



PROSPERITY PARK

10215 PROSPERITY PARK DRIVE, CHARLOTTE NC, 28269



PROPERTY DESCRIPTION

- ±2,286 SF Second Level Retail or Office Space for Lease
- Space to be delivered in warm vanilla shell condition
- Newly renovated lobby includes new paint, carpet, improved interior and exterior signage, and more
- Site is well located with close proximity to I-485
- Short drive to Highland Creek, one of Charlotte’s largest subdivisions with over 13,000 residents

BUILDING FEATURES		TRAFFIC	
PROPERTY SIZE	18,915 SF	I-485	52,594 VPD
AVAILABLE	2,286 SF	JOHNSTON OEHLER RD	3,010 VPD
		BENFIELD RD	5,537 VPD



DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
11,500 ESTIMATED POPULATION 2023	63,786 ESTIMATED POPULATION 2023	155,574 ESTIMATED POPULATION 2023
33.8 MEDIAN AGE	34.7 MEDIAN AGE	33.2 MEDIAN AGE
\$280,465 MEDIAN HOME VALUE 2023	\$298,593 MEDIAN HOME VALUE 2023	\$312,725 MEDIAN HOME VALUE 2023
\$96,936 AVG HOUSEHOLD INCOME	\$114,514 AVG HOUSEHOLD INCOME	\$107,757 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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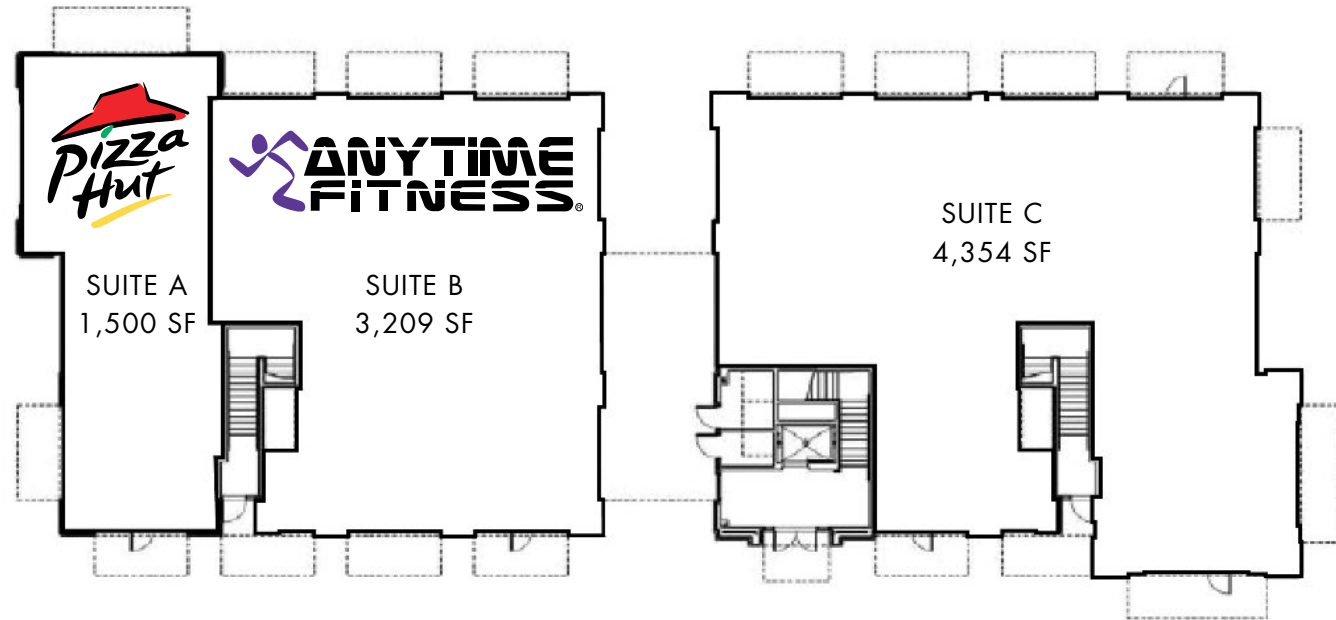
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SITE PLAN

LEVEL 1

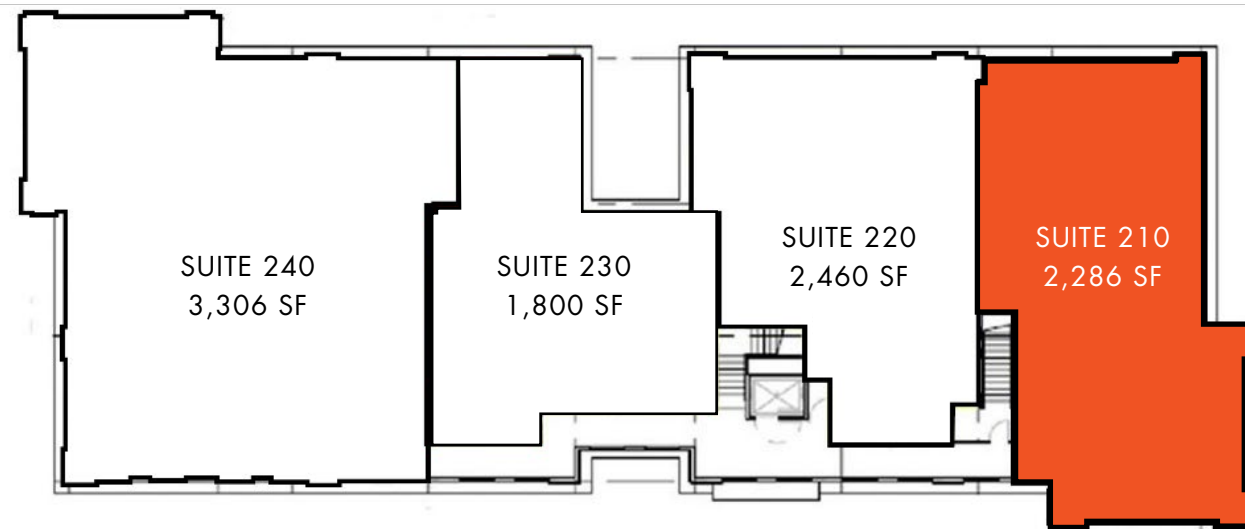


LEVEL 1

SUITE	TENANT	SF
A	PIZZA HUT	1,500
B	ANYTIME FITNESS	3,209
C	STYLING STUDIOS	4,354



LEVEL 2



LEVEL 2

SUITE	TENANT	SF
210	AVAILABLE	2,286
220	PEACE HAVEN SMILES	2,460
230	CHARLOTTE CHESS CENTER	1,800
240	DANCE FEVER	3,306



LEASED
 AVAILABLE
 NEGOTIATING

AUGUST 1, 2023

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