

For Lease: 3,810 Sq Ft of Retail / Professional / Medical Office
Mountain Island Village
10917 Black Dog Lane, Charlotte, NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Executive Summary

This attractive Cape Cod-style building is located directly off of Rozzeles Ferry Road and Highway 16 (Brookshire Blvd) in the prestigious Mountain Island Lake area of Charlotte.

Mountain Island Chiropractic occupies one suite in the building. Four additional suites ranging from 1,102 Sq Ft up to 1,990 Sq Ft are available for build-out: 2 Suites are pending lease status at present. Exterior renovations to property coming in Q4 2017.

The property is surrounded by an additional medical office building, BP Gas station, and a Mexican restaurant, all sharing similar aesthetics. Mountain Island Public Library Branch is also present within the development.





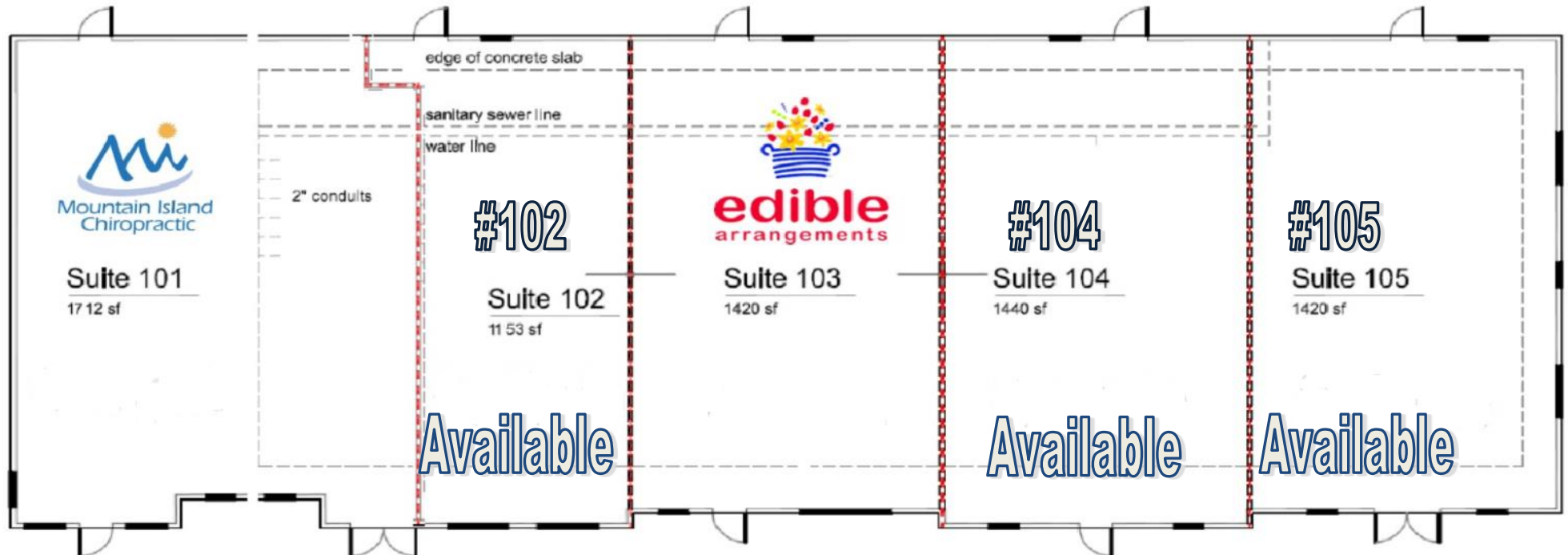
Gross Leasable Area:	7,087 SF
Lot Size:	.54 AC
Location:	At the intersection of Rozzelles Ferry Road and Brookshire Blvd
Parking Spaces On-Site:	Cross-Easement Shared Parking
Year Built:	2003
Zoning:	NS



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Leasing Plan 2018



Mountain Island Village
10917 Black Dog Lane

1/16" = 1'0" 7145 sf

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Available Spaces for Lease:

