a 10-minute walk of the Arrowood Light Rail Station, improving access for employees and visitors.

Property Details

Address	6700 South Blvd Charlotte, NC, 28217
Availability	+/- 706 - 29,464 SF Available for Lease
Use	Mixed-Use
Parcel IDs	17304205, 17304203
Parking	+/- 150 parking spaces (secured parking)
Doors	4 Dock-High Doors, 1 Drive-In Door, 1 Ramp
Improvements	New Roof and HVAC (2025)
Traffic Counts	South Blvd 24,000 VPD // E Arrowood Rd 30,500 VPD
Lease Rate	\$20/SF NNN



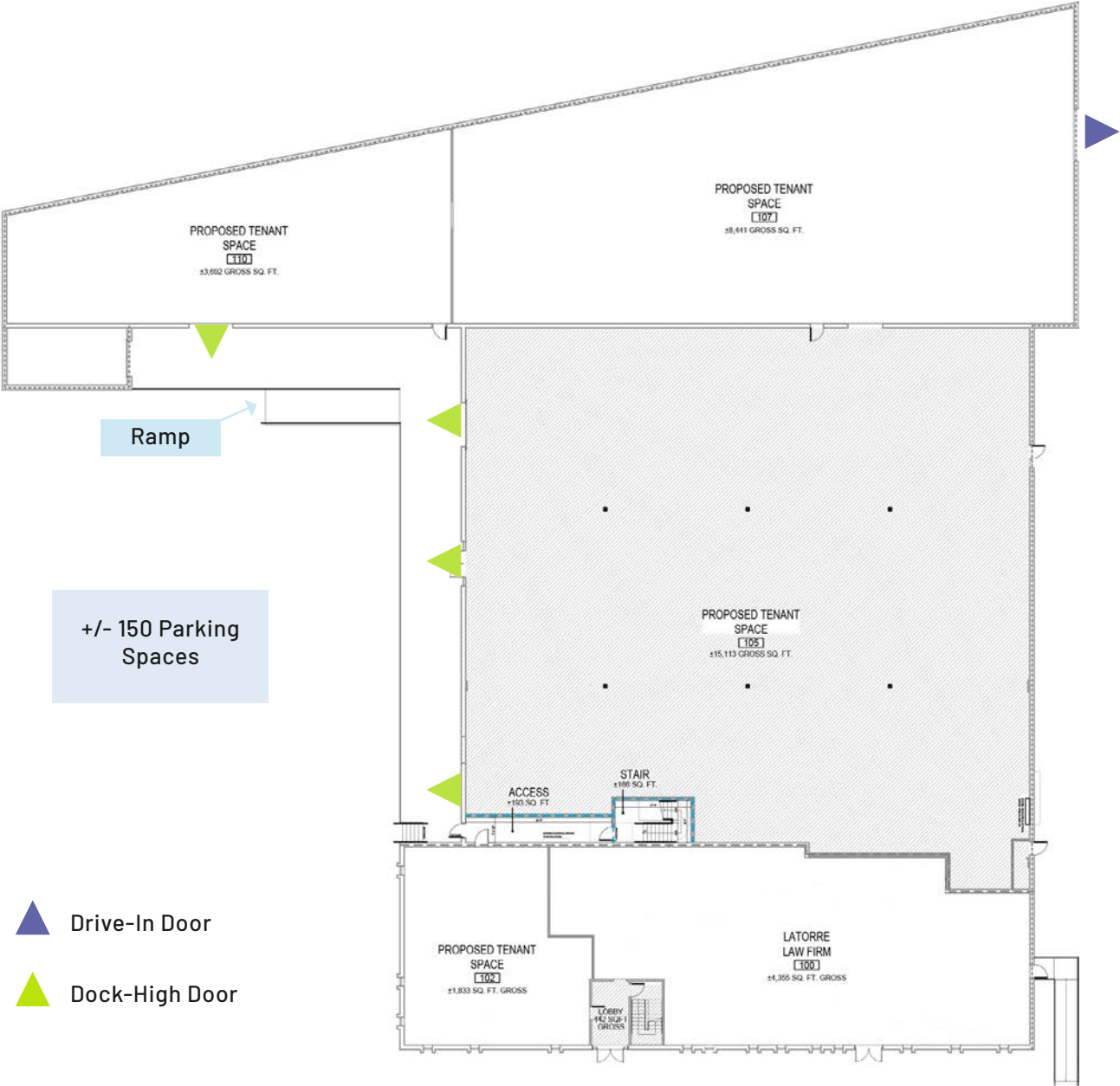
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	17,400	93,637	220,672
Avg. Household Income	\$105,598	\$142,350	\$174,610
Median Household Income	\$77,571	\$91,218	\$105,345
Households	6,848	42,165	101,034
Daytime Employees	3,140	69,391	180,134

