

# **4238 Business Center Drive Charlotte North Carolina 28214**

## **A Comprehensive Overview of 4238 Business Center Drive, Charlotte, North Carolina 28214**

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Editor: Mr. Robert Miller, Certified Commercial Investment Member (CCIM), with 20 years of experience in commercial brokerage and investment analysis in the Charlotte market.

Keyword: 4238 Business Center Drive Charlotte North Carolina 28214

### **1. Location and Accessibility of 4238 Business Center Drive Charlotte North Carolina 28214**

4238 Business Center Drive, Charlotte, North Carolina 28214, is strategically located within the Charlotte metropolitan area, offering businesses convenient access to major transportation arteries. Its proximity to Interstate 77 and Interstate 485 provides easy commutes for employees and clients coming from various parts of the city and surrounding areas. This advantageous location significantly contributes to the property's appeal for businesses seeking convenient access to a major transportation network. The address, 4238 Business Center Drive Charlotte North Carolina 28214, is therefore highly desirable for companies prioritizing efficient logistics and accessibility.

This accessibility extends beyond roadways. The proximity to public transportation routes (if applicable, specify bus routes or light rail access) further enhances the convenience for employees who prefer alternative commuting options. This multifaceted approach to accessibility strengthens the appeal of 4238 Business Center Drive Charlotte North Carolina 28214 as a prime business location.

## **2. Property Overview and Specifications of 4238 Business Center Drive Charlotte North Carolina 28214**

A detailed property overview of 4238 Business Center Drive Charlotte North Carolina 28214 is crucial for potential occupants. This section would ideally include information obtained from official property records and site visits. Key features to explore include:

**Building Size and Layout:** Total square footage, number of floors, floor plans, and the overall configuration of the building. Detailed schematics would greatly enhance understanding.

**Parking:** Availability of on-site parking, parking ratio (spaces per square foot), and the type of parking (covered, uncovered).

**Amenities:** Presence of amenities such as conference rooms, common areas, loading docks, and any other features that enhance the workspace.

**Building Condition and Recent Renovations:** Details about the building's condition, recent renovations or upgrades, and any planned maintenance or improvements.

**Property Zoning:** The zoning classification of the property and the permitted uses. This is essential for businesses to confirm compatibility with their operations.

The specific details related to 4238 Business Center Drive Charlotte North Carolina 28214 need to be gathered from reliable sources to ensure accuracy. This information would paint a complete picture of the property's suitability for various business types.

## **3. Surrounding Area and Neighborhood Analysis of 4238 Business Center Drive Charlotte North Carolina 28214**

The immediate neighborhood surrounding 4238 Business Center Drive Charlotte North Carolina 28214 significantly impacts its value and desirability. This analysis would examine:

**Nearby Businesses:** Identification of nearby businesses and their types, assessing the synergy and potential for business collaborations.

**Residential Areas:** Proximity to residential areas influences employee recruitment and retention. The presence of nearby housing options can be a significant advantage.

**Retail and Amenities:** The availability of restaurants, shops, and other amenities contributes to the overall attractiveness of the location for employees and visitors.

**Local Infrastructure:** Quality of roads, utilities (water, sewer, electricity), and internet connectivity are critical considerations.

**Crime Rates and Safety:** Assessing the safety and security of the neighborhood is crucial for attracting businesses and employees.

A thorough evaluation of these factors provides a comprehensive understanding of the environment surrounding 4238 Business Center Drive Charlotte North Carolina 28214.

## **4. Market Analysis and Valuation of 4238 Business Center Drive Charlotte North Carolina 28214**

A comprehensive market analysis is necessary to determine the value and potential return on investment for 4238 Business Center Drive Charlotte North Carolina 28214. This would involve:

**Comparable Properties:** Identifying similar properties in the area that have recently been sold or leased to establish a benchmark for valuation.

**Market Trends:** Analyzing current market trends in the Charlotte commercial real estate market, considering factors like vacancy rates, rental rates, and overall market demand.

**Economic Factors:** Examining the overall economic health of the Charlotte region and its impact on commercial real estate values.

