

# FreeMoreWest Office/Showroom



2459 WILKINSON BOULEVARD, SUITE 110, CHARLOTTE, NC 28208

Office

FOR  
| Sale

SIZE  
| ±3,241 SF

PRICE  
| \$930,000



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EXCELLENCE IN RETAIL REAL ESTATE



## Overview

Condo for sale located in the Dyestuff Building/  
FreeMoreWest

±3,241 SF Net of common areas; Suite 110

14' ceiling height (to the beam), sprinklered

100% HVAC

Secured key pad entry

Common restrooms

Abundant parking

Open floorplan

Exposed ceilings

Close proximity to CBD & Airport

Zoned ML-2 (ANDO)

## Condo at Dyestuff Building /FreeMoreWest For Sale



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*Director of Industrial*  
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**Thurman Brooks**  
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## Property Overview

### Demographics

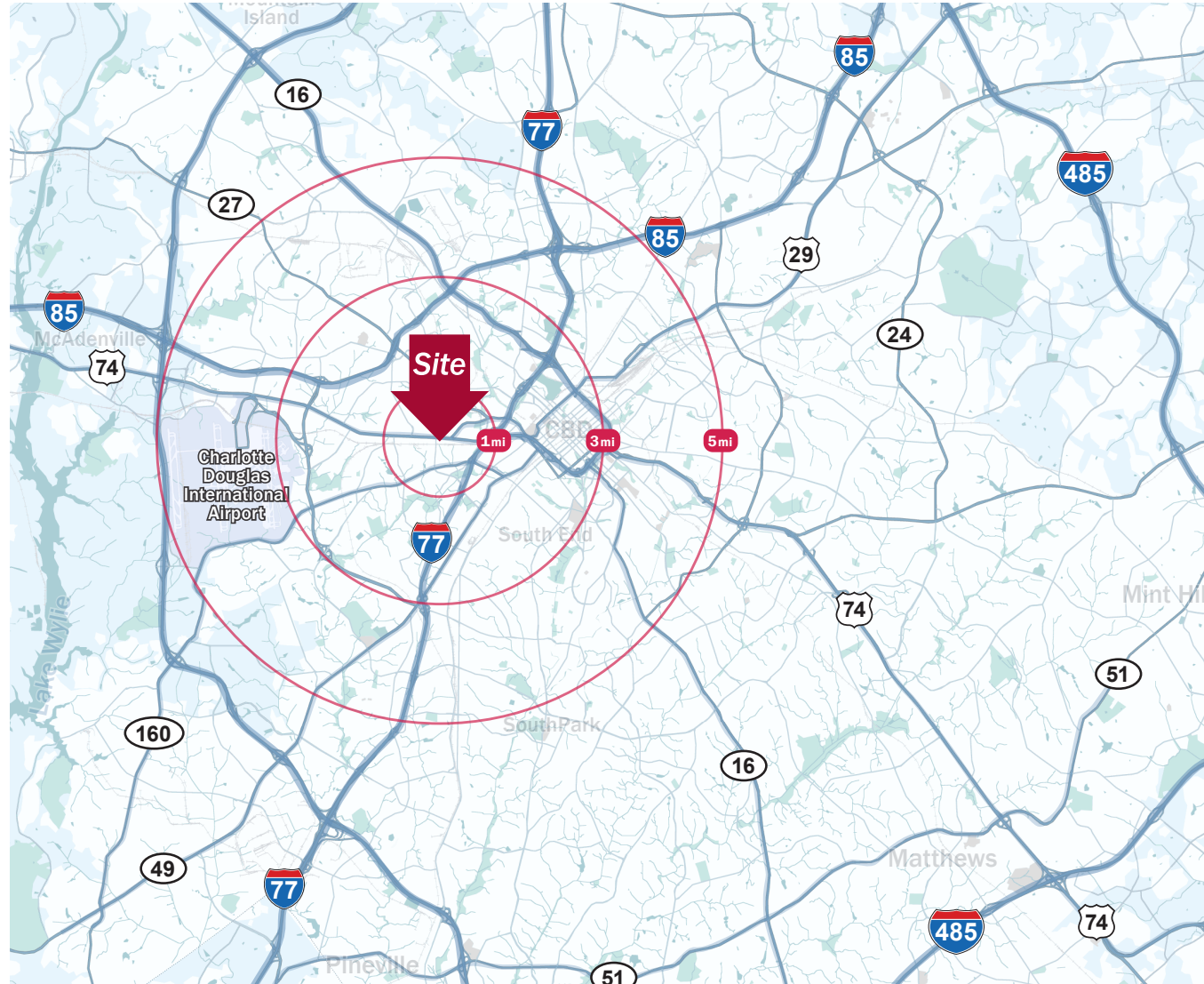
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	8,948	102,035	219,602
Growth Rate	5.75%	1.89%	2.13%
Avg. HH Income	\$89,754	\$121,102	\$124,383