Available

+/- 2,650 - 29,464 SF

 Virtual Tour





Architectural floor plan of a building with a sloped roof. The plan shows two proposed tenant spaces, 110 and 107, with their respective dimensions and areas.

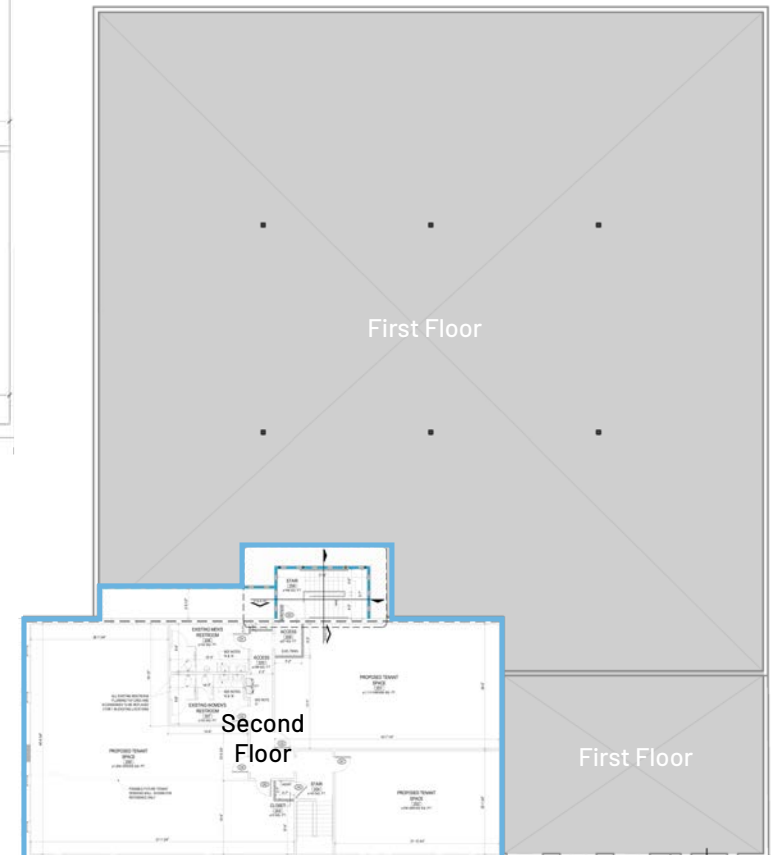
PROPOSED TENANT SPACE 110
 ±3,451 SQ. FT. (USABLE)
 Dimensions: 59'-0" (width), 24'-5" (depth). Internal dimensions include 7'-3 1/4", 10'-0", 8'-0", 33'-6 3/4", 22'-0", 29'-3 1/2", 29'-3 1/2", 29'-3 1/2", 29'-3 1/2", 12'-0", 1'-5", 18'-0", 54'-6 1/4", 16'-9", 3'-0", 4'-1", 3'-0", 5'-6", 7'-11", 28'-0", 25'-0", 6'-0", 49'-7", 21'-5", 12'-0".

PROPOSED TENANT SPACE 107
 ±8,140 SQ. FT. (USABLE)
 Dimensions: 54'-6 1/4" (width), 18'-0" (depth). Internal dimensions include 7'-3 1/4", 10'-0", 8'-0", 33'-6 3/4", 22'-0", 29'-3 1/2", 29'-3 1/2", 29'-3 1/2", 29'-3 1/2", 12'-0", 1'-5", 18'-0", 54'-6 1/4", 16'-9", 3'-0", 4'-1", 3'-0", 5'-6", 7'-11", 28'-0", 25'-0", 6'-0", 49'-7", 21'-5", 12'-0".

