



ASCENT
REAL ESTATE PARTNERS



2711 MIDLAND AVE., CHARLOTTE, NC 28208

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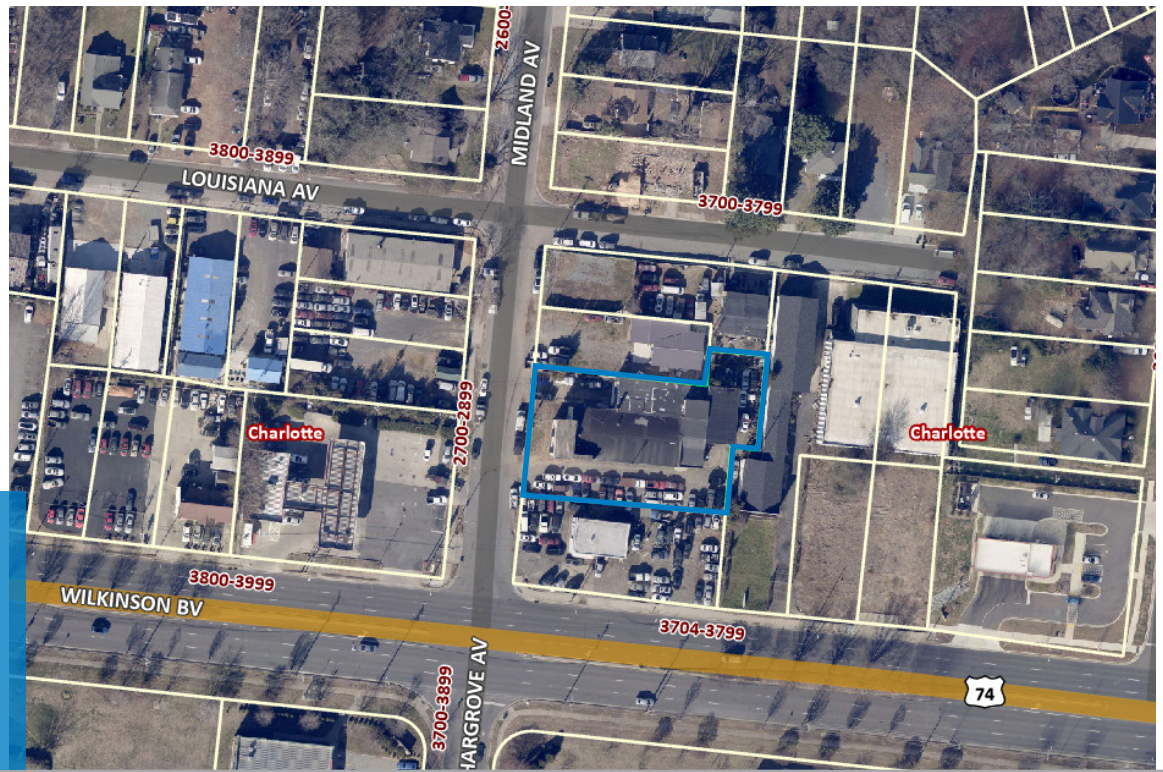
8,600 SF FLEX/OFFICE AVAILABLE FOR SALE



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2711 MIDLAND AVE

CHARLOTTE, NC



PROPERTY INFORMATION

2711 Midland Ave. is strategically located just off heavily-trafficked Wilkinson Blvd (30,500 VPD), and only minutes from Charlotte Douglas International Airport. The property features approximately 8,200 SF of warehouse space and 400 SF of office, offering a functional layout ideal for a variety of industrial or distribution uses.

Sale Price: \$1,195,000

Availability: June 1, 2025

Zoning: CG (Commercial General)

Building Type: Bow truss roof warehouse

Total Size: ± 8,600 SF

- **Warehouse:** ± 8,200 SF
- **Office:** ± 400 SF

Loading:

- 10 Dock-High Doors
(8) 5' x 7'
(2) 6' x 8'
 - 2 Drive-In Doors
- Clear Height: 8'–9'
Ceiling Height: 8'–14'

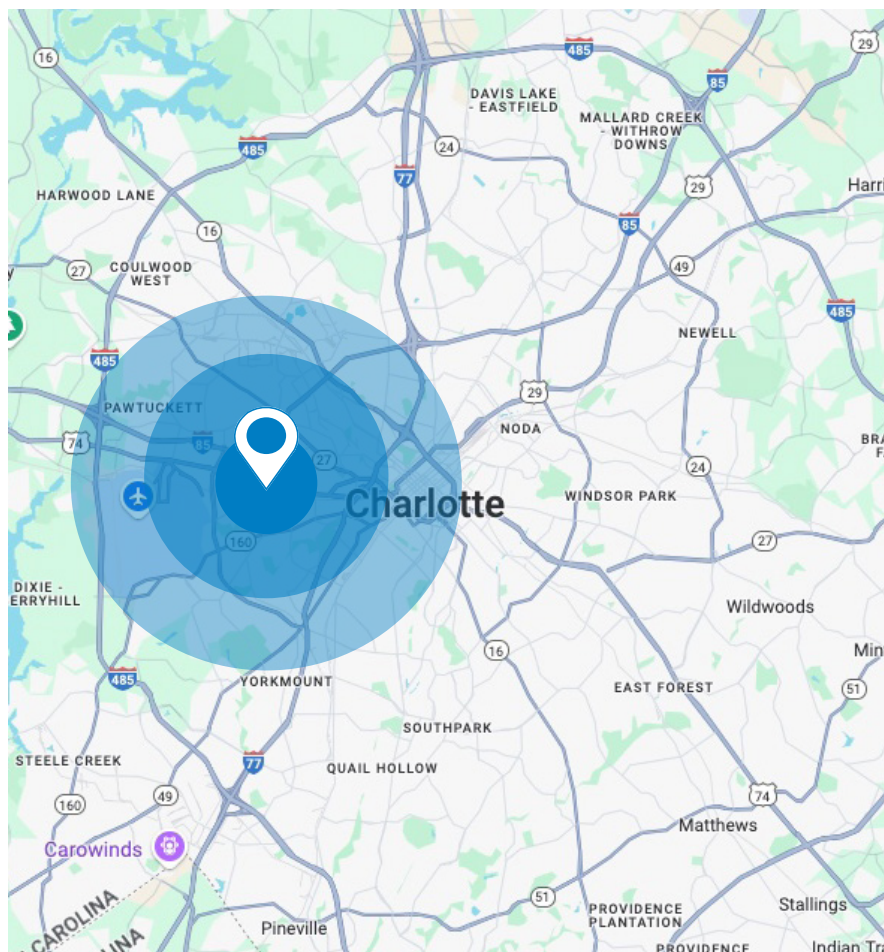


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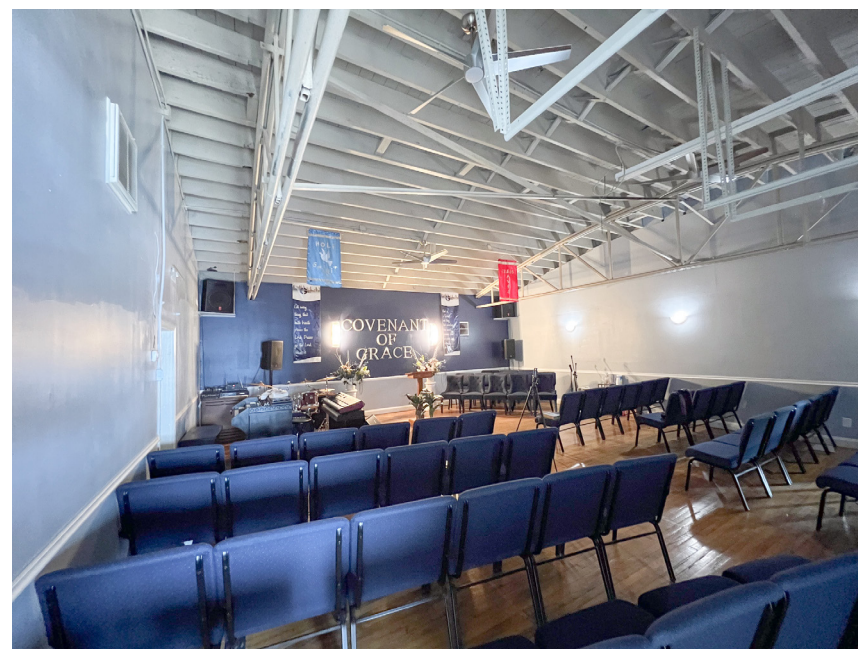


AREA DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,910	72,405	192,434
Projected Population (2029)	7,514	77,828	205,571
Median Age	37.5	33.2	34.3
Average Household Income	\$52,471	\$85,935	\$96,543
Median Home Value	\$94,808	\$240,571	\$318,970
Employees	7,743	60,303	199,724



RETAIL OVERVIEW

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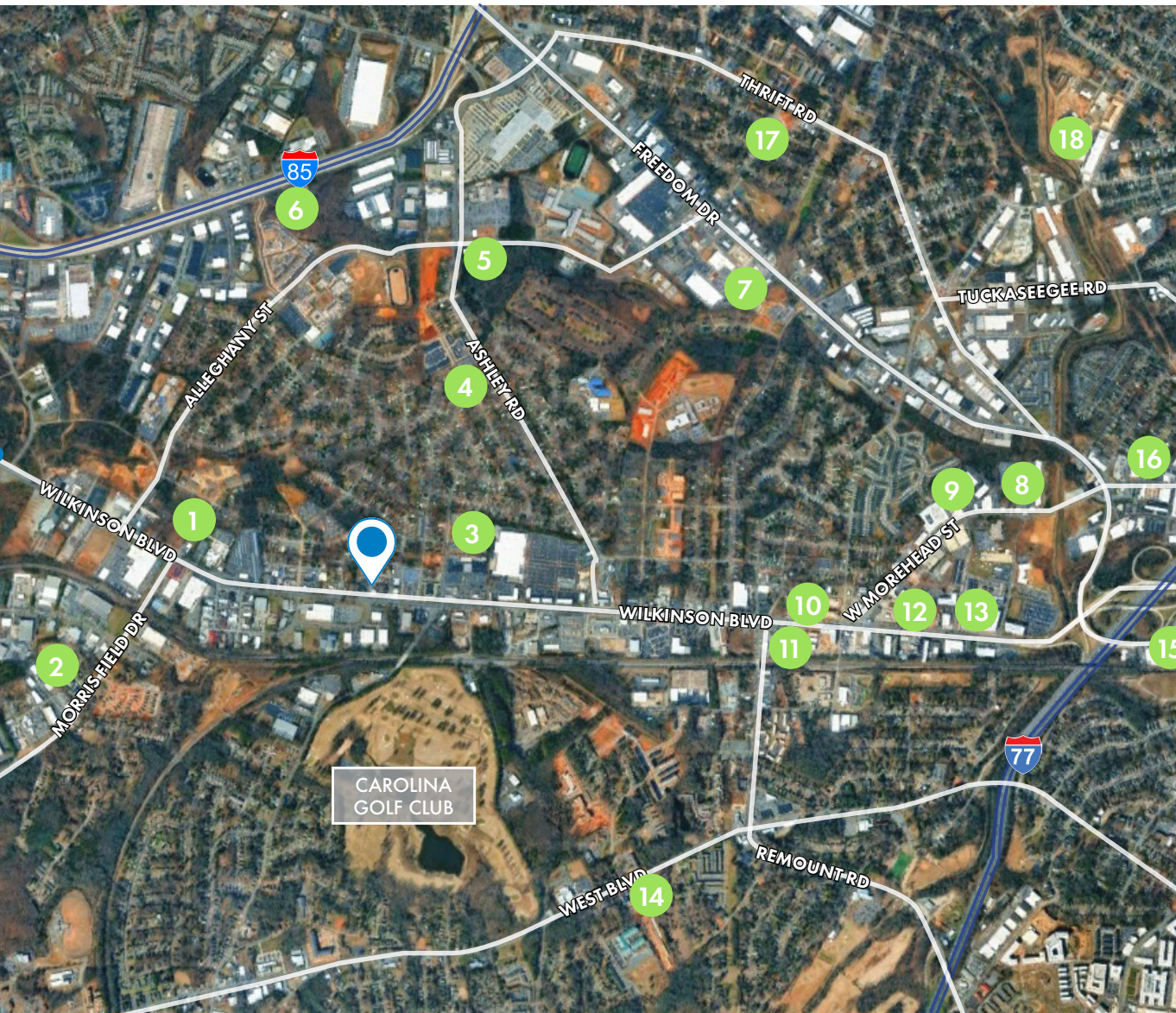


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MULTIFAMILY OVERVIEW

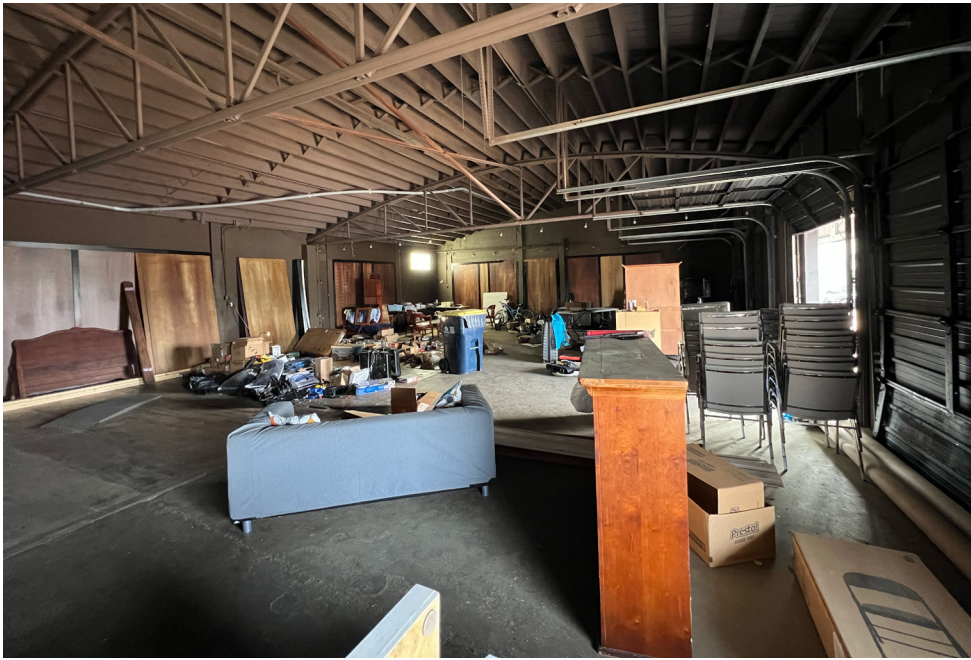
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#	APARTMENT	UNITS	STATUS
1	Evoke Living Morris Field	132	2024
2	Sanctury Gardens	78	2022
3	Evoke at Westerly Hills	156	2021
4	The Flats at 2109	150	2022
5	Kingspark	176	Proposed
6	Springbook Apt Homes	198	2022
7	Mezzanine at Freedom	185	2020
8	The Griff	271	2021
9	Alta West	308	2023
10	Madison Ashley Park	253	Under Construction
11	Bowery West	213	2024
12	Broadstone West End	332	Under Construction
13	The Bryant	345	2020
14	West Side Flats	199	Under Construction
15	Iron District	500	Proposed
16	The Calvert	96	2022
17	Enderly Towns	49	2024

PROPERTY PHOTOS

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