



13310 SOUTH RIDGE DRIVE  
CHARLOTTE, NC 28273

**\$2,158,000 | CAP 7.25%**

- » Charlotte - Gastonia - Rock Hill - MSA
- » One tenant, 12,336 SF building built in 2005
- » 67.5% Leased Investment Property
- » 4,000 SF Vacant
- » Estimated 2018 NOI \$155,000

Listing Agent:

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# Property Description

## 13310 South Ridge Drive

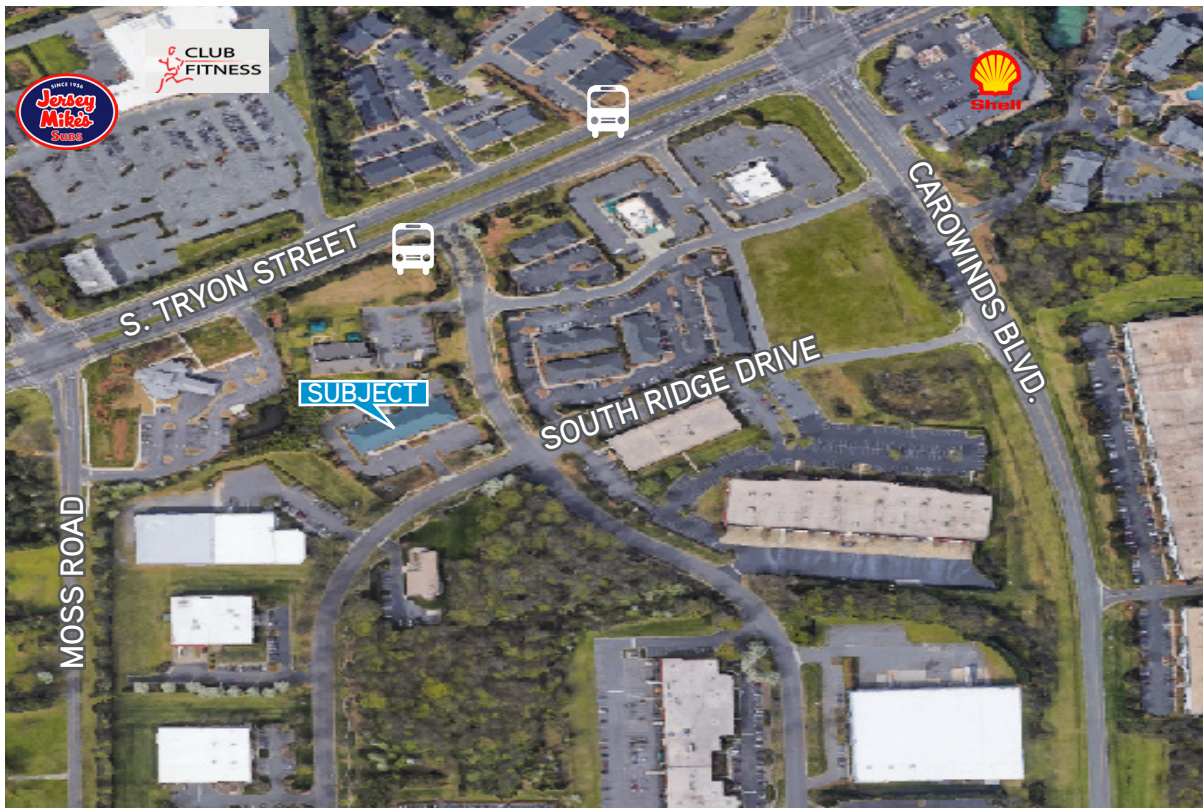
Located in the South Point Business Park, this 12,336 SF free standing office building was built in 2005. Situated on 1.78 acres, this property is located in the Airport submarket of Charlotte. The property offers 52 free parking spaces.

## Charlotte - Gastonia - Rock Hill - MSA

Charlotte is home to the world headquarters of eight Fortune 500 companies, and since 1990, new and expanding businesses have invested more than \$18 billion here, creating more than 170,000 new jobs. The Charlotte region consists of about 2.8 million people living in 16 counties in two different states, 12 counties in North Carolina and four in South Carolina. It is strategically located in the center of the East Coast, and the importance of this Eastern time zone location cannot be overestimated.

The Charlotte metropolitan area is in the metropolitan area/region of North and South Carolina within and surrounding the city of Charlotte. Located in the Piedmont of the Southeastern United States, the Charlotte metropolitan area is well-known for its auto racing history (especially NASCAR) and is the United States' second largest banking and financial hub, behind New York City.

The Charlotte - Gastonia - Rock Hill Metropolitan Statistical Area (MSA) is defined as five counties in North Carolina and one county in South Carolina. At present, the Charlotte - Gastonia - Rock Hill Metropolitan Statistical Area (MSA) is the 35th largest in the U.S. and the city of Charlotte is the 18th largest city in the U.S.



