

216 N McDowell Street

CHARLOTTE, NC 28204



Office

FOR

Lease

SIZE

3,939 SF

PRICE

\$28 PSF



Overview

±3,939 SF office space for lease

Well appointed space in excellent condition

Conveniently located two blocks from the Mecklenburg County Courthouse

Free parking

Spacious floor plan

Modified Gross lease structure

Class A Office Space For Lease in Charlotte's Uptown



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Property Overview

Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	24,102	131,460	280,387
Growth Rate	4.24%	3.30%	2.34%
Avg. HH Income	\$138,255	\$132,804	\$114,089

Traffic Count

Source: NCDOT

	AADT
N McDowell Street	13,500 (2023)
I-277	25,000 (2023)

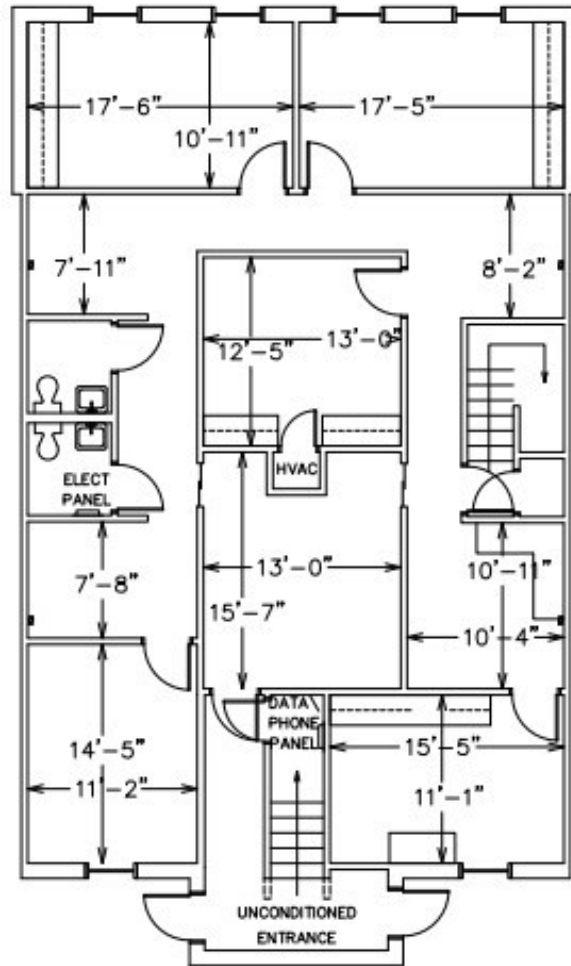


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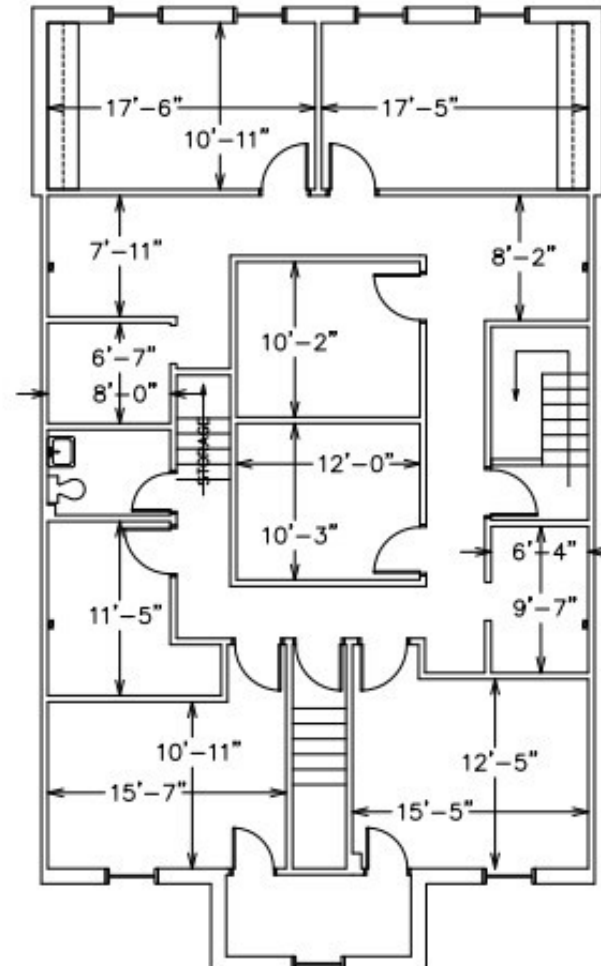
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216 N MCDOWELL ST
SUITE 110
3,939 TOTAL SF