### Traffic Count

Source: NCDOT

	AADT
Wilkinson Blvd	39,000 (2022)
Remount Rd	14,500 (2022)



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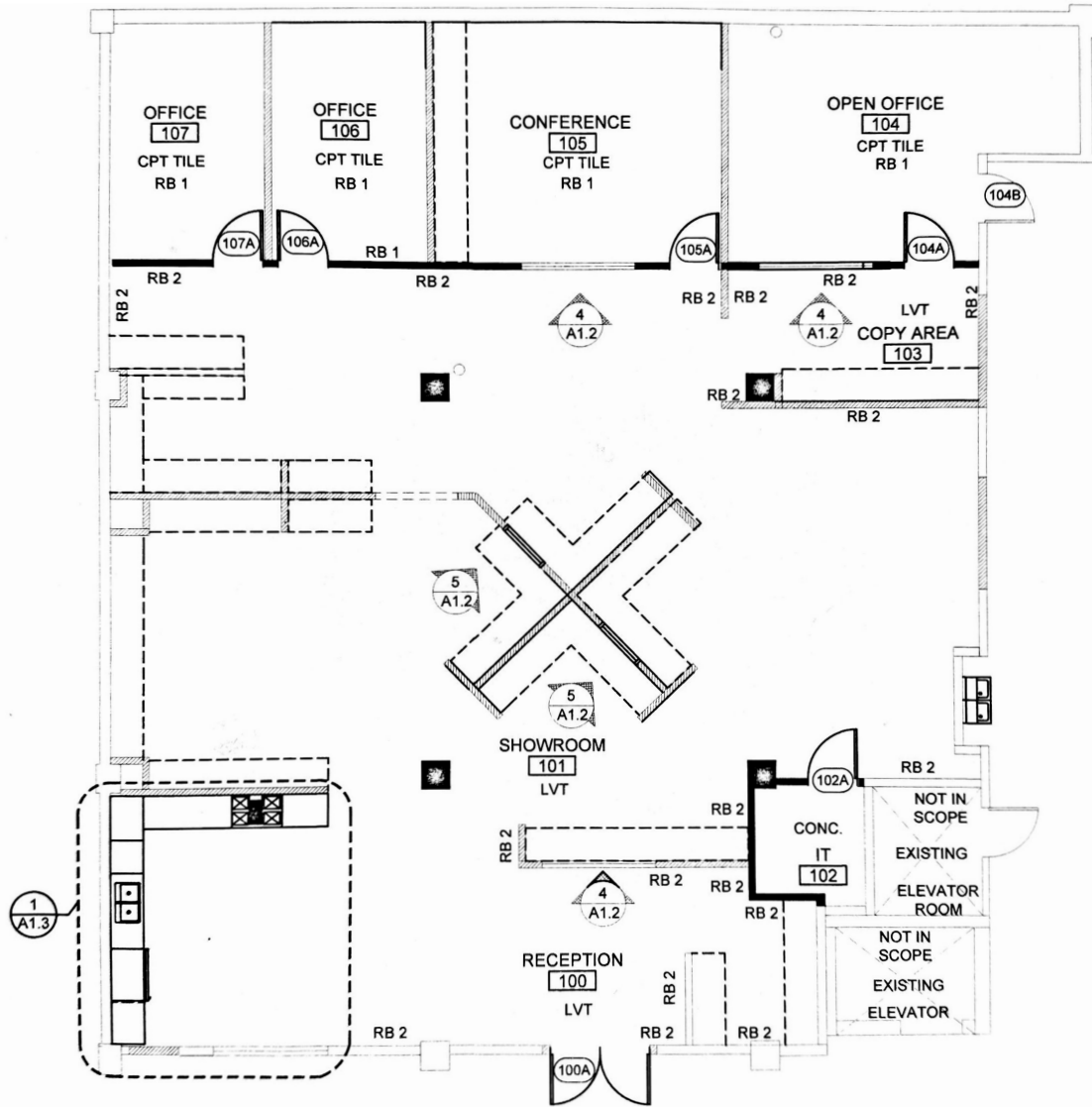
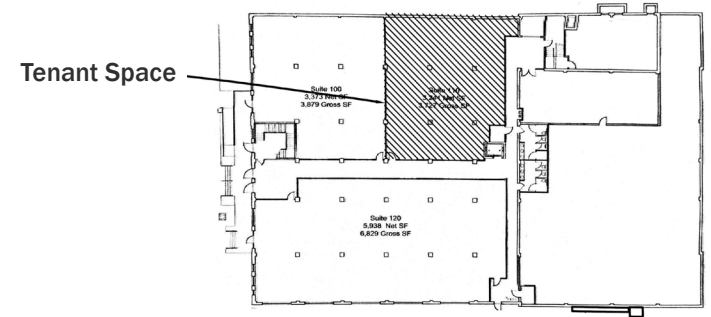
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## Site Plan