102	950 SF
104	1,440 SF
105	1,420 SF

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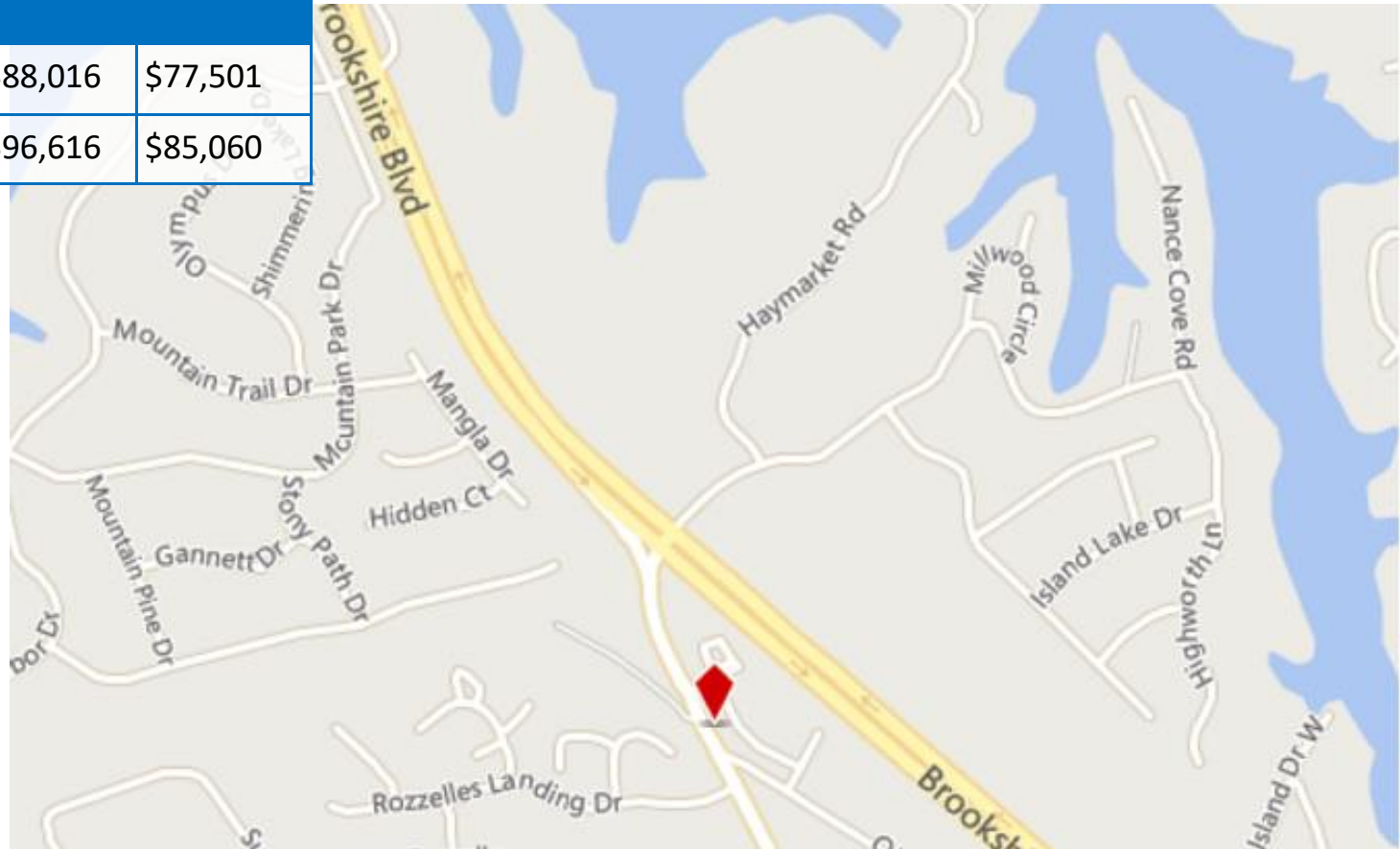
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Demographics Snapshot

<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2016	5,065	23,298	66,947
2021	5,692	26,211	74,241
Households			
2016	1,888	8,521	24,275
2021	2,108	9,507	26,719
Household Income			
2016	\$117,918	\$88,016	\$77,501
2021	\$127,740	\$96,616	\$85,060

Traffic Counts

Brookshire Blvd (Hwy 16)	35,700 vehicles/day
I-485	45,000 vehicles/day
Rozzelles Ferry Road	8,900 vehicles/day



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