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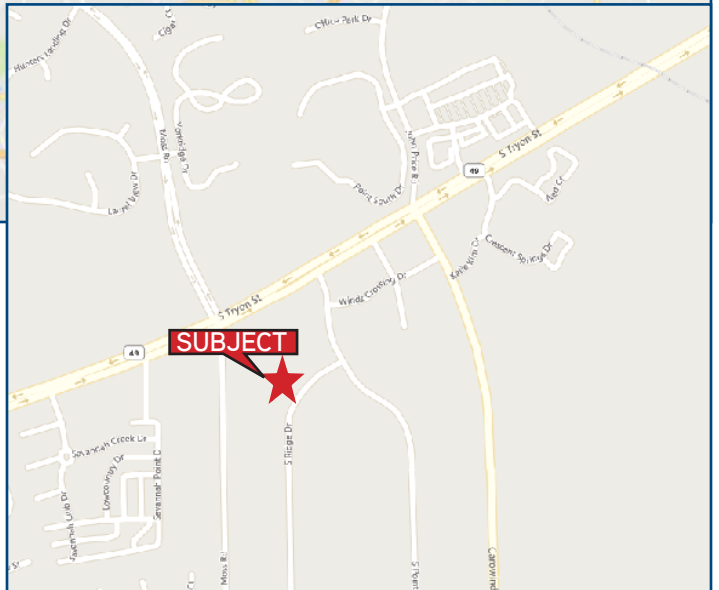
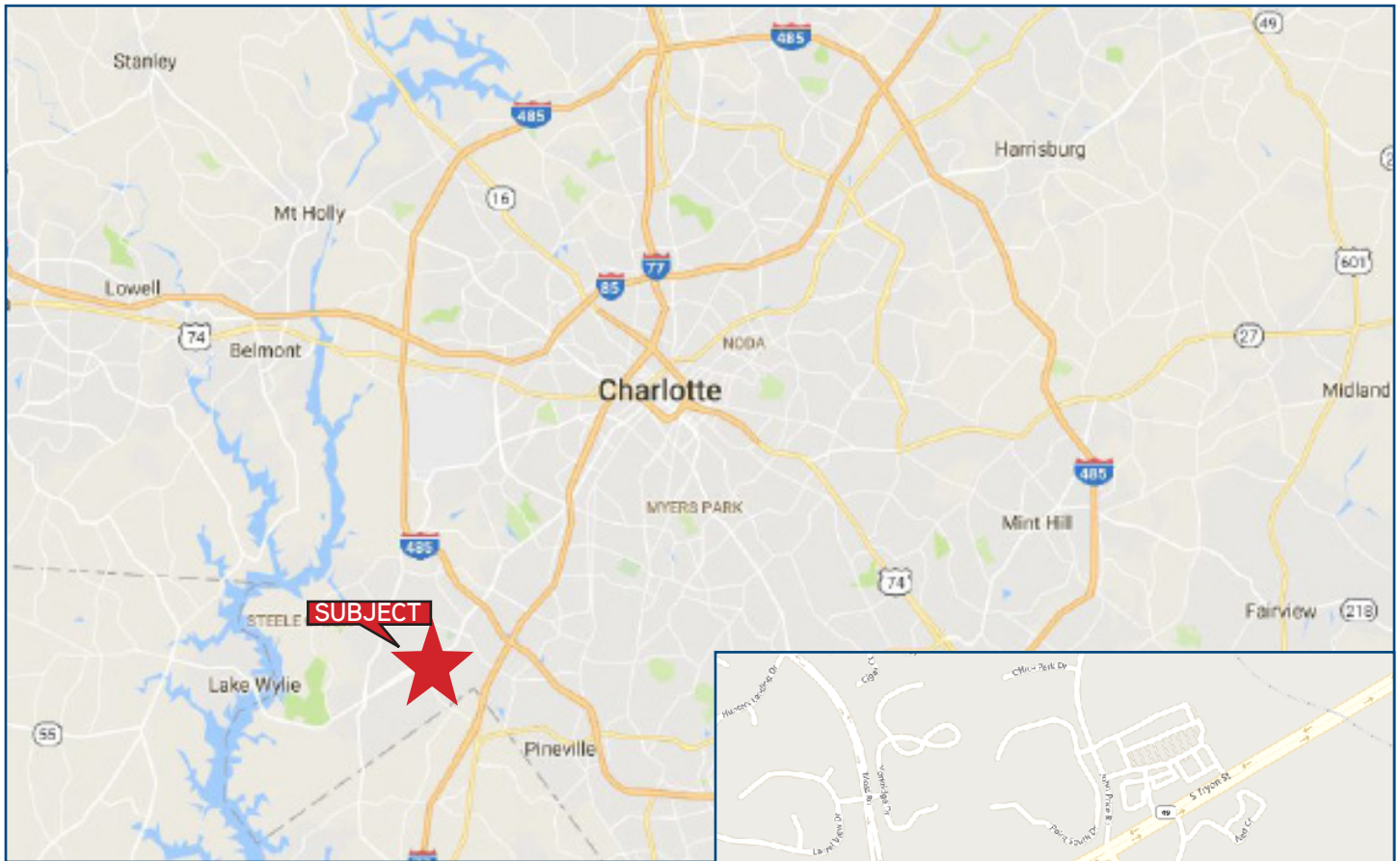
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## Maps



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