Available

+/- 2,650 - 29,464 SF



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Interior Photos

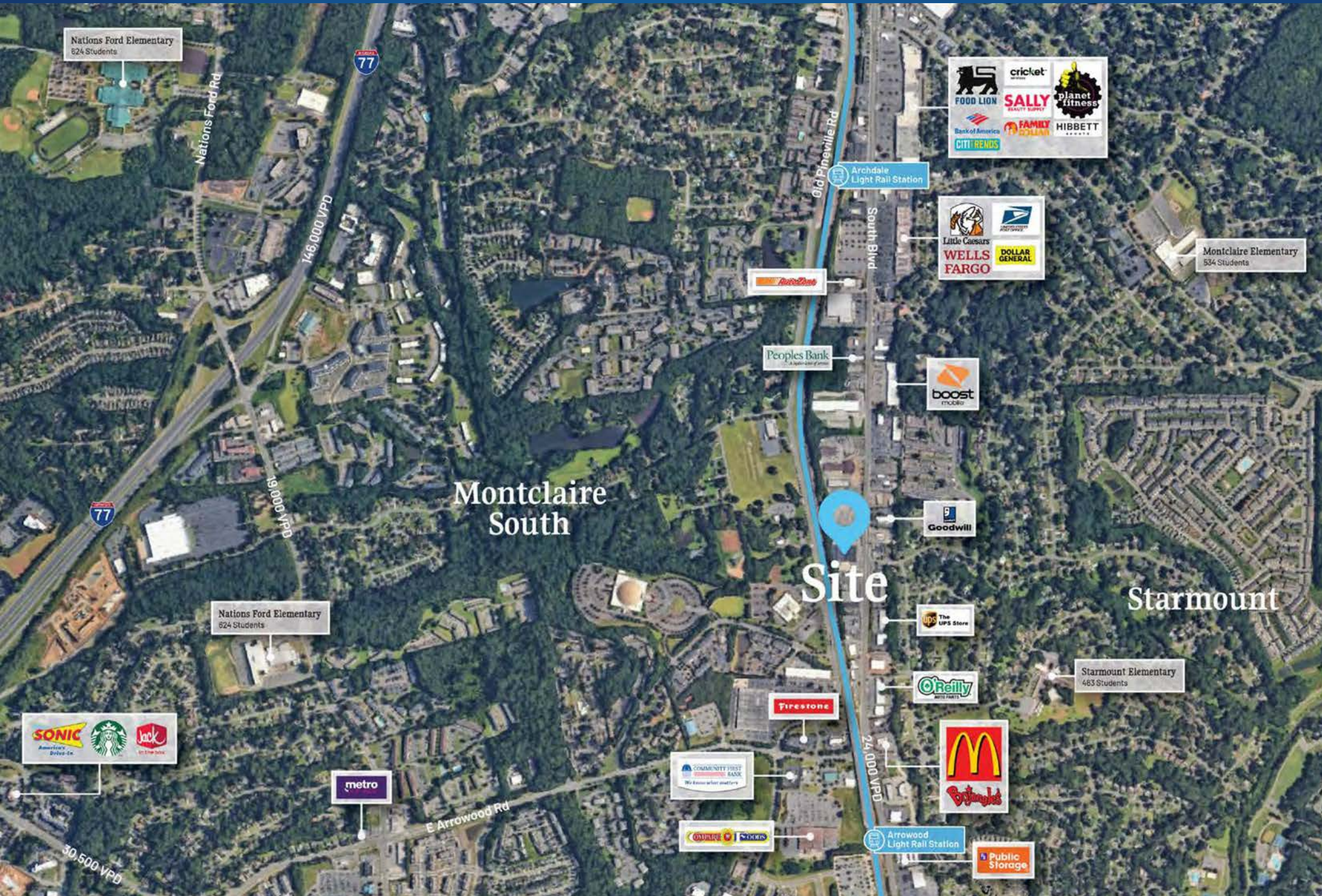




Exterior Improvements



Market Overview





Uptown

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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.