

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

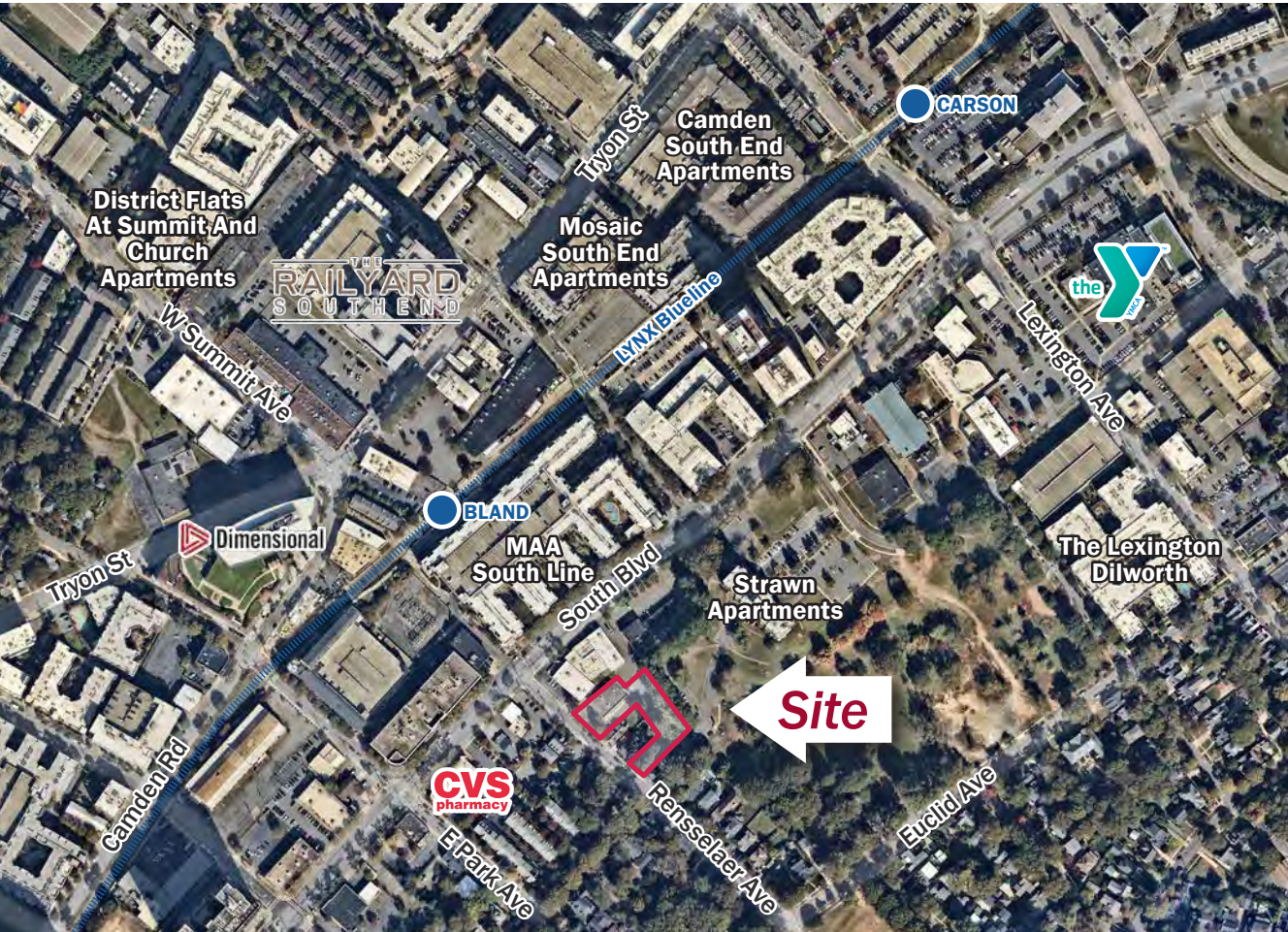


Office

FOR
Sale

SIZE
±0.78 AC

PRICE
Call for Pricing



Overview

±5,000 SF office building for sale

Property also includes a residential home and adjacent undeveloped land (0.78 acres total)

Ample on-site parking

5 minute pedestrian access to the LYNX Bland Street Station

City of Charlotte Zoning: TOD-NC (HD) Historic District Overlay

±5,000 SF Office Building
For Sale in South End /
Dilworth



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpattick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