Suite 110



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## Site Aerial



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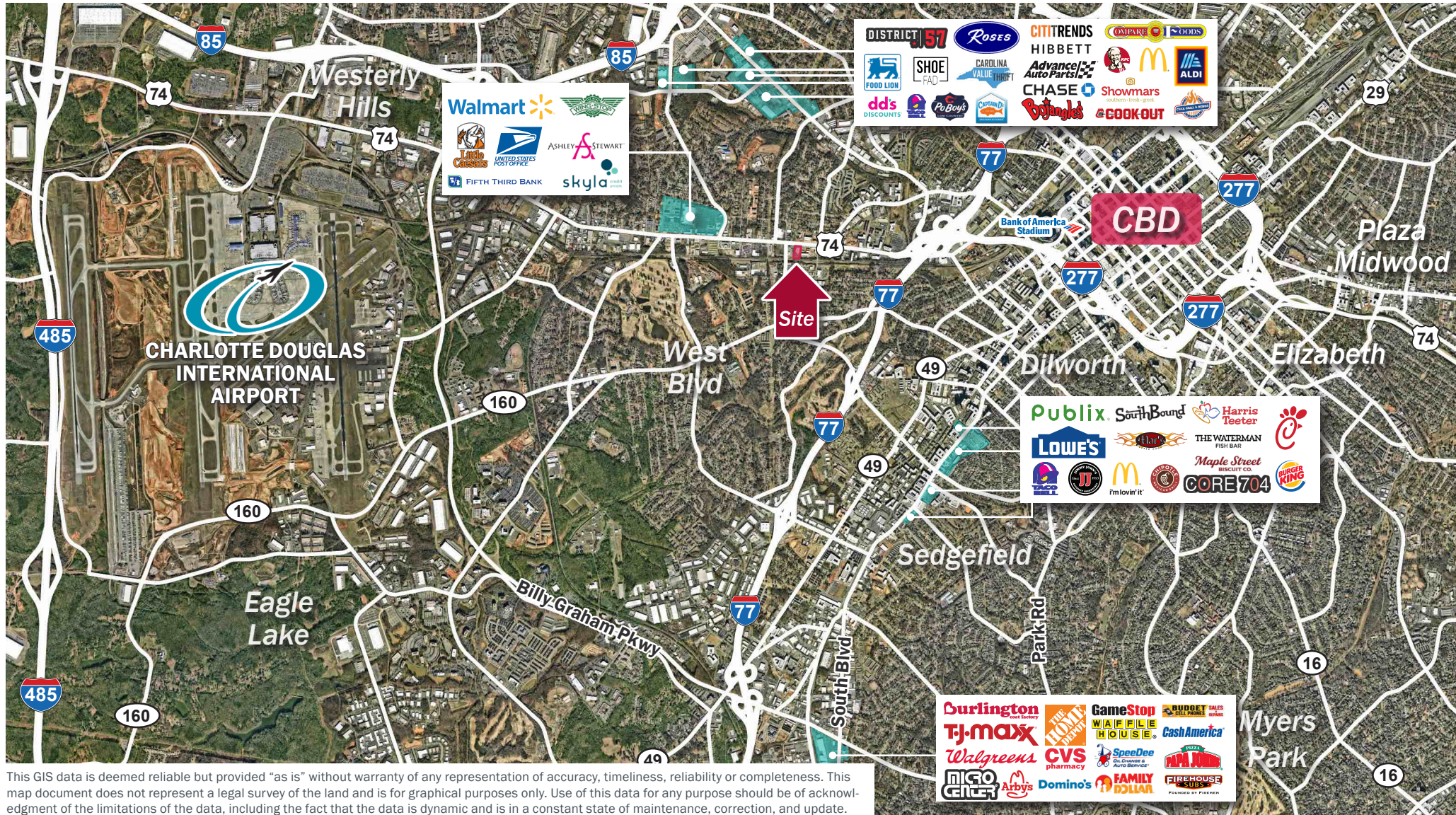
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## Market Aerial



