

224 Westinghouse Blvd

SUITE 606, CHARLOTTE, NC 28273

Uptown

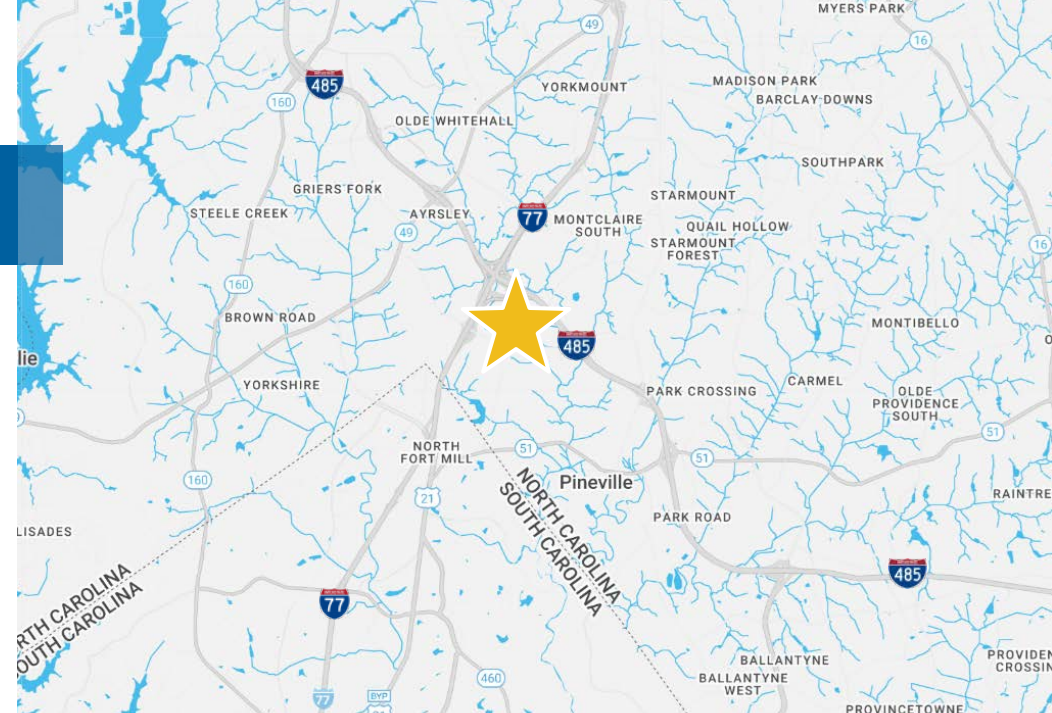
Carpet St

Suite 606

Property Highlights

+/- 1,875 SF Office/Flex space available for sale on Westinghouse Blvd in Charlotte, NC. The property includes a fully built out office space, 1 outdoor loading dock, and the back office can be converted into warehouse space. Conveniently located only 0.3 mi from I-77 and 1.3 mi to I-485, the building is a great opportunity to be near major thoroughfares.

Address	224 Westinghouse Blvd, Suite 606, Charlotte, NC 2827328273
Availability	Available for Sale
Asset Class	Flex/Office
Square Footage	+/- 1,875 SF Fully built out office space
Year Built	1995
Zoning	ML-2
Building Details	(8) Private Offices (2) Bathrooms (1) Kitchenette Reception Space *Back office could be converted to a warehouse
Dock	(1) Outdoor Loading Dock
Sale Price	\$385,000



Demographics



57,180 Population - 3 mile
189,289 Population - 5 mile



\$95,473 Average Household Income - 3 mile
\$118,654 Average Household Income - 5 mile



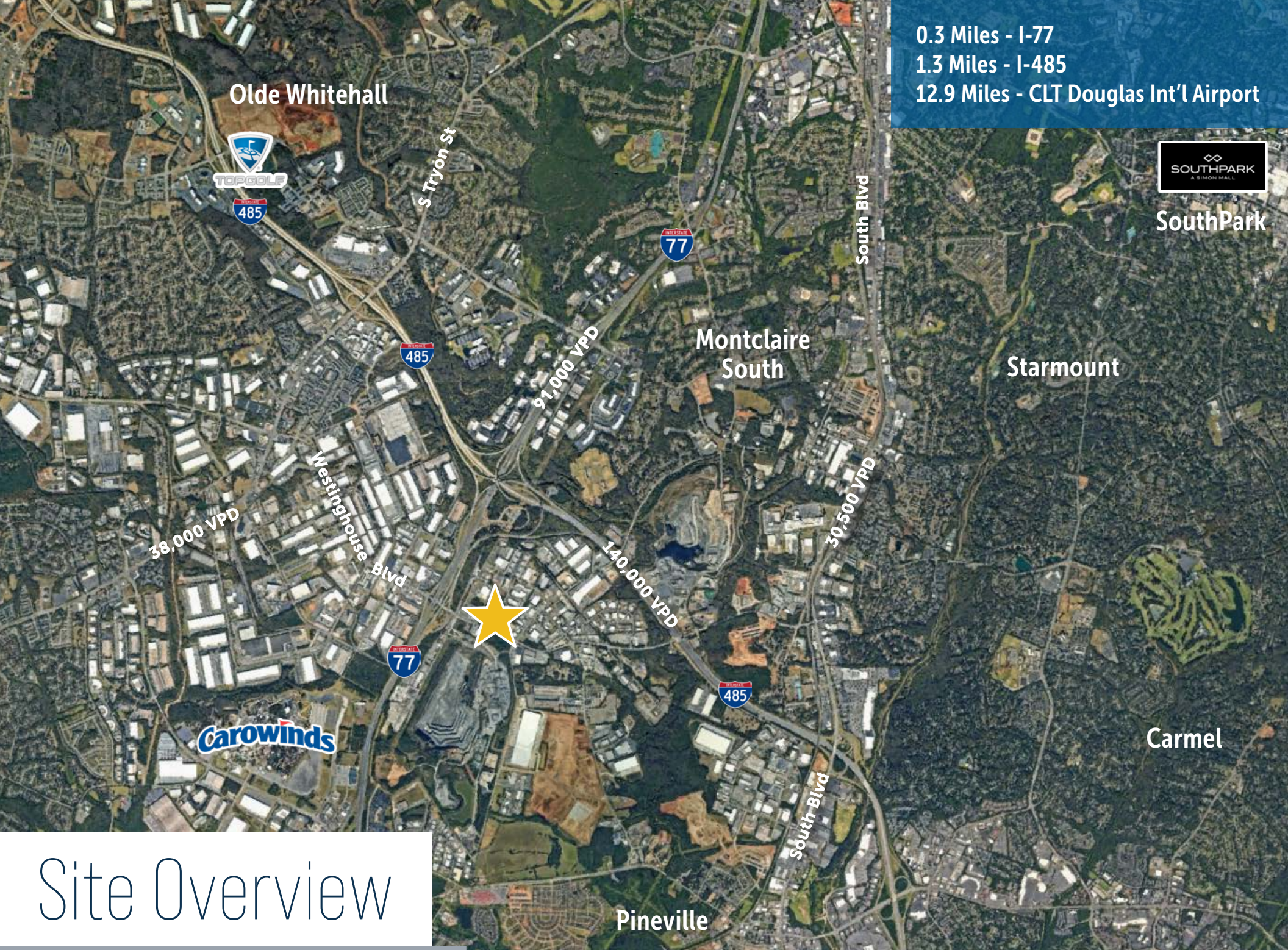
23,538 Households - 3 mile
78,110 Households - 5 miles



56,119 Employees - 3 mile
118,460 Employees - 5 mile

Property Photos





0.3 Miles - I-77
1.3 Miles - I-485
12.9 Miles - CLT Douglas Int'l Airport



SouthPark

Olde Whitehall



S Tryon St



South Blvd

Montclair
South

Starmount

38,000 VPD

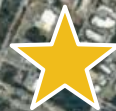
Westinghouse Blvd



91,000 VPD

140,000 VPD

30,500 VPD



Carowinds

Carmel

South Blvd

Pineville

Site Overview

Charlotte, NC



900,350

People Live in Charlotte



700

Daily Departures from Charlotte Douglas Int'l Airport

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

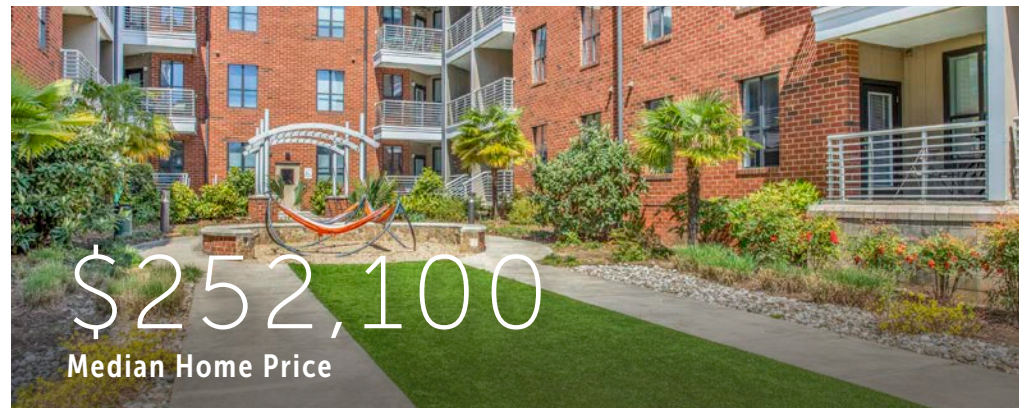
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



488,900

Employed Population



\$252,100

Median Home Price

Uptown



Crompton St

Carpet St



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