



OFFICE/RETAIL SPACES **FOR LEASE**

**1514 SOUTH CHURCH STREET | CHARLOTTE**

Southend ShowPlace is offering office and/or retail spaces for lease in one of Charlotte's most desired neighborhoods. It's a rare chance to establish your business in a distinctive building with exceptional character and standout design.

**ZACH DANIEL, CCIM**

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**KEVIN MITCHELL**

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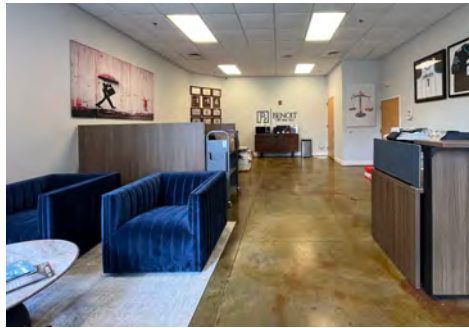
**MECA**  
COMMERCIAL REAL ESTATE



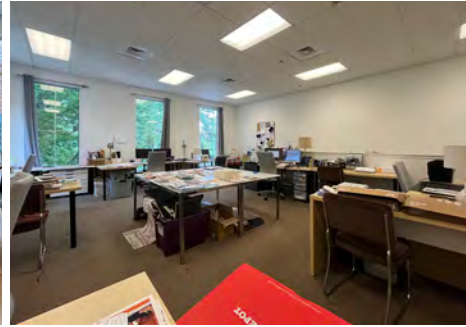
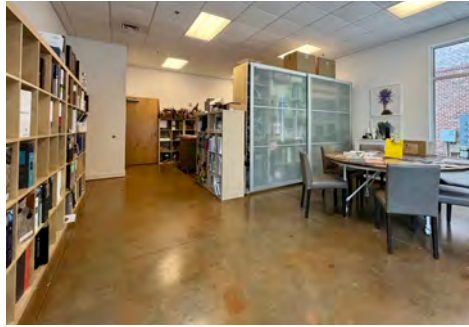
SUITE 102B



SUITE 106



SUITE 107



## PROPERTY INFORMATION

### SUITE 102B

- 1,007 SF
- Second floor suite
- 2 offices + 1 conference room
- Corner office

### SUITE 106

- 1,390 SF
- 2 stories
- Open floor plan
- End Cap

### SUITE 107

- 1,390 SF
- 2 stories
- Open floor plan
- End Cap

**NOTE:** Suites 106 and 107 can be combined for up to 2,800 SF

**PARKING:** Each unit comes with 2 parking spaces and visitor parking

**ZONING:** MUDD-O (Mixed Use)

**LEASE RATE** - \$33 per SF, Modified Gross

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MECA Commercial Real Estate

2216 Monument Street

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## 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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\*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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