

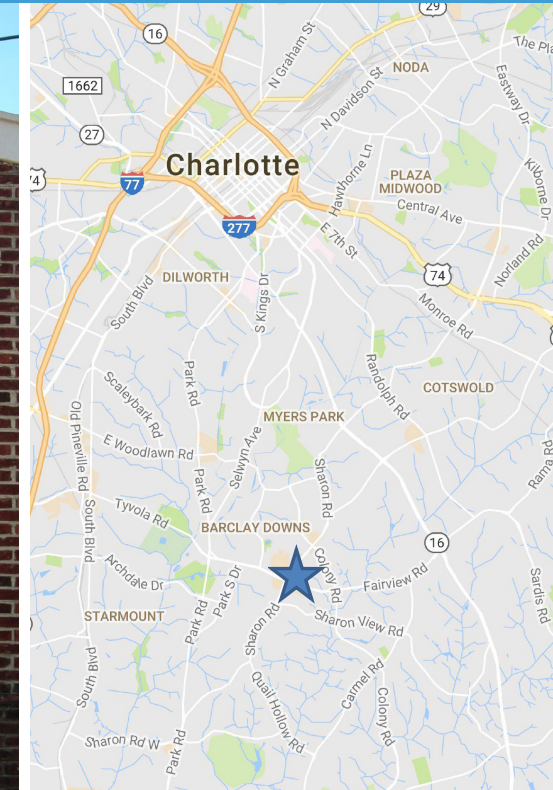
# THE TERRACES AT SOUTHPARK

4717 AND 4735 SHARON ROAD, CHARLOTTE, NC 28210

FOR LEASE

**NS** New South Properties  
NEWSOUTHPROP.COM

+/- 2,400 SF ENDCAP AVAILABLE



## PROPERTY HIGHLIGHTS

- FedEx Office is planning to downsize, which will free up approximately 2,400 SF. The exact square footage is to be determined. They are in the process of exploring the subdivision now.
- A 29,162 SF Shopping Center adjacent to Whole Foods
- Located by the intersection of Sharon Road and Fairview Road in the heart of SouthPark
- Co-Tenants include: FedEx Office, Sprint, Banfield Pet Hospital, Mattress Firm, Phenix Salon, Jimmy John's Subs, A+ Alterations and Vintage Nails
- SouthPark is the Carolina's second largest business district and home to Coca-Cola Bottling Co. and Piedmont Natural Gas

- Across the street from 1.8M SF SouthPark Mall, which is anchored by Neiman Marcus, Nordstrom, Belk, Macy's and Dillards
- **Call broker for details**

## DEMOGRAPHICS

POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile: 10,857	1 Mile: \$158,439	1 Mile: 19,008
3 Miles: 86,143	3 Miles: \$136,626	3 Miles: 49,700
5 Miles: 244,603	5 Miles: \$109,776	5 Miles: 180,472

## BROKER CONTACT

**DOWELL FINCH**  
704.927.2889  
dfinch@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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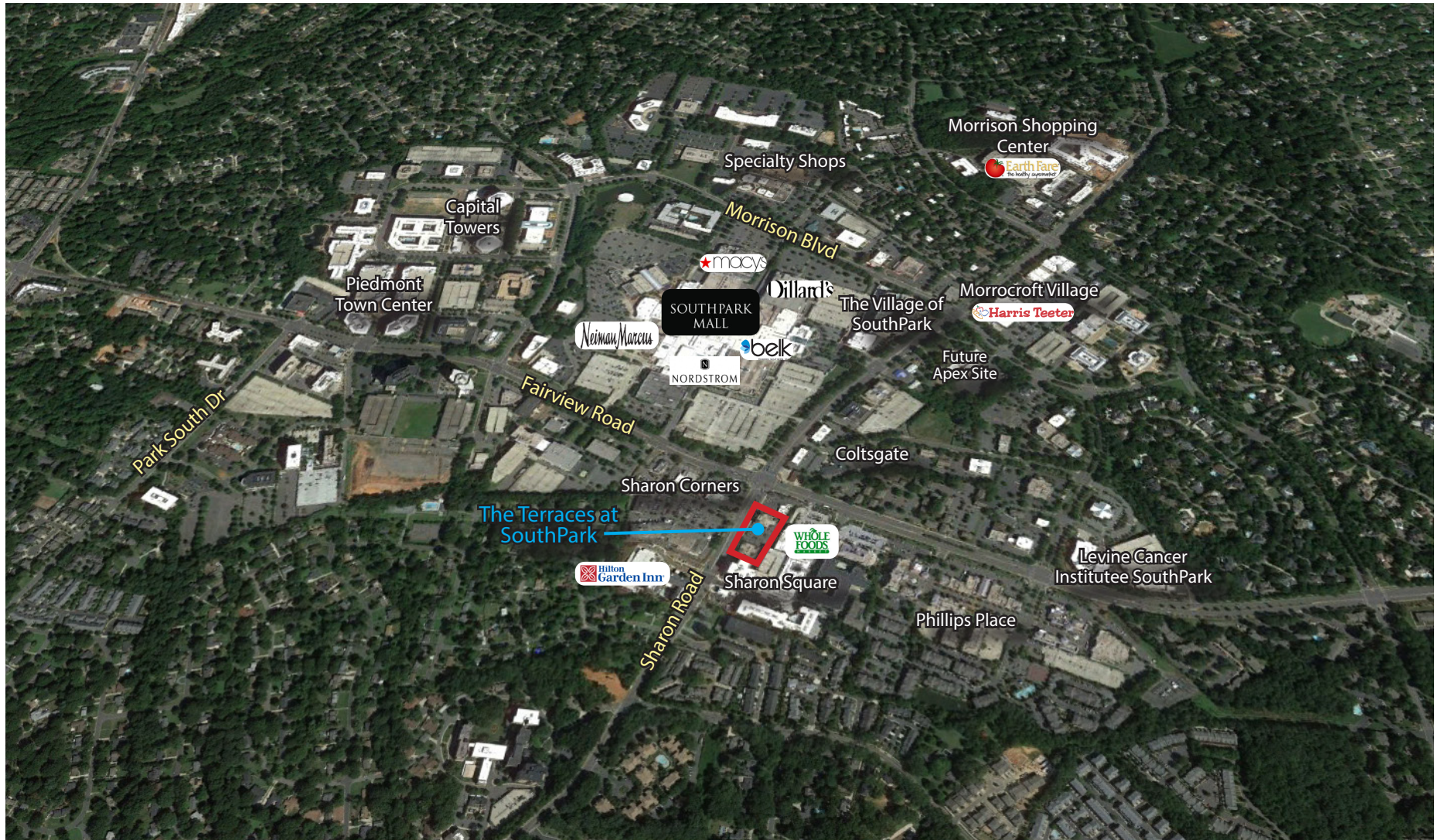
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SOUTHPARK  
AREA AERIAL

**NS** New South  
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