Property Overview

Demographics

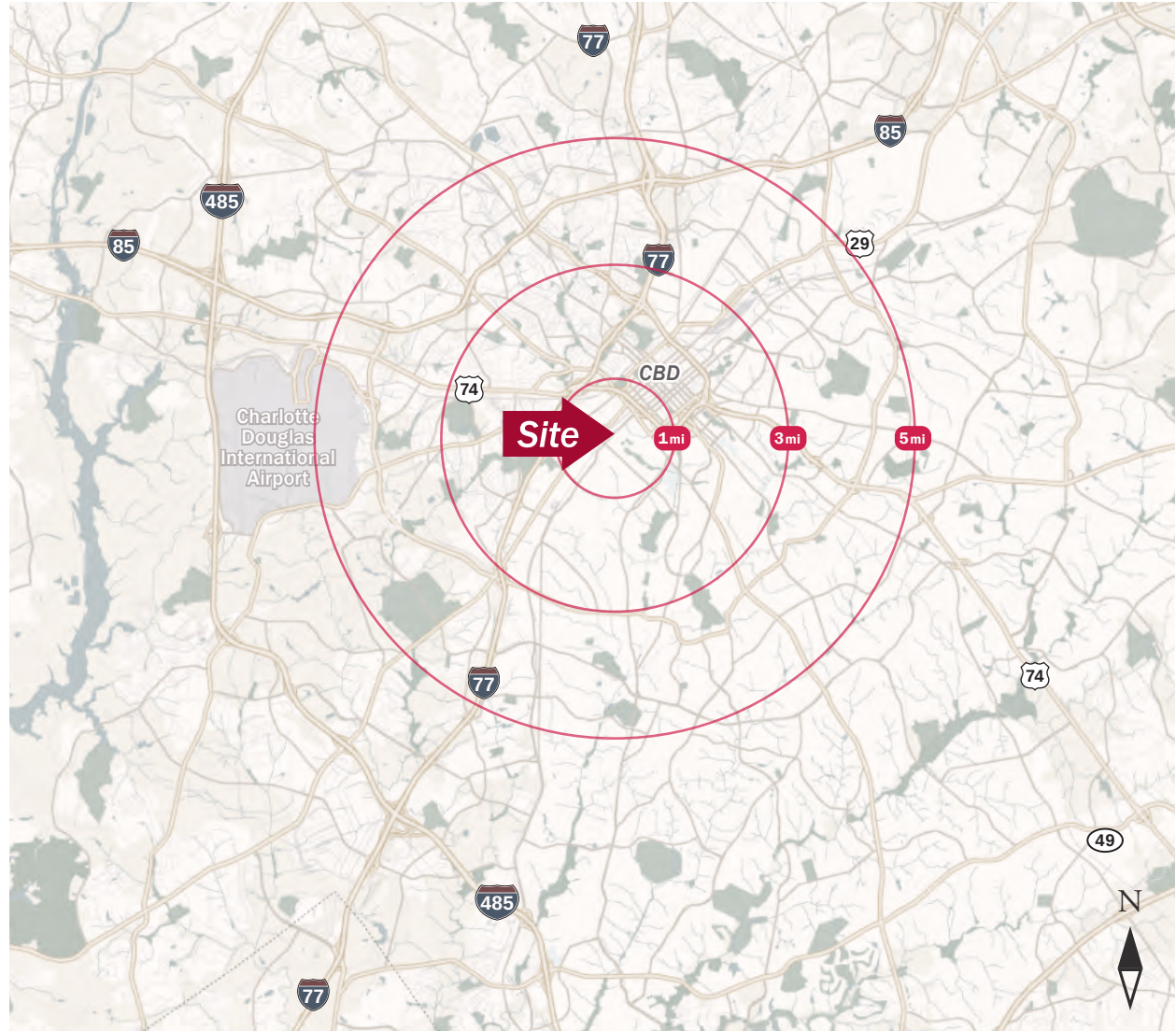
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	23,711	126,996	259,236
Growth Rate	6.96%	4.31%	3.03%
Avg. HH Income	\$150,884	\$141,405	\$128,221

Traffic Count

Source: NCDOT

	AADT
South Boulevard	29,424 (2024)



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpatt@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

Site Aerial



South Blvd



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

Site Aerial



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

Property Photos



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com





Medical | Industrial | Retail | Land | Investment | Office

| contact

Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick, Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com