

2501 WEST BLVD

FOR LEASE



ELENA JI

Senior Associate
704.317.1944
elena@firstearlypartners.com

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

2501 WEST BLVD, CHARLOTTE, NC 28208

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property consists of an approximately 2,565 square foot standalone commercial building situated on an approximately 1.023-acre lot. The building offers a functional layout with flexibility for a variety of commercial uses, including office, professional services, retail, or creative workspace.

PROPERTY HIGHLIGHTS

- ±2,565 SF standalone commercial building
- On-site parking available
- High Visibility
- Flexible layout suitable for office, retail, or professional services

ELENA JI

Senior Associate
704.317.1944
elena@firstearlypartners.com

OFFERING SUMMARY

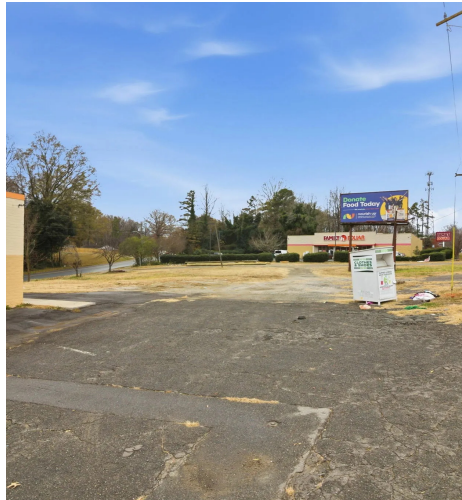
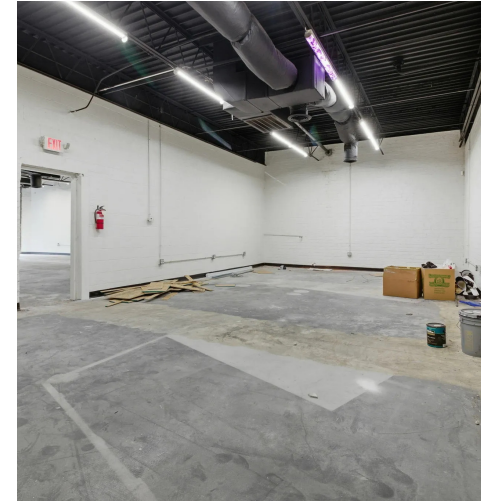
Lease Rate:	Contact Broker For Details
Number of Units:	1
Available SF:	2,894 SF
Lot Size:	44,562 SF
Building Size:	2,894 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,779	28,860	98,473
Total Population	7,191	59,912	213,815
Average HH Income	\$46,312	\$97,384	\$112,091

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

2501 WEST BLVD, CHARLOTTE, NC 28208

ADDITIONAL PHOTOS



ELENA JI

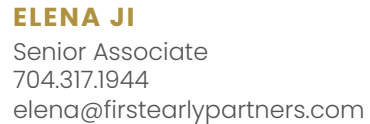
Senior Associate

704.317.1944

elena@firstearlypartners.com

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

FLOOR PLAN



FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

2501 WEST BLVD, CHARLOTTE, NC 28208

RETAILER MAP



ELENA JI

Senior Associate

704.317.1944

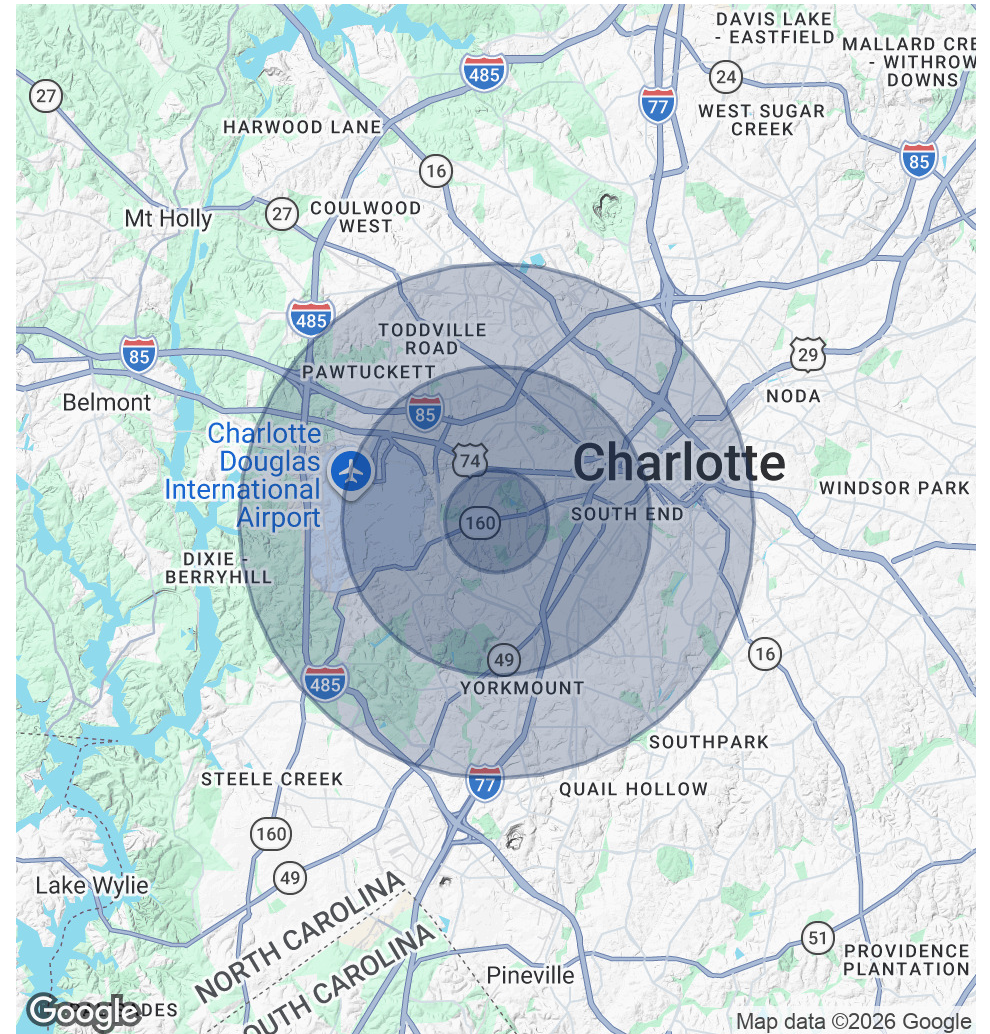
elena@firstearlypartners.com

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,191	59,912	213,815
Average Age	36	36	37
Average Age (Male)	33	35	36
Average Age (Female)	38	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,779	28,860	98,473
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$46,312	\$97,384	\$112,091
Average House Value	\$250,457	\$439,456	\$507,597

2020 American Community Survey (ACS)



ELENA JI

Senior Associate
704.317.1944
elena@firstearlypartners.com

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS