



STRATEGIC
REAL ESTATE PARTNERS, LLC

EASTSIDE

LOGISTICS



FOR LEASE ± 494,200 SF
10650 BLAIR RD, CHARLOTTE, NC



**CUSHMAN &
WAKEFIELD**

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PARK INFO



Q1 2024
AVAILABILITY



37 (SHARED)
TRAILER PARKS



32'
CLEAR HEIGHTS

BLDG 1000



±282,200
SQUARE FEET



255
AUTO PARKS



2
DRIVE-INDOORS

BLDG 2000



±212,000
SQUARE FEET



225
AUTO PARKS













2
DRIVE-IN DOORS



DEMOGRAPHICS

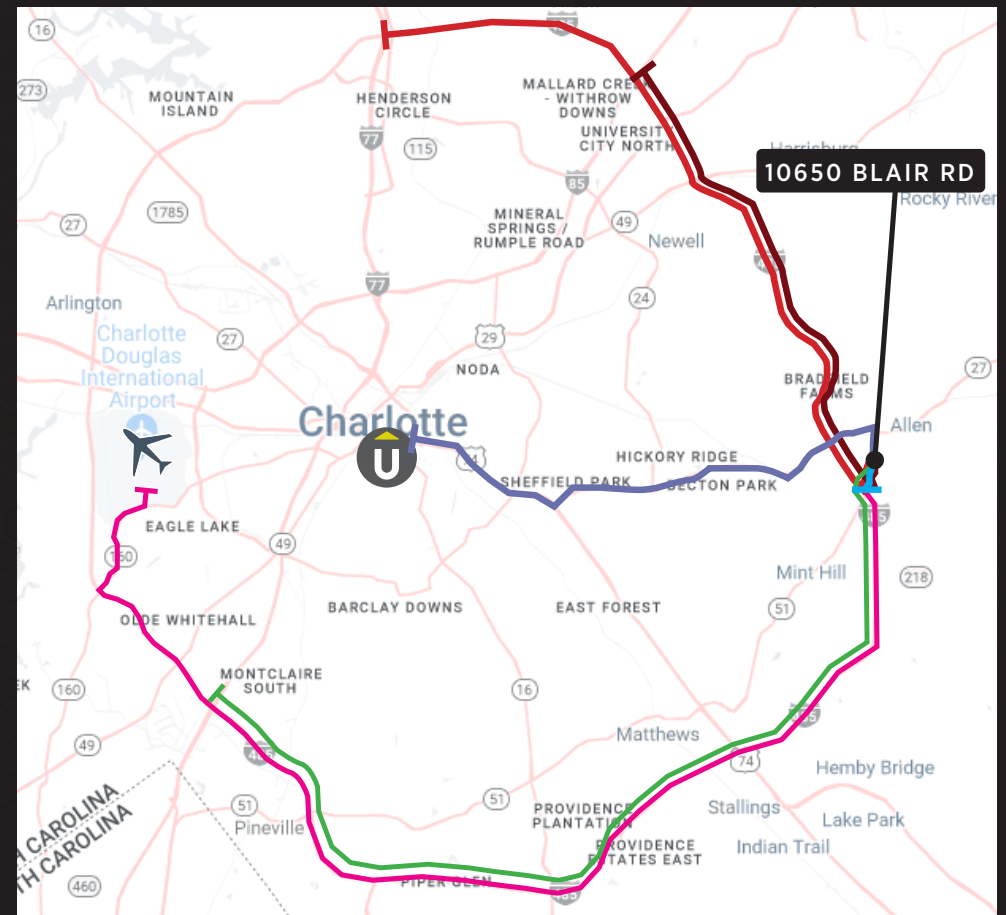
	2 MILE	5 MILE	10 MILE
2022 POPULATION	7,531	66,856	372,489
ANNUAL POPULATION GROWTH	2.6%	2.1%	2.3%
2022 HOUSEHOLDS	3,533	28,330	173,671
ANNUAL HOUSEHOLD GROWTH	2.1%	1.9%	2.0%
LABOR	1,634	12,090	130,1477

DRIVE TIMES

	KEY	TIME (MIN)	MILE(S)
UPTOWN		22	13.6
CLT AIRPORT		31	33
		1	0.8
		12	12.9
 NORTH		17	19.7
 SOUTH		22	25.5

TRAFFIC COUNTS

STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE AWAY
BLAIR RD	CONNELL RD	23,165	0.51
	TRUELIGHT CHURCH RD	96,999	0.80
ALLEN MUNN LN	TRUELIGHT CHURCH RD	64,914	0.93



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