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## Exterior Property Photos



Front Entrance



Entrance From Wilkinson



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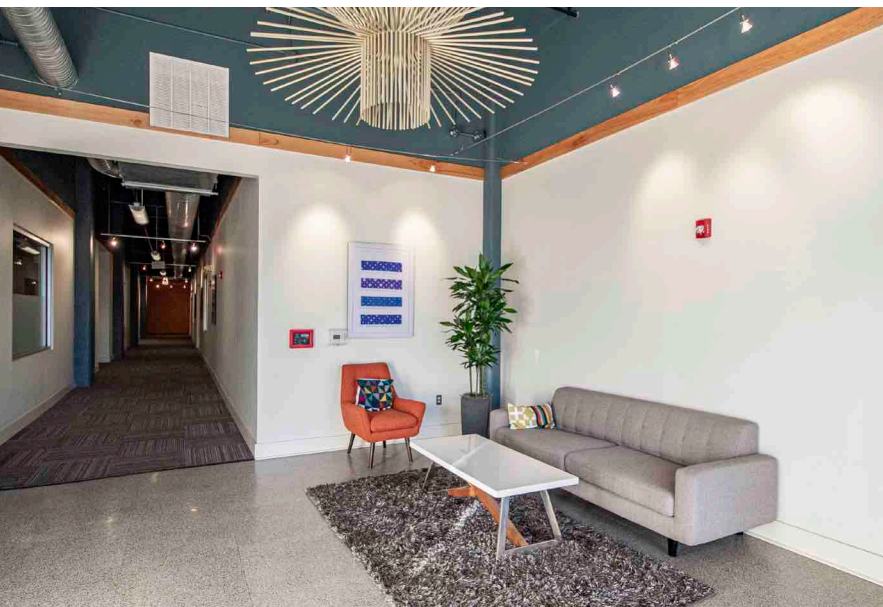
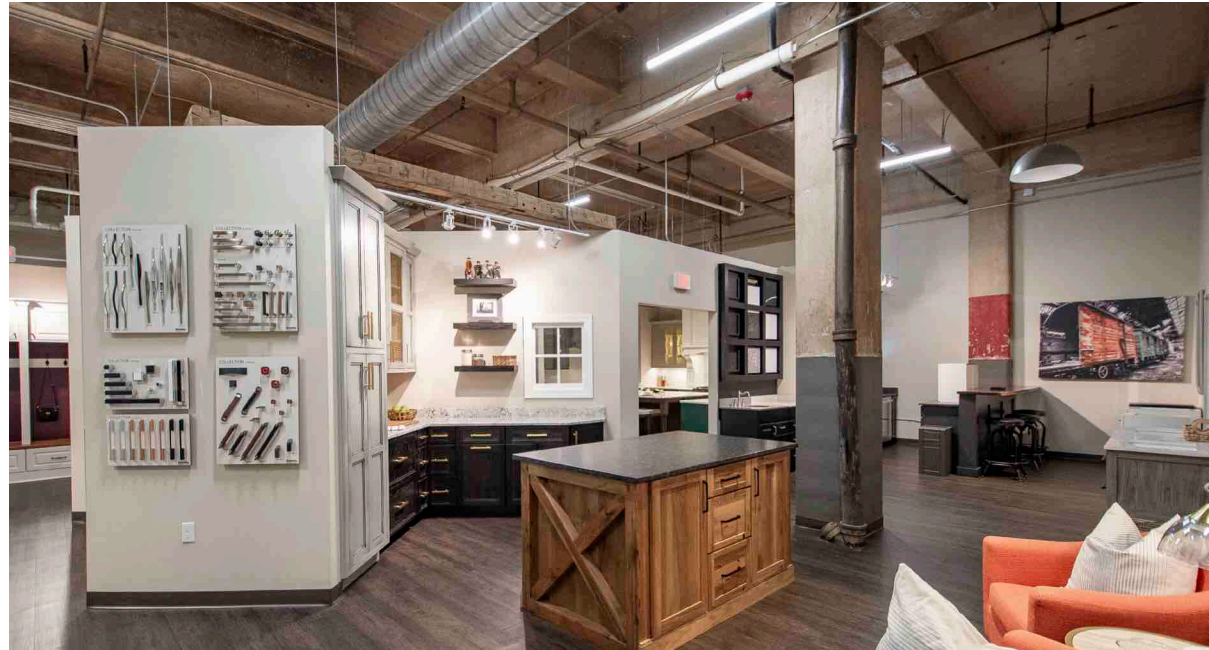
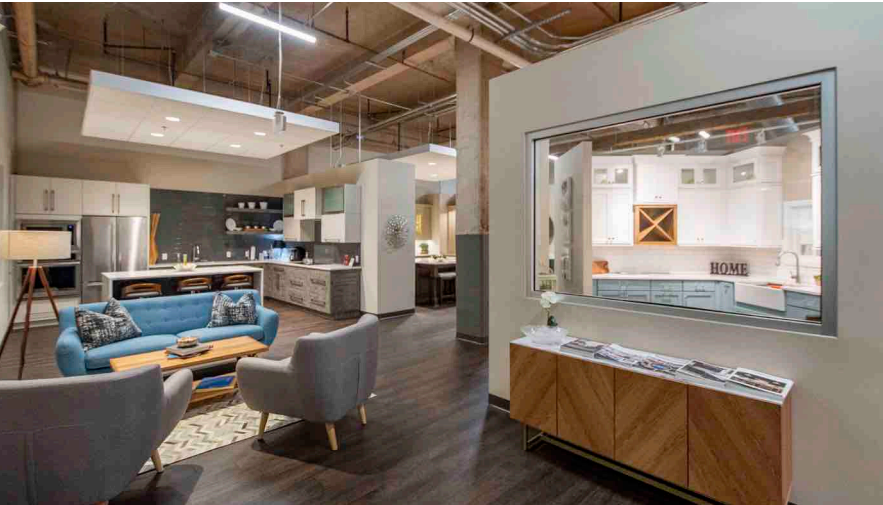
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## Interior Property Photos



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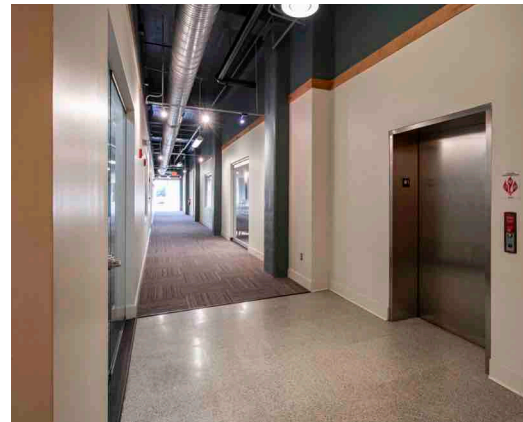
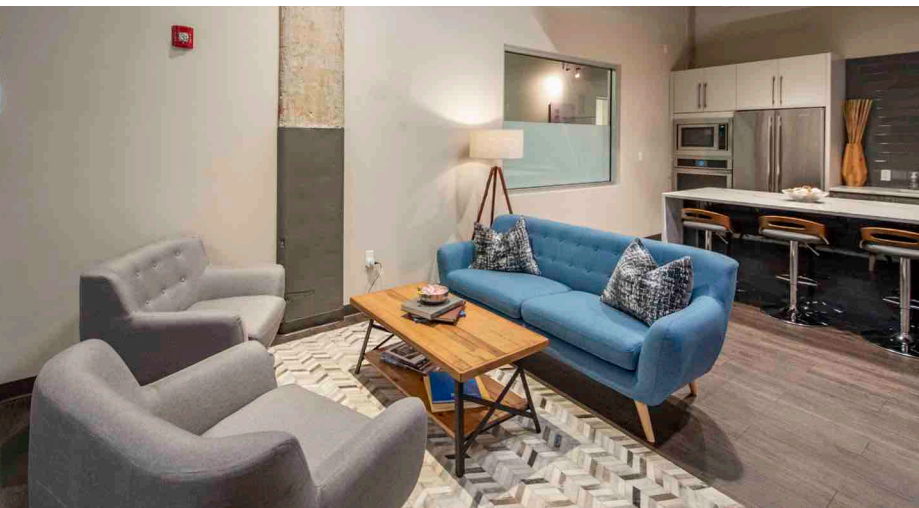
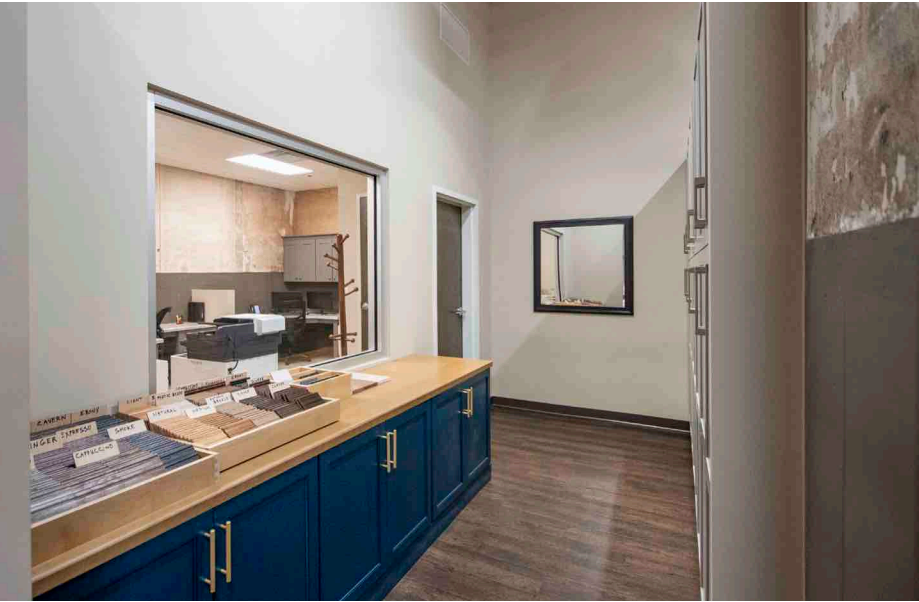
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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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