

# 820 Tyvola Road

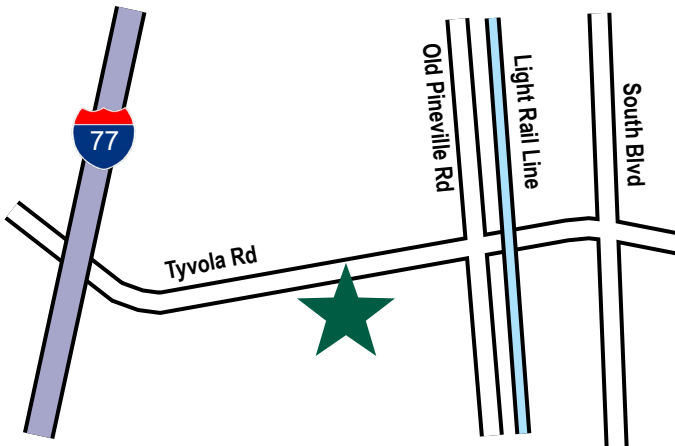
Charlotte, North Carolina

FOR LEASE



## Available for Lease

*Just Off I-77... 17,756 SF Building with High Visibility + Easy Access!*



**Clay Durkin**

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[cwannamaker@providencecommercial.com](mailto:cwannamaker@providencecommercial.com)

## FEATURES

- Opportunity for Retailers and/or Office Users to Establish a Solid Presence in the Southwestern Submarket.
- 17,756 SF Stand-Alone, 2-Story Building with Great Signage Exposure + Easy In/Out Access... Over 40k/CPD. Monument Sign + Building Faces Tyvola Rd. Directly.
- Close Proximity to I-77 + South Bv. Business Corridor as well as the Charlotte/Douglas International Airport.
- Plenty of Area Lunch Places, Retailers and Hotels..... Costco, Chili's, Sonny's Barbeque, Kabuto Japanese, Subway, Denny's, Marriot, Hilton & Residence Inn.
- Property Located within Walking Distance of Lynx Line (Tyvola Station) + Multiple Cats Bus Routes.
- Plentiful Parking Close to Building Entrances. 63 Spaces (3.55/1000) w/ Additional Parking Easement. Zoning I-2. Parcel is 1.76 Acres

*Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.*



For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](http://ProvidenceCommercial.com)



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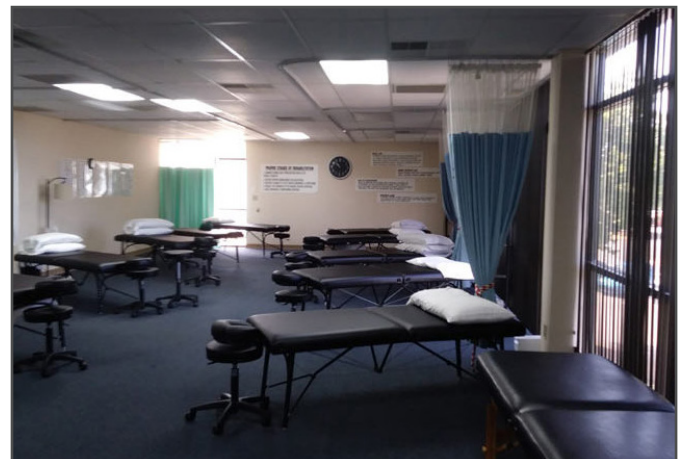
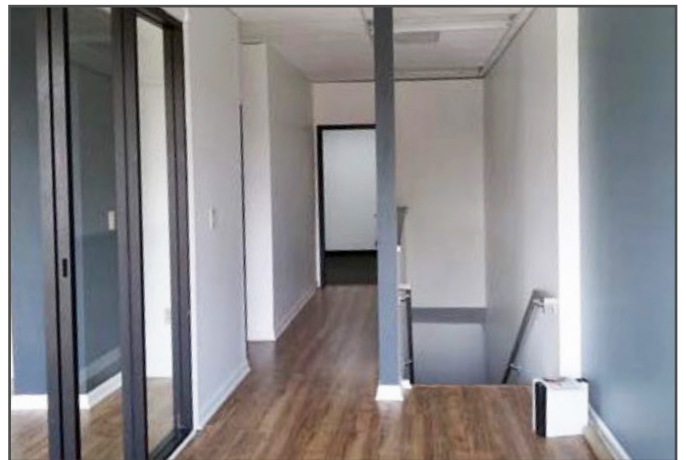
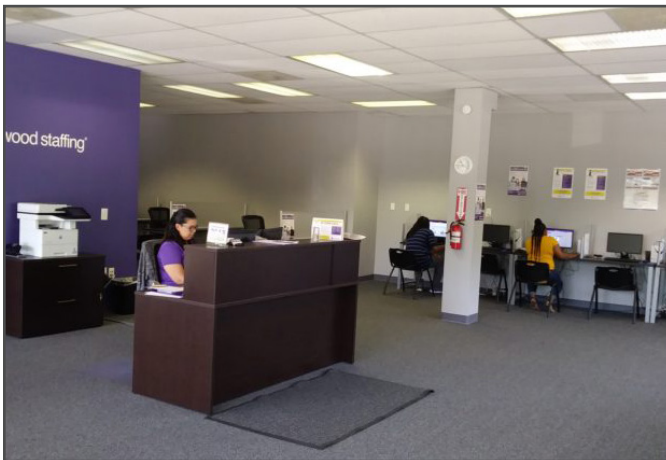
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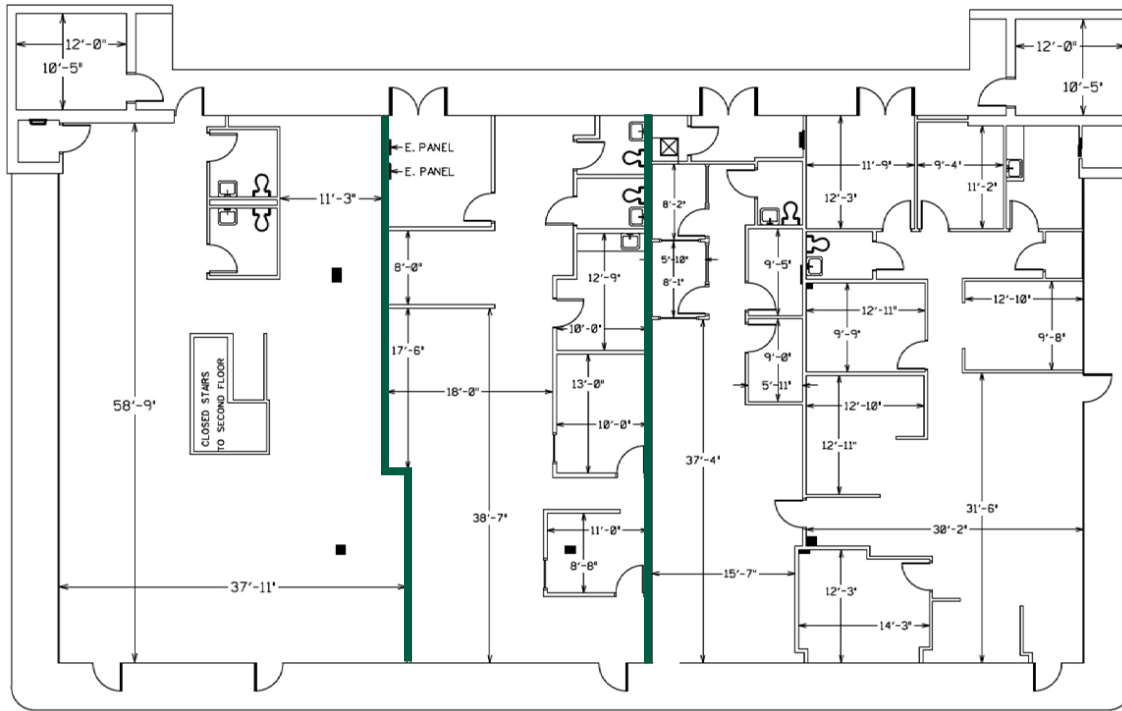


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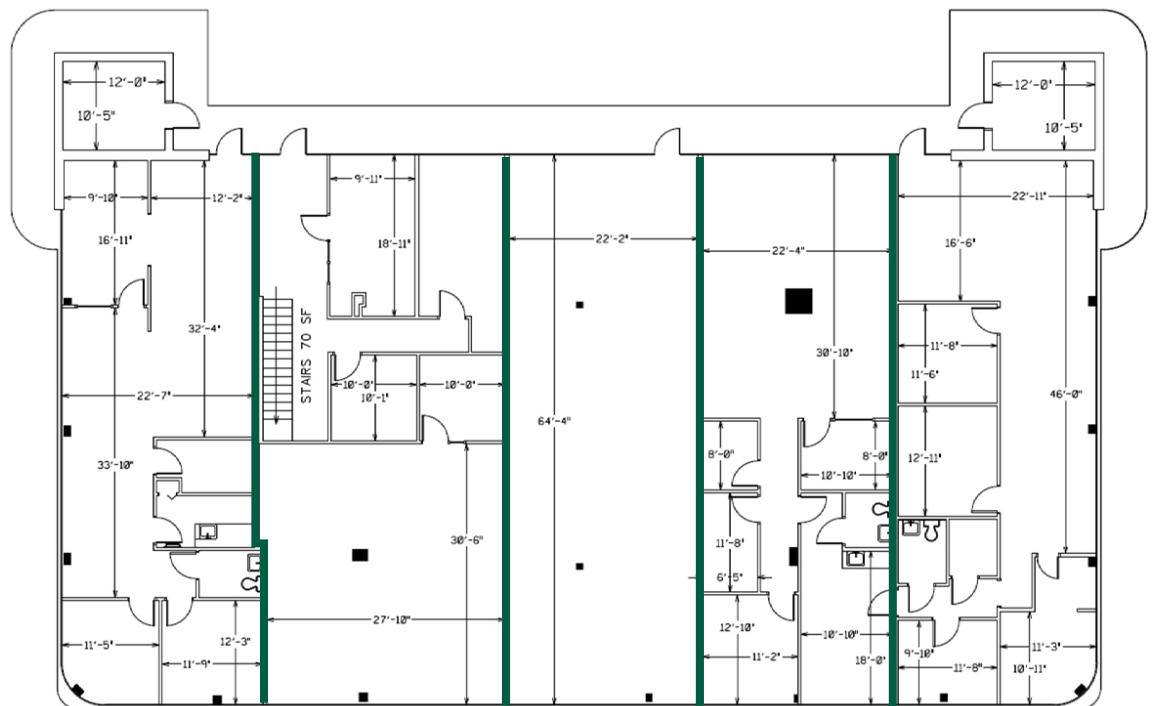
**FIRST FLOOR**

**Suite 100**  
2,414 SF

**Suite 103**  
1,911 SF

**Suite 104**  
3,230 SF

**SECOND FLOOR**



**Suite 200**  
1,688 SF

**Suite 201**  
2,056 SF

**Suite 202**  
1,677 SF

**Suite 203**  
1,689 SF

**Suite 204**  
1,777 SF