

OFFICE FOR SALE

1130 HARDING PL

Charlotte, NC 28204



PROPERTY DESCRIPTION

Don't miss this opportunity to own a prime office property in one of Charlotte's most sought-after locations. Whether you're looking to establish a new office or expand your existing operations, this property offers the perfect combination of location, functionality and convenience.

PROPERTY HIGHLIGHTS

- An abundance of character can be found with hardwood floors, fireplace and built-ins
- Features four well-appointed offices, providing ample space to collaborate and thrive
- An additional 354 Heated SF on Second Floor not included in calculation
- Basement storage offers convenient space for storing supplies and equipment, maximizing the functionality of the property
- Rear parking
- Enjoy the best of Charlotte's urban amenities while still enjoying a quiet and professional work environment

OFFERING SUMMARY

Sale Price:	\$1,763,000
Lot Size:	0.199 Acres
Building Size:	+/- 2,520 HSF
Zoning:	NC

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	9,285	123,754	325,809
Total Population	14,432	254,702	762,579
Average HH Income	\$123,671	\$95,934	\$87,023

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KW COMMERCIAL

3430 Toringdon Way, Suite 200
Charlotte, NC 28277

Each Office Independently Owned and Operated

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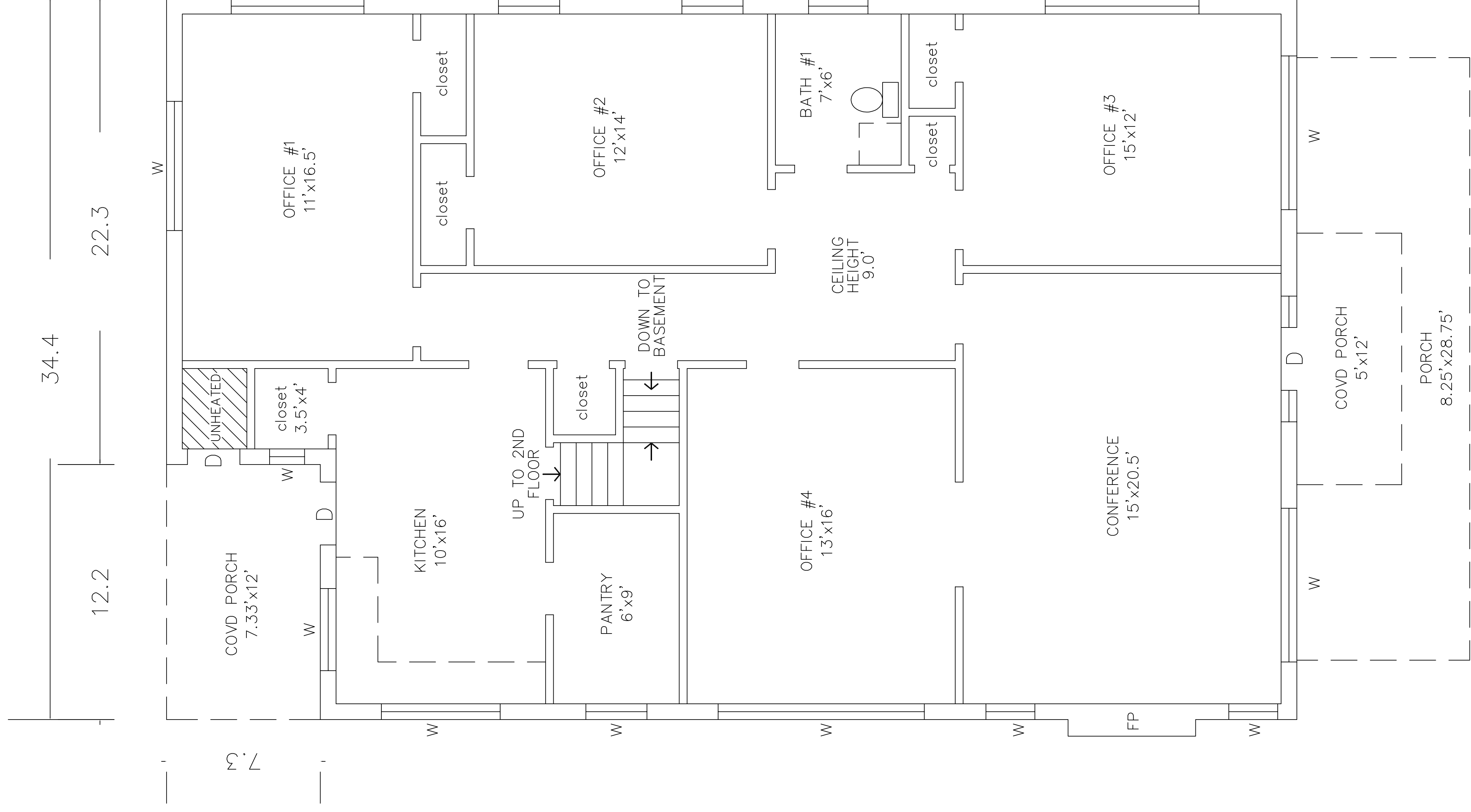
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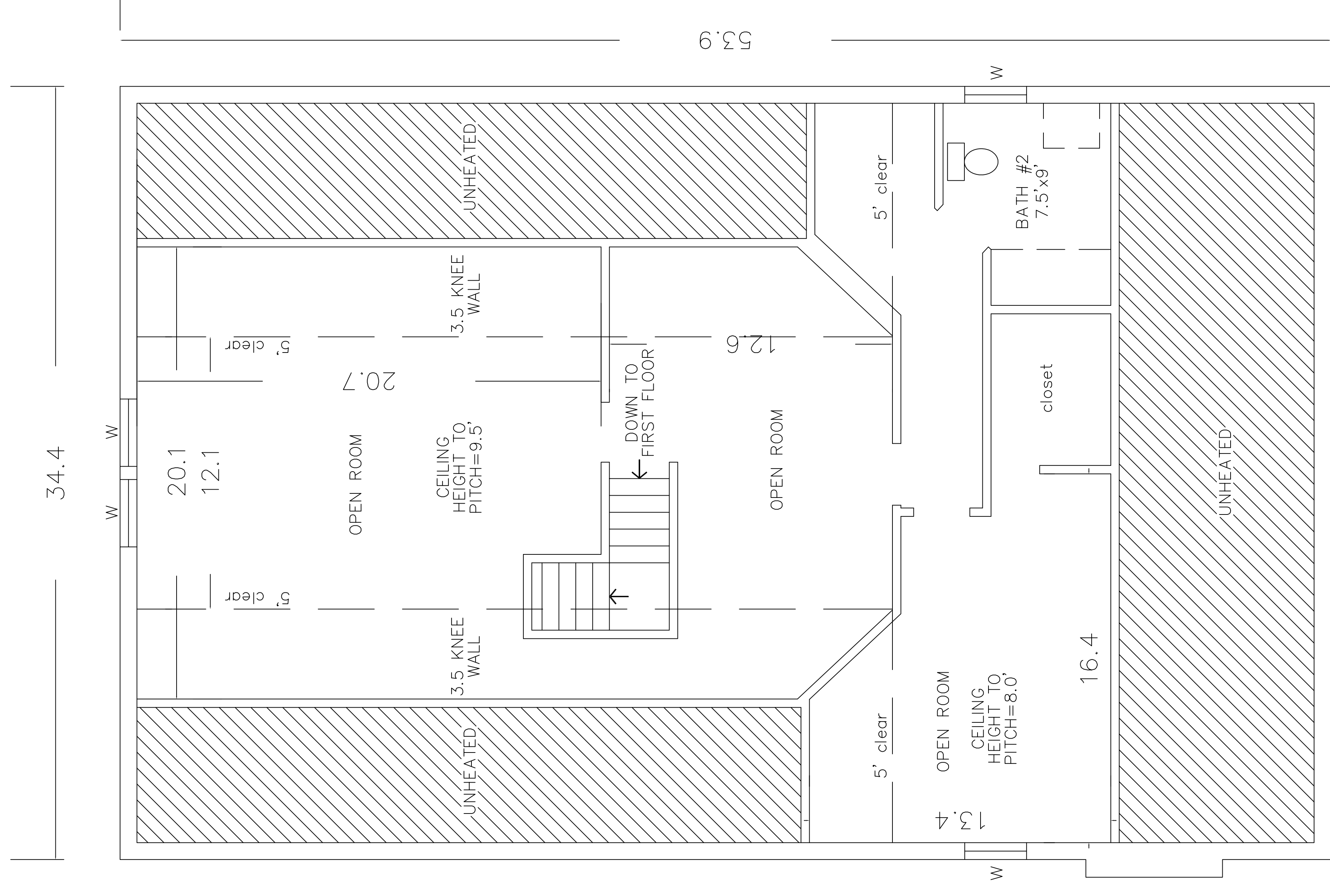
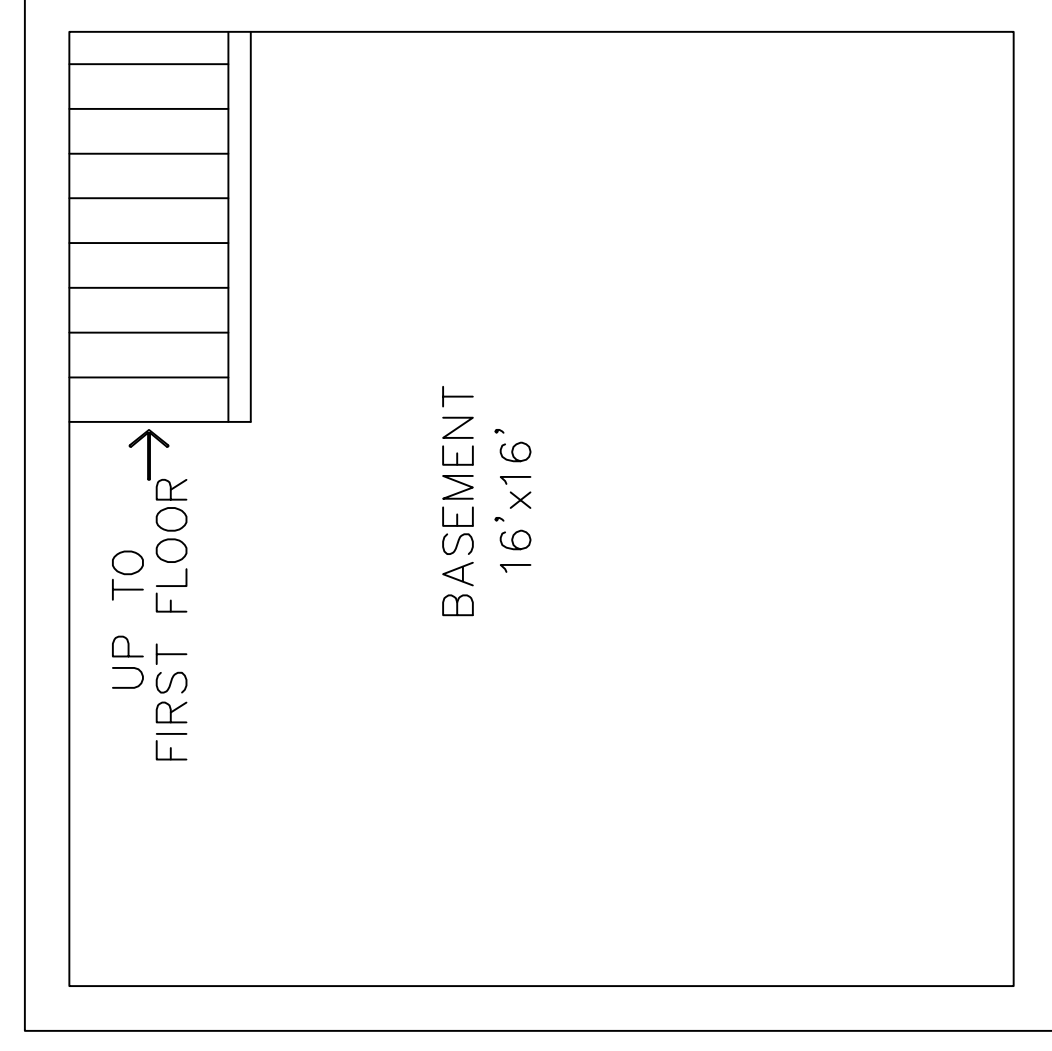
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1st Floor - 1,754 hsf

2nd Floor - 1,120 hsf Calc. Allowed - 766 hsf

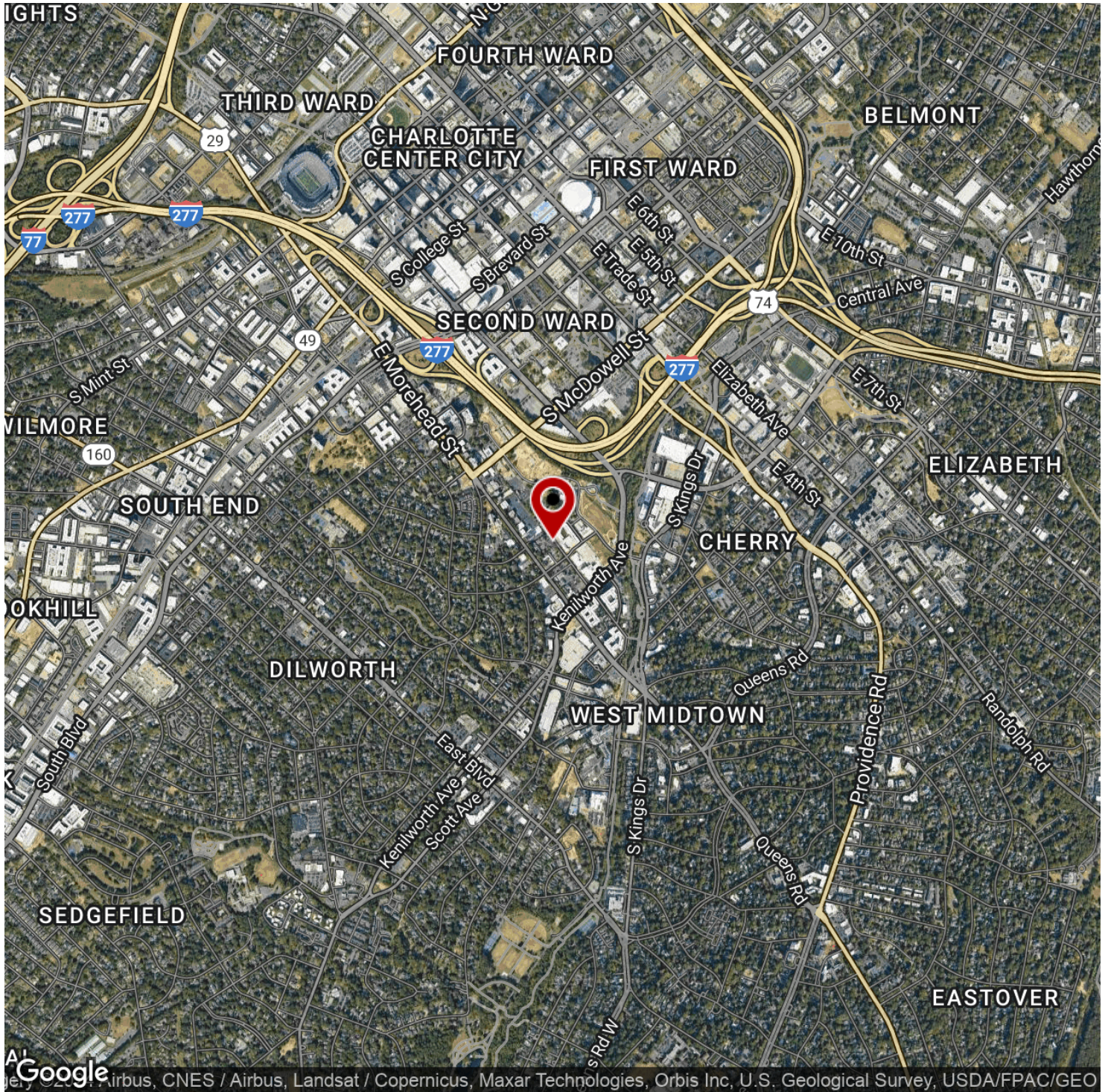


Basement 249 usf



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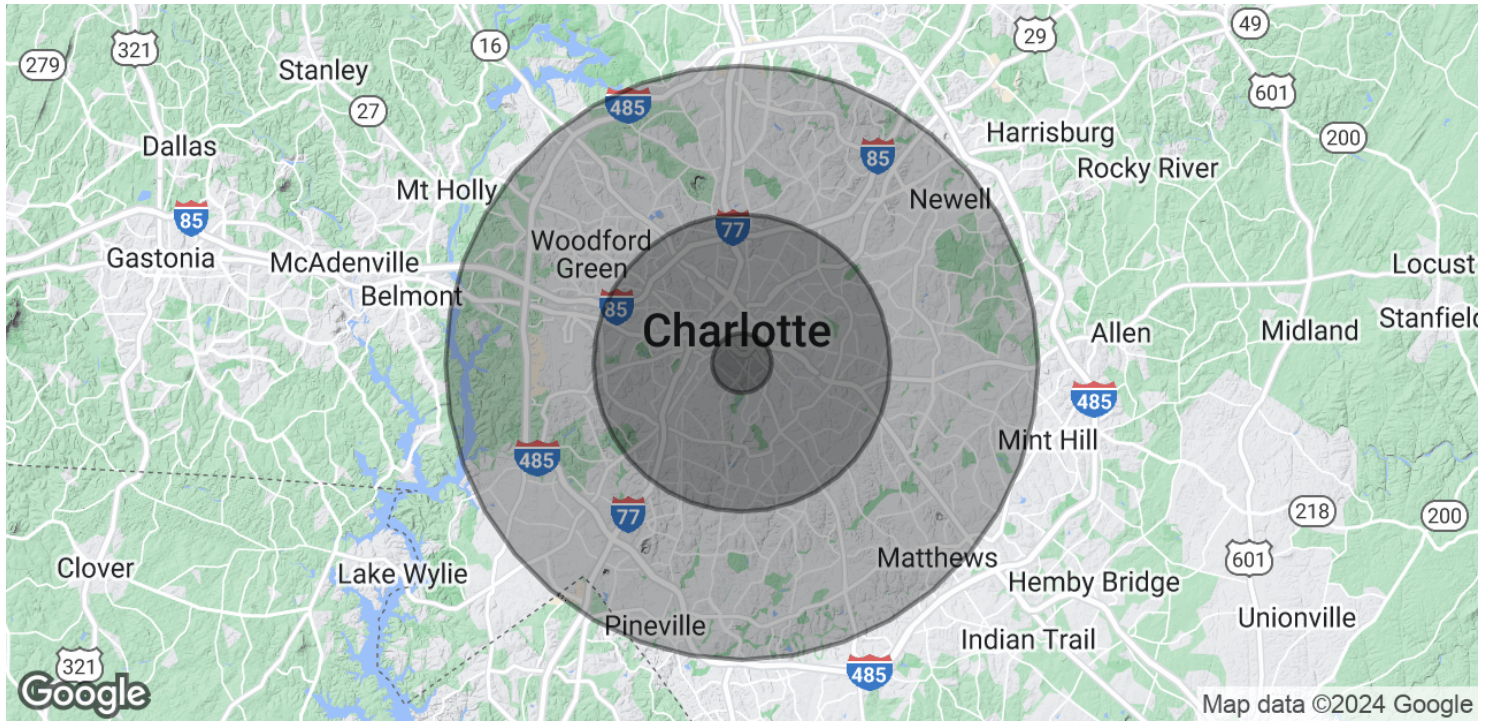
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,432	254,702	762,579
Average Age	34.7	34.8	35.4
Average Age (Male)	36.2	34.1	34.4
Average Age (Female)	33.7	35.8	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,285	123,754	325,809
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$123,671	\$95,934	\$87,023
Average House Value	\$417,848	\$335,767	\$258,598

* Demographic data derived from 2020 ACS - US Census

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