



Lexington Park Properties is pleased to present for sale this fully leased professional office suite:

For Sale
1,500 Sq Ft. Executive Office at
Windsor Professional Center
9715 Northeast Parkway in Matthews, NC. 28105

Strategically Located Just Off of E Independence Expressway, and Just a 20 Minute Drive to Downtown Charlotte, This Space is Ideal For a Law Firm, Accounting Firm, Medical or Dental Office or Any Number of Businesses. Furniture is Included With the Sale.





OFFERING SUMMARY

TYPE: Single story -Office/ Medical

BUILDING SIZE: 1,500 sq ft

COUNTY: Mecklenburg, NC

AVAILABILITY: Leased for \$2,500 per month through Feb 2024

CURRENT USE: Child Health Services Provider Agency

2021 PROPERTY TAXES: \$1,954.21

MONTHLY HOA DUES: \$265.00

PRICE \$320,000

CAP RATE 7.5%



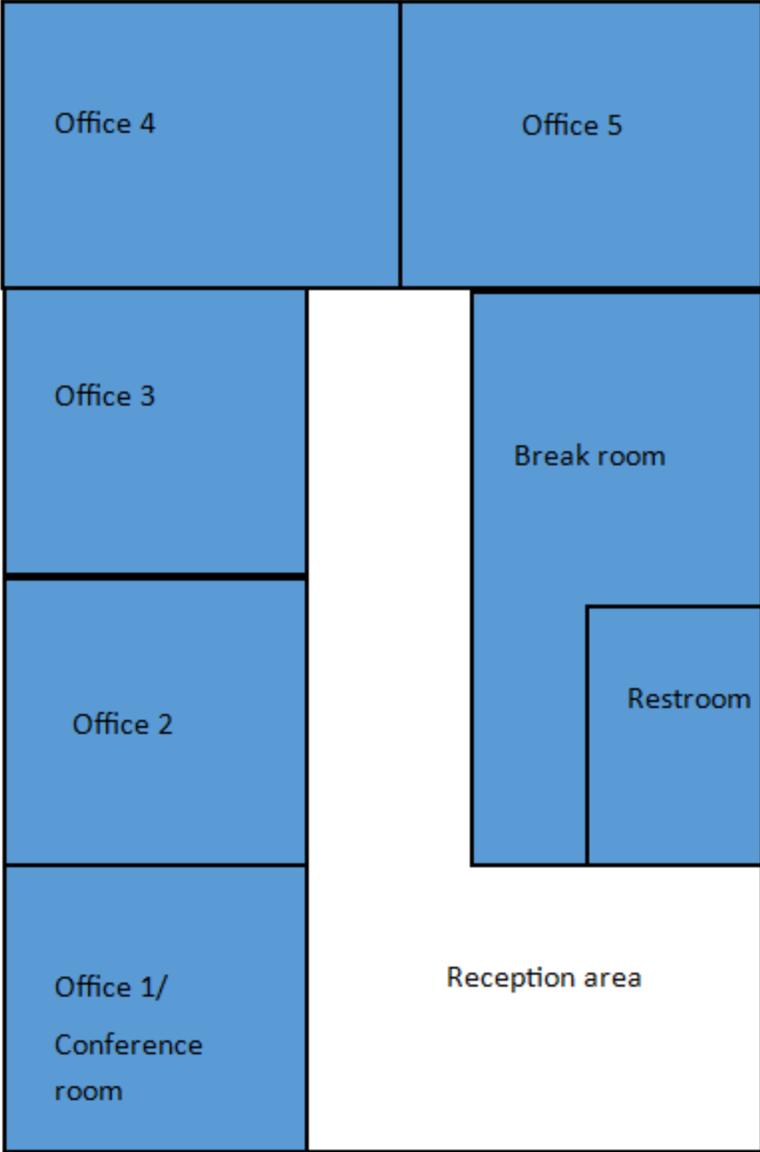




THIS TURN KEY PROPERTY OFFERS:
SINGLE STORY/GROUND FLOOR UNIT
WALK IN YOUR OWN FRONT DOOR
AMPLE PARKING
4 OFFICES
CONFERENCE ROOM
MODERN SPACIOUS BREAK ROOM

THE FURNITURE IN THE PICTURES IS BEING USED BY
TENANT AND IS INCLUDED WITH THE SALE

FLOOR PLAN LAYOUT FOR 9715 NORTHEAST PARKWAY SUITE
100 MATTHEWS, NC 28105:





Population

3-MILES
64,419

5-MILES
190,133

10-MILES
673,548



Average Household
Income

3-MILES
\$81,324

5-MILES
\$93,897

10-MILES
\$101,978

WINDSOR PROFESSIONAL CENTER OFFICE FOR SALE

9715 Northeast Parkway, Suite 100
Matthews, NC 28105

Contact:

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ADDITIONAL / NOTES: