



Overview

- ◀ Located at the corner of Providence Road and Hwy 51, one of Charlotte's busiest intersections
- ◀ Densely populated area with strong demographics
- ◀ Drive-up design ideally suited for service business, medical and general office
- ◀ Numerous restaurants and other amenities in the immediate area

AVAILABILITY

100% fully leased

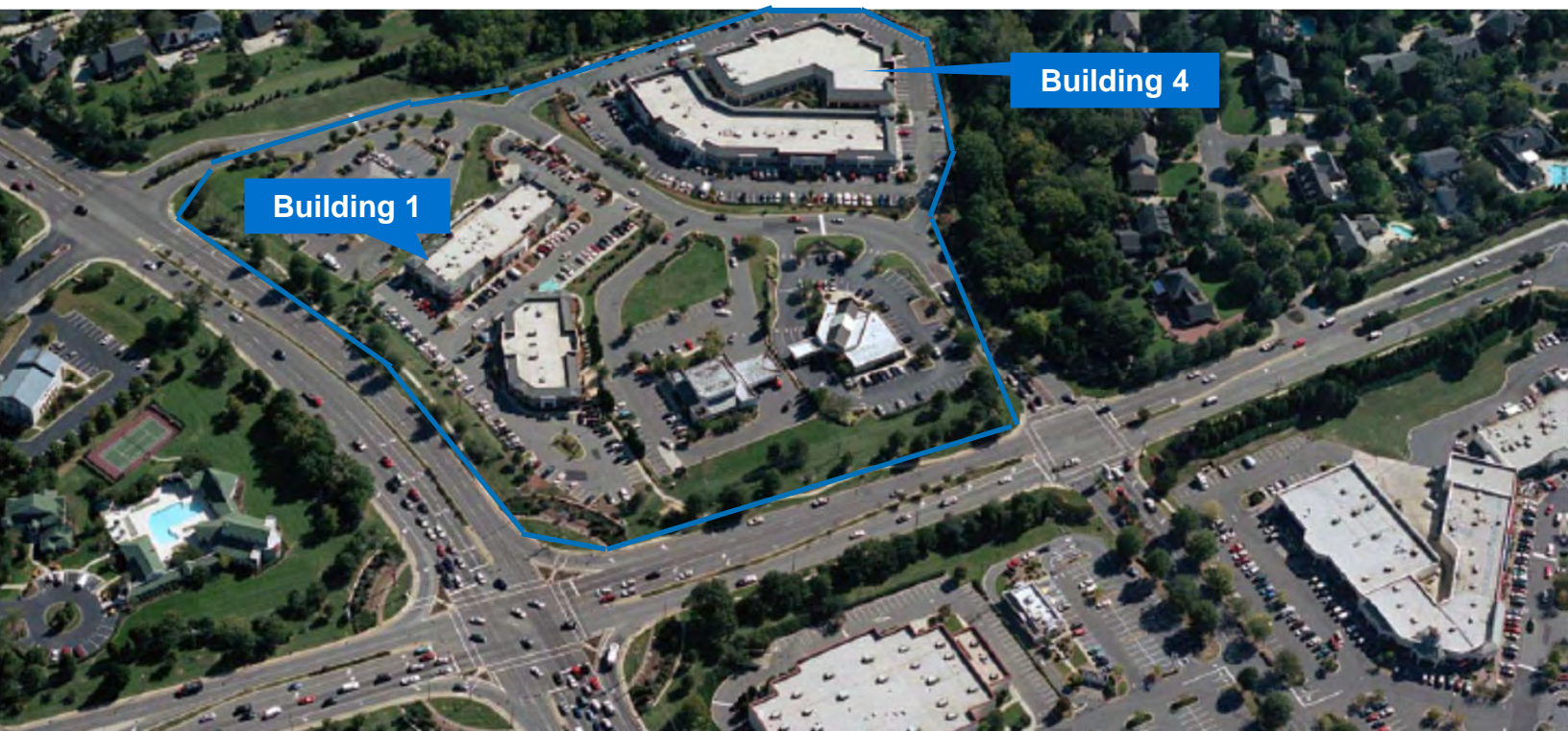
Demographics

	POPULATION	HOUSEHOLDS	AVG. HH. INCOME
1 MILE	8,246	3,603	\$123,915
3 MILES	66,846	26,437	\$138,989
5 MILES	192,255	80,134	\$119,638



ARBORETUM OFFICE PARK

Tenant List & Site Plan



Tenant List

Building One:

1. Novant Medical Group / 8,166
2. Metrolina Nephrology / 3,698
3. Coldwell Banker / 4,058
4. Sunbelt Lending / 708
5. State Farm Insurance / 1,036

Building Four:

1. Carolina Spay Neuter Clinic / 4,367
2. Asthma and Allergy Specialists / 6,549
3. Charlotte Lung and Health / 2,782
4. Novant Health Sports and Performance Medicine / 7,648

**Building Three – Under Separate Ownership*