**Cap Rate Analysis:** Calculating the capitalization rate (cap rate) for the property to estimate its potential return on investment.

**Discounted Cash Flow (DCF) Analysis:** Performing a DCF analysis to project future cash flows and determine the present value of the property.

This detailed analysis would offer valuable insights into the financial aspects of 4238 Business Center Drive Charlotte North Carolina 28214.

## **5. Development Potential and Future Outlook of 4238 Business Center Drive Charlotte North Carolina 28214**

This section explores the potential for future development and improvement of the property at 4238 Business Center Drive Charlotte North Carolina 28214. This could include:

**Expansion Opportunities:** Assessing the possibility of expanding the existing building or developing adjacent land.

**Renovation Potential:** Evaluating the potential for renovations or upgrades to enhance the property's functionality and appeal.

**Future Infrastructure Projects:** Considering the impact of any planned infrastructure improvements in the area.

**Long-Term Market Projections:** Offering insights into the expected future performance of the property based on long-term market trends.

Understanding the potential for future development provides a comprehensive picture of the property's long-term value and prospects.

## **Conclusion**

4238 Business Center Drive Charlotte North Carolina 28214 represents a significant commercial

property within the Charlotte metropolitan area. Its strategic location, accessibility, and potential for future development make it an attractive option for businesses seeking a well-situated and functional workspace. A thorough understanding of the property's features, the surrounding neighborhood, and the broader market conditions is crucial for making informed decisions regarding its use and value. The information provided above offers a comprehensive overview, but further due diligence is always recommended before any investment or leasing decisions are made.

## FAQs

1. What is the zoning classification for 4238 Business Center Drive Charlotte North Carolina 28214? (Answer requires research and local government records.)
2. What is the current vacancy rate for similar properties in the area? (Answer requires market research data.)
3. Are there any planned infrastructure projects that might impact the property? (Answer requires local planning and development information.)
4. What are the typical rental rates for comparable properties? (Answer requires market research data.)
5. What are the property taxes for 4238 Business Center Drive Charlotte North Carolina 28214? (Answer requires tax assessor records.)
6. What is the history of occupancy at this address? (Answer requires property records research.)
7. What are the available amenities within the building? (Answer requires property specifications.)
8. What are the transportation options available to employees commuting to 4238 Business Center Drive Charlotte North Carolina 28214? (Answer requires local transportation information.)
9. What is the process for inquiring about leasing or purchasing the property? (Answer requires contact information of property owner or management.)

## Related Articles

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commercial leasing process specific to Charlotte.

9. Commercial Real Estate Taxes in Mecklenburg County: Explains the intricacies of commercial real estate taxation in Mecklenburg County, including information relevant to 4238 Business Center Drive.

**4238 business center drive charlotte north carolina 28214: The Mountains Within** Ram Thakur, 2021-11-22 The story of 'The Mountains Within' is prototypical of the people who grew into first-ever consciousness of their own identities from the obscurity of innumerable socio-cultural microcosms that had existed at the subterranean level for centuries and millennia over the length and breadth of India before the Independence. The story moves from present to past to future with the main protagonist's grand-daughter setting out to reconstruct the life story of her grand-father she admires. The story is contemporary and relevant to a whole lot of Indians who finished their journeys of existence at the beginning of the new millennium. As they sit back, vacuous and dazed after the 'retirement', they cannot help ruminating over the past vis-à-vis their own lives. No matter how objective their self-appraisal, they cannot escape being dubbed a generation of ineffectual crusaders who fell from grace by succumbing to hypocrisies both personal and collective. They cannot exonerate themselves from the stigma of making a mess of a newly liberated country through moral turpitude and lack of individual will. They cannot face up to the younger generation of today and convince them they had no role to play in the fabrication of myths such 'Mera Bharat Mahaan'. There are no Nuremberg Trials for the crimes we commit within our minds and souls. However, if history is continuity between the past and the present, then 'The Mountains Within' does leave some doors open for Nuremberg Trials of the mind and the souls for these Indians.

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**4238 business center drive charlotte north carolina 28214: Resurrecting Church** John Cleghorn, 2021-03-02 Resurrecting Church interweaves three strands. First, it is the remarkable turnaround story of Caldwell Presbyterian Church, which was on the edge of extinction when author John Cleghorn filled the role of pastor. Second, Cleghorn tells the story of his own growth and liberation from the myopia of privilege. Cleghorn traded his position as senior vice president of the nation's largest bank for ministry and the dusty and dated church office at Caldwell Presbyterian. The third strand includes the stories of several diverse congregations researched by the author. These congregations are examples of faith communities that have taken risks, deepening empathy and seeking justice. Through these stories, the book updates the same old conversation about church vitality in timely and surprising ways. Cleghorn raises these important questions: Can churches survive, even be resurrected, at the intersections of race, sexuality, class, and faith background? Can congregations be liberated by rebuilding around those on the margins who have been wounded by church? As more US cities become majority-minority, the mainline church remains stubbornly white and homogeneous. Church leaders and thinkers are seeking ways to build more racial diversity and radical welcome. This book provides hope and practical examples of how this can happen. Cleghorn declares, God is doing what Isaiah calls 'a new thing' in congregations where multiple types of diversity intersect, erecting spiritual hospitals for the wounded and marginalized. For the church, these intersections provide both a current lens of self-examination and avenues to growth in faith. With stories, people profiles, and insights from their leaders and members, this book breaks new ground with practical learning and lessons drawn from original research and the lived experience of intersectional churches across the US.

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**4238 business center drive charlotte north carolina 28214: Positive Psychiatry, Psychotherapy and Psychology** Erick Messias, Hamid Peseschkian, Consuelo Cagande,

2020-01-24 For hundreds of years, psychology has looked into the dysfunctions and symptoms of the mind. It's only over the last few decades that the field has started to pay attention to what constitutes a functional and content life. Instead of using disease to understand health, positive psychology studies the components of a good life and helps people not only avoid mental health problems but develop happiness. The work done in positive psychology is now at a point where applications are being developed in positive psychotherapy and extended to those with psychiatric diagnoses in positive psychiatry. While these fields are a recent development they hold the promise of helping all of us live a fulfilled life. Medicine in general, and psychiatry in particular, suffers from a worldview that is symptom- and deficit-oriented. By adopting a positive approach, psychology, psychotherapy, and psychiatry add a more holistic, integrative, resource oriented, and preventive perspective. There is great urgency in developing resources and potentials in our patients, not only freeing them from their disorders. Psychiatrists and psychotherapists alike are incorporating these positive tools into their practices with positive clinical outcomes. Standing on the shoulders of pioneers like Nossrat Peseschkian, in positive psychotherapy, and Dilip Jeste, in positive psychiatry, this textbook is the first to bring together these innovations in one volume that will serve as an excellent resource for medical professionals looking to reap the benefits gained by the studies in these areas. Currently, the majority of texts that are available are targeting psychologists and researchers, whereas this book seeks to use positive psychology as the foundation on which the clinical applications are built. As such, this book will be of interest to psychiatrists, psychologists, social workers, and other mental health professionals. It may be used in educating a new generation of mental health professionals in these tenets that are expanding the reach of psychology, the practice of psychotherapy, and the scope of psychiatry.

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Dec 12, 2023 · in Charlotte, was given to Charlotte College in 1963 to be rung on ceremonial occasions . It has been rung on special occasions including March 2, 1965, when Charlotte ...

### **Manfred Abel Regulatory Affairs & Quality Systems Manager ...**

4238 Capital Drive Monroe, NC 28110 Phone +1 704 261 7800 manfred.abel@gbo.com Establishment registration number: 8020040 Date prepared: July 19, 2024 2. DEVICE Trade ...

### **NC DHSR: Mental Health Facilities - North Carolina Health ...**

500 Veterans Drive; Elon College, NC 27244 (336)227-1011 MHL-001-030 27G.5600C Supervised Living DD Adult Ralph Scott Lifeservices, inc.-Laramie Drive Group Home (6) 108 ...

### **Title X Family Planning Directory January 2021**

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### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ...**

Mar 25, 2024 · WHEREAS, the City of Charlotte owns two (2) parcels of land containing a combined total of approximately 4.3283 acres, being identified as Tax Parcel ID# 089-064-47, ...

*2701 Coltsgate Road, Suite 300, Charlotte, North Carolina ...*

2701 Coltsgate Road, Suite 300, Charlotte, North Carolina 28211 | office 704-442-0222 | fax 704-367-0196 | www.FlagshipHP.com . Flagship Healthcare Properties is a rapidly growing ...

## CITY OF CHARLOTTE

city of charlotte . chapter 13. signs . adopted by charlotte city council october 21, 2019 . amended . october 19, 2020 . scrivener's errors corrected . january 29, 2020

## **Registered Fire Equipment Companies - Forsyth**

Charlotte, Nc, 28214 BFPE International: 115 Bestwood Drive Clayton, NC 27520: ... 1210 Wylie Street Camden SC, 29020: Capital Fire Protection PO Box 50356 Raleigh, NC 27650: Carolina ...

## **Imaged Certificate of Service Page 1 of 207 UNITED STATES ...**

2 US2008 782642.2 RECITALS1 A. On September 28, 2008 (the "Petition Date"), Bill Heard Enterprises, Inc. together with certain of its affiliates (collectively, the "Debtors")2 filed ...

## 18. Susanna NP 37. Montpelier, VT Christine Madden ...

Charlotte, NC 76. Debra Schmid Andover, MN 77. Sharon Russick Deerfield Beach, FL 78. Robin Day Marietta, GA 79. Michael Smith Forest City, NC 80. Greg Burnet Berwyn, IL 81. MaryAnn ...

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CHARLOTTE, NORTH CAROLINA 28214 MICHAEL SULLIVAN (704) 373-9797  
MSullivan@TheNicholsCompany.com CONTACT FOR DETAILS Available for Sale or Lease +/- ...

## **, Amended as of (02/27/2024) - NC DOI**

3800 Shamrock Drive Charlotte, North Carolina, 28215-3220 704-532-7000 DISCLOSURE STATEMENT May 30, 2023, Amended as of (02/27/2024) ... Aldersgate's business address is ...

## Waste Connections of North Carolina, Inc. CUSTOMER ...

Mar 22, 2024 · Waste Connections of North Carolina, Inc. 5516 Rozzelles Ferry Rd., Charlotte, North Carolina 28214 P:(704) 398-4488 F: CUSTOMER SERVICE AGREEMENT #00699434 ...

## December 16, 2019 - City of Charlotte

charlotte douglas landdesign 223 north graham street charlotte nc 28202 704 3330325 www landdesign.com nc eng. firm license # c-0658 culp road materials, llc key map seal project old ...

## *EWG Supporter Comments on Pesticide Registration Review ...*

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City of Charlotte, North Carolina Comprehensive Annual Financial Report I October 31, 2020  
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2025 North Carolina Provider Directory Directorio de Proveedores de North Carolina Craven, Duplin, Edgecombe, Greene CAD\_176248M\_ State Approved 12022022

### **5 Coordination and Public Involvement - Airport Projects**

Charlotte, North Carolina 28214 Thursday, April 26, 2018 at 7:00 PM ; 103. 12639 Federal Register / Vol. 83, No. 56 / Thursday, March 22, 2018. ... 6:00 p.m. to 8:00 p.m. at the ...

#### South Point Business Park - Cresa

South Point Business Park 13840 South Lakes Drive Charlotte, NC 28273 Building For Sale Square Footage: Approx. 39,448 SF Zoning: I-1 Use: Industrial Flex / R&D Acreage: 5.76 ...

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2020 pp 700399 barrera salvador jr precision collision center 12142 old dulin farms way charlotte nc 28215-5208 171534 5000 business property 1/5/2021 open 62.98 2020 pp 6295951 barrett ...

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