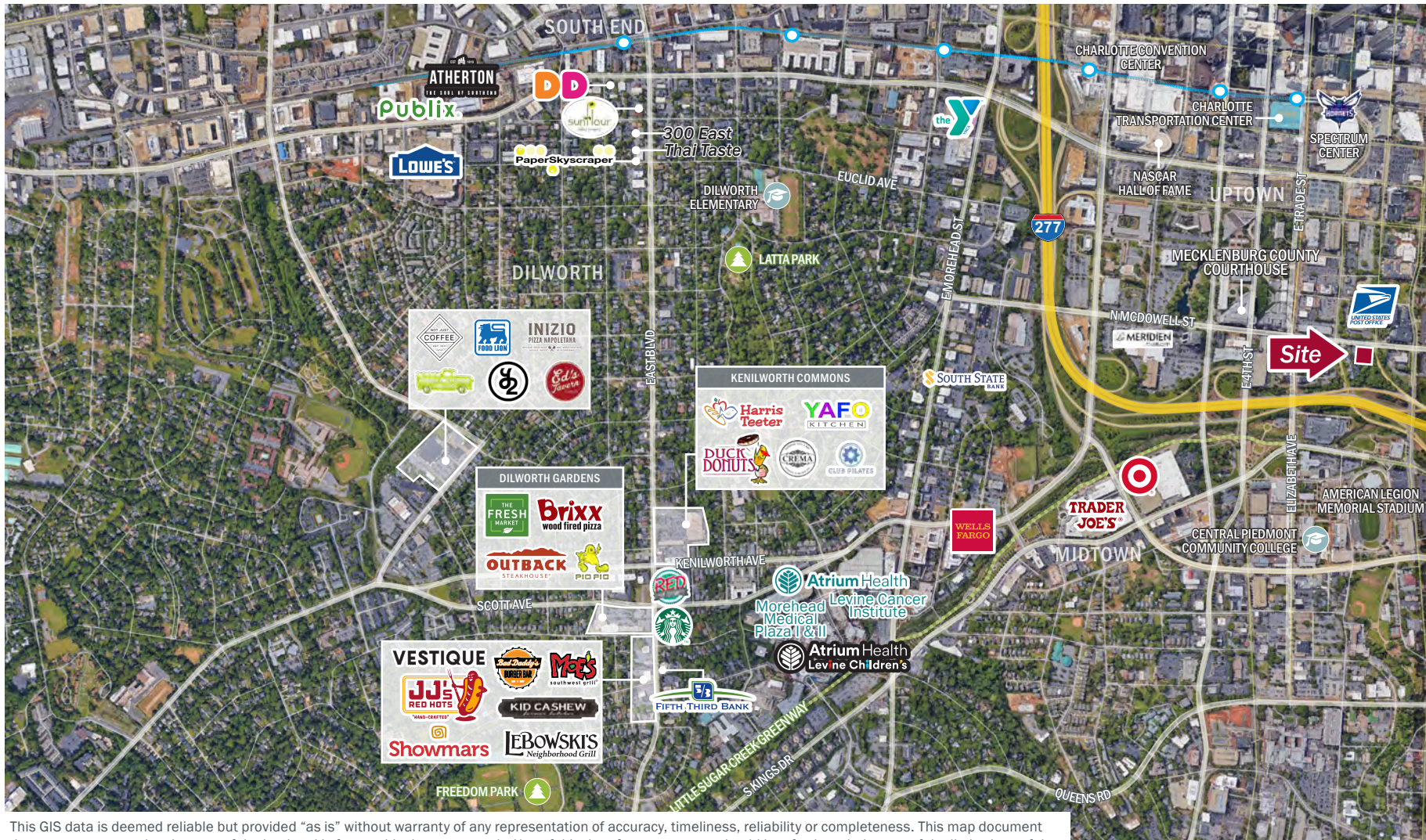


SECOND FLOOR

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Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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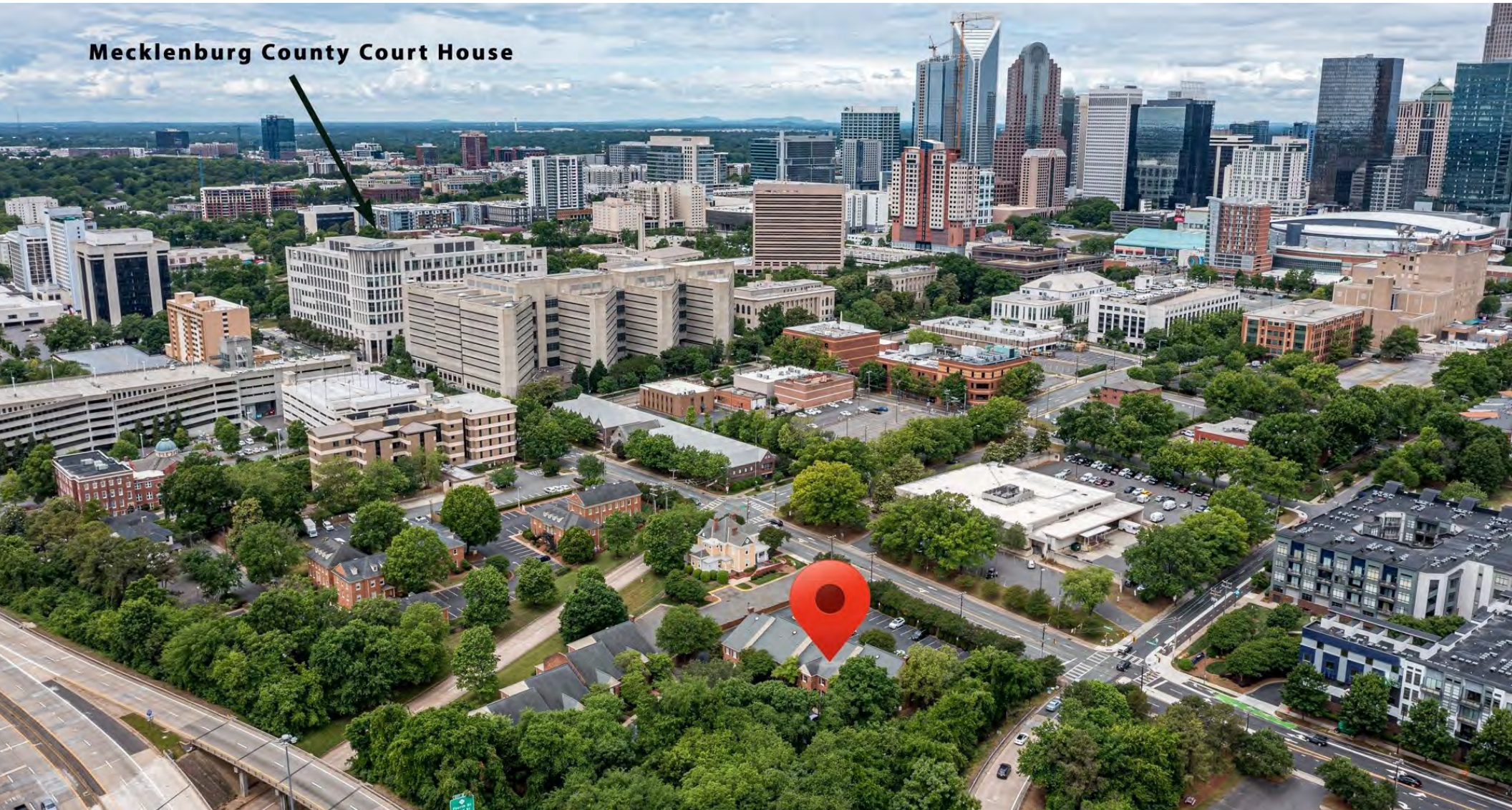
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Mecklenburg County Court House



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Medical | Industrial | Retail | Land | Investment | Office

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