



1514 SOUTH CHURCH STREET, SUITE 101 & 103 | CHARLOTTE

1220-2620+/- SF available right next to the popular neighborhood of South End and Uptown Charlotte.

ZACH DANIEL, CCIM

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PROPERTY INFORMATION

SF*

Suite 101: 1,191 SF (Second floor)

Suite 103: 1,392 SF (700 SF Floor 1; 692 SF Floor 2)

OCCUPANCY

September 1, 2024

FEATURES

- Possibility to rent 2,583 SF or devise into smaller suites
- Located in the desirable SouthEnd neighborhood, one of the most popular and fastest growing (5.6% growth) in Charlotte
- Other tenants include a law firm, an interior design company, a greek restaurant, a hair studio, and a staffing company
- Surface parking available
- Close to Uptown with quick access to South Tryon Street, I-77 and I-277
- Surrounded by multiple apartment complexes, office buildings and restaurants

LEASE RATE

\$ 35 per SF, Modified Gross

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	21,891	130,456	60,476
2023 Households	12,511	61,114	114,570
2023 Median HH Income	\$92,402	\$72,732	\$64,971
2023 Average HH Income	\$119,832	\$106,416	\$99,353

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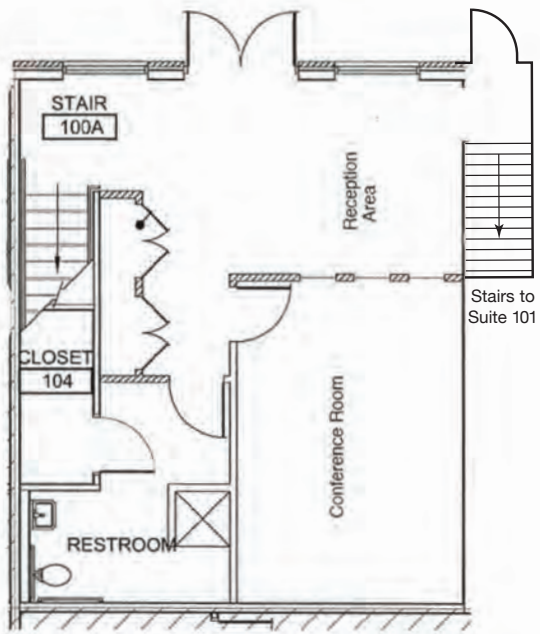
2216 Monument Street

Charlotte, NC 28208

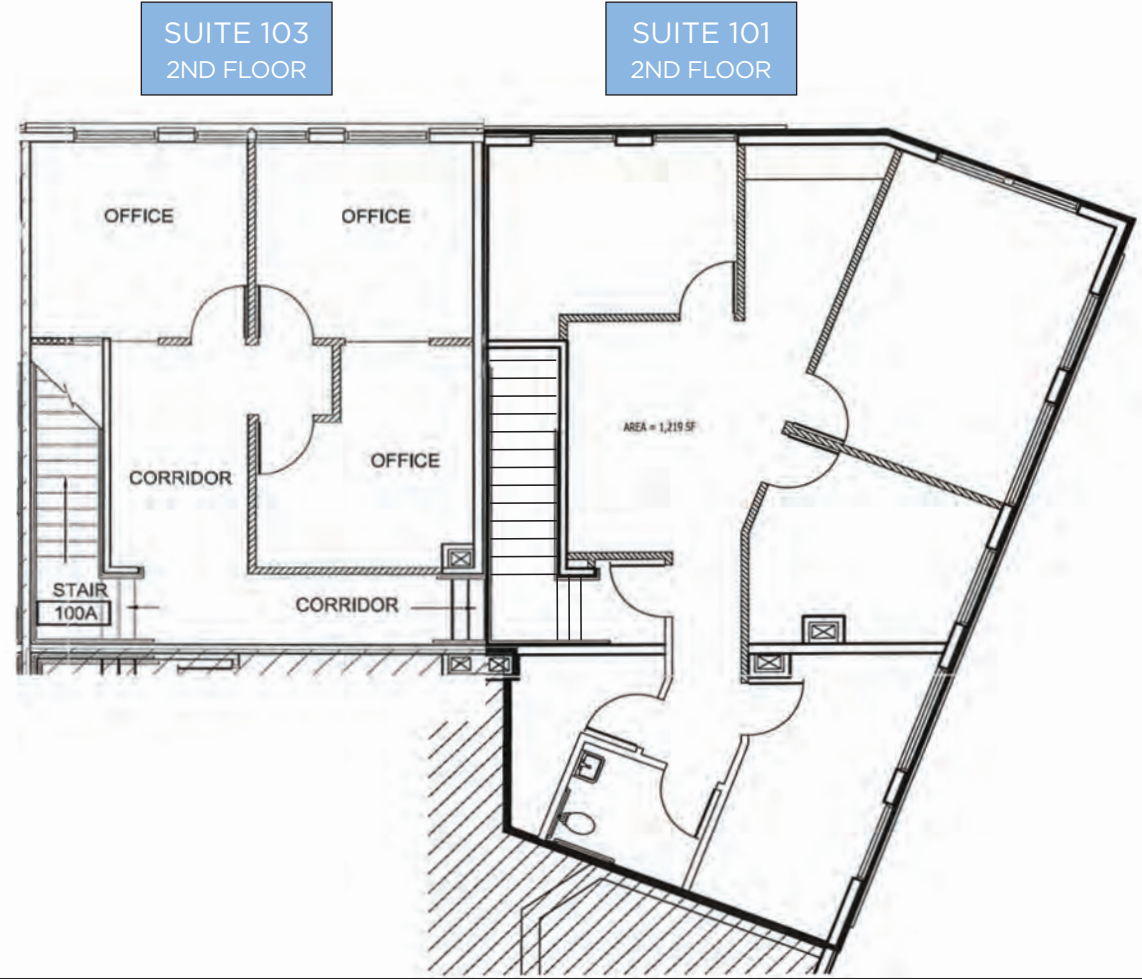
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SUITE 103
1ST FLOOR



SUITE 103
2ND FLOOR

SUITE 101
2ND FLOOR

NOTE: Suites can be leased together or separately

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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