

For Sublease • Former Fatz Cafe • Charlotte, NC

For more information, please contact Mike Thompson • 704.332.0854 • mike@coreproperties.com



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10920 Winds Crossing Dr, Charlotte, NC

Demographics

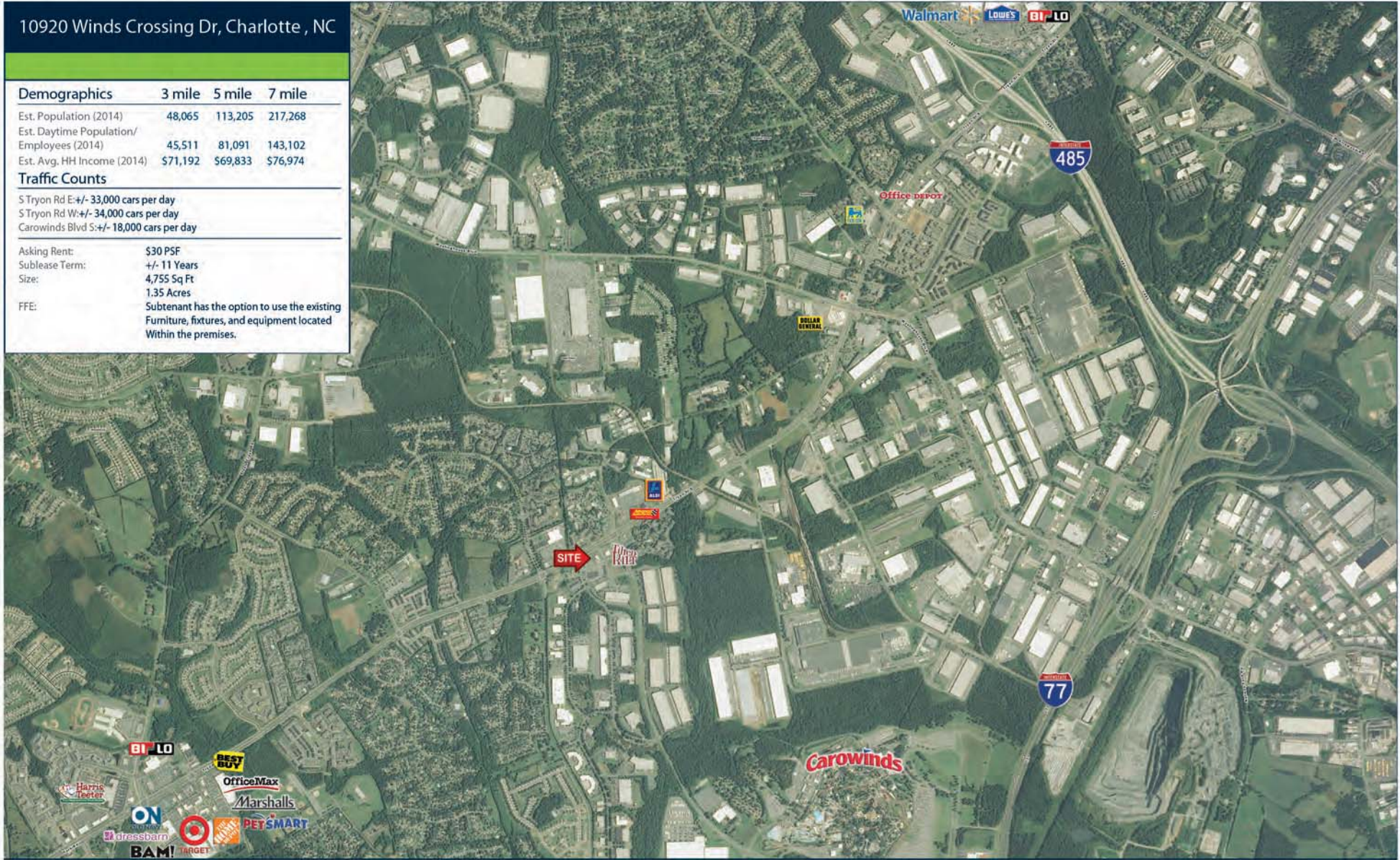
	3 mile	5 mile	7 mile
Est. Population (2014)	48,065	113,205	217,268
Est. Daytime Population/ Employees (2014)	45,511	81,091	143,102
Est. Avg. HH Income (2014)	\$71,192	\$69,833	\$76,974

Traffic Counts

S Tryon Rd E: +/- 33,000 cars per day
S Tryon Rd W: +/- 34,000 cars per day
Carowinds Blvd S: +/- 18,000 cars per day

Asking Rent: \$30 PSF
Sublease Term: +/- 11 Years
Size: 4,755 Sq Ft
1.35 Acres

FFE:
Subtenant has the option to use the existing
Furniture, fixtures, and equipment located
Within the premises.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

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