

South End/Dilworth Office



315 RENSSELAER AVENUE, CHARLOTTE, NC 28203

Office

FOR
Sale

SIZE
±4,800 SF

PRICE
\$2,500,000



Overview

±4,800 SF office building on ±0.44 ac

Property needs to be subdivided from the parent parcel

18 parking spaces on-site

5 minute pedestrian access to the LYNX Bland Street Station

City of Charlotte Zoning: TOD-NC (HD) Historic District Overlay

±4,800 SF Office Building
For Sale in South End /
Dilworth Neighborhood



Bailey Patrick
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2400 South Boulevard | Suite 300
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South End/Dilworth Office

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Property Overview

Demographics

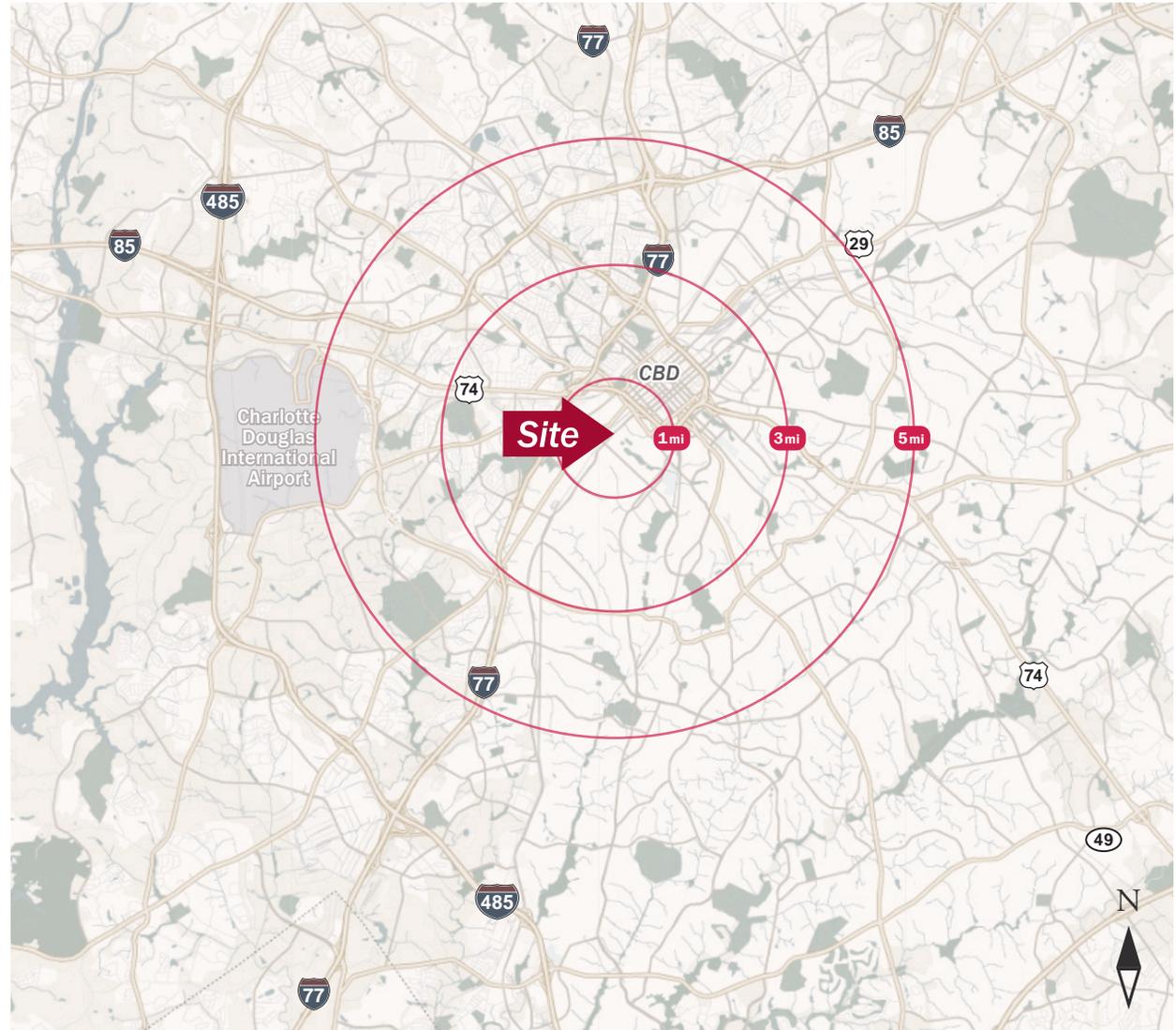
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	24,788	131,654	265,364
Growth Rate	6.31%	3.90%	2.86%
Avg. HH Income	\$155,711	\$151,023	\$139,867

Traffic Count

Source: NCDOT

	AADT
South Boulevard	29,424 (2025)



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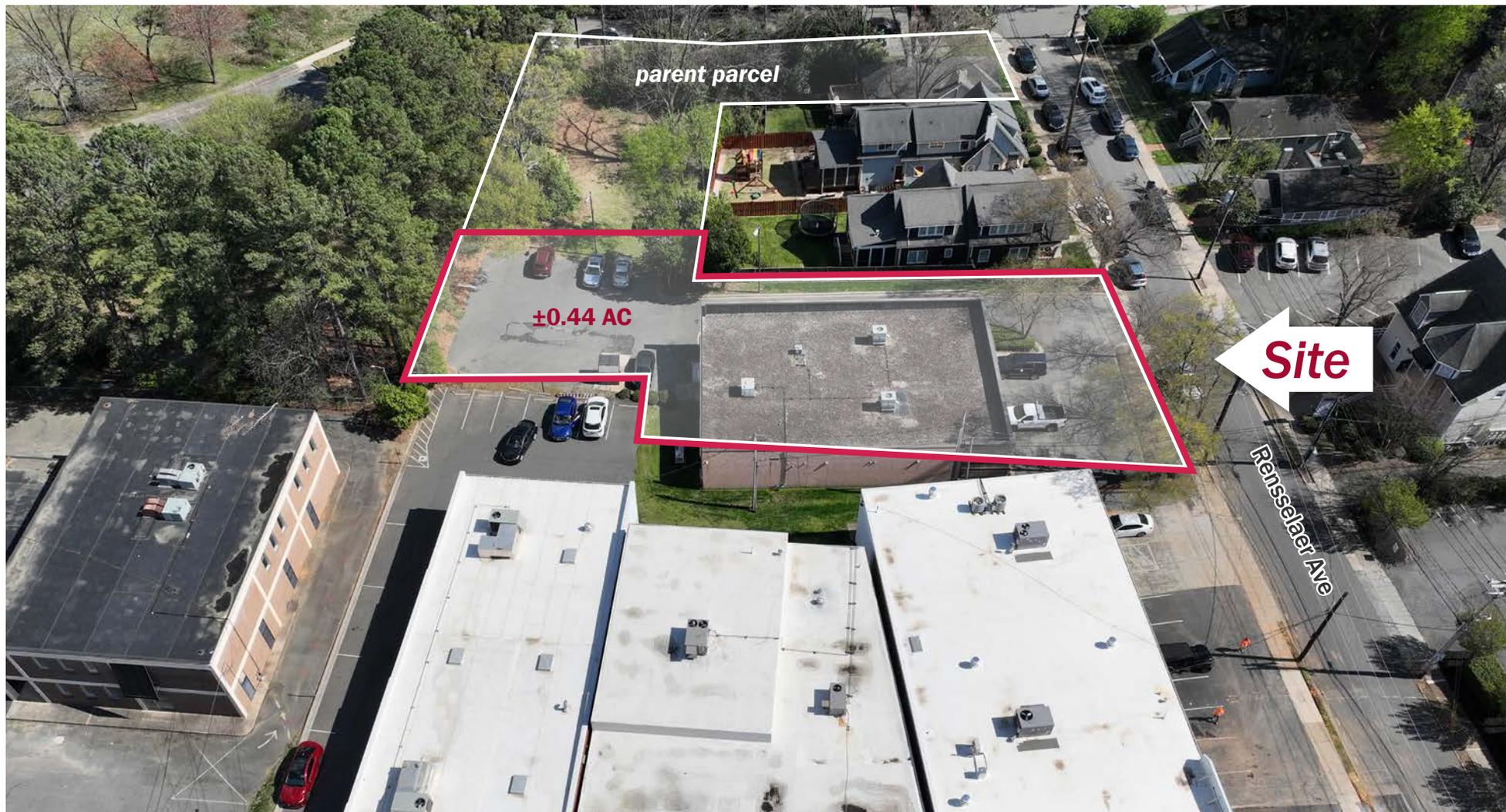
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Site Aerial



South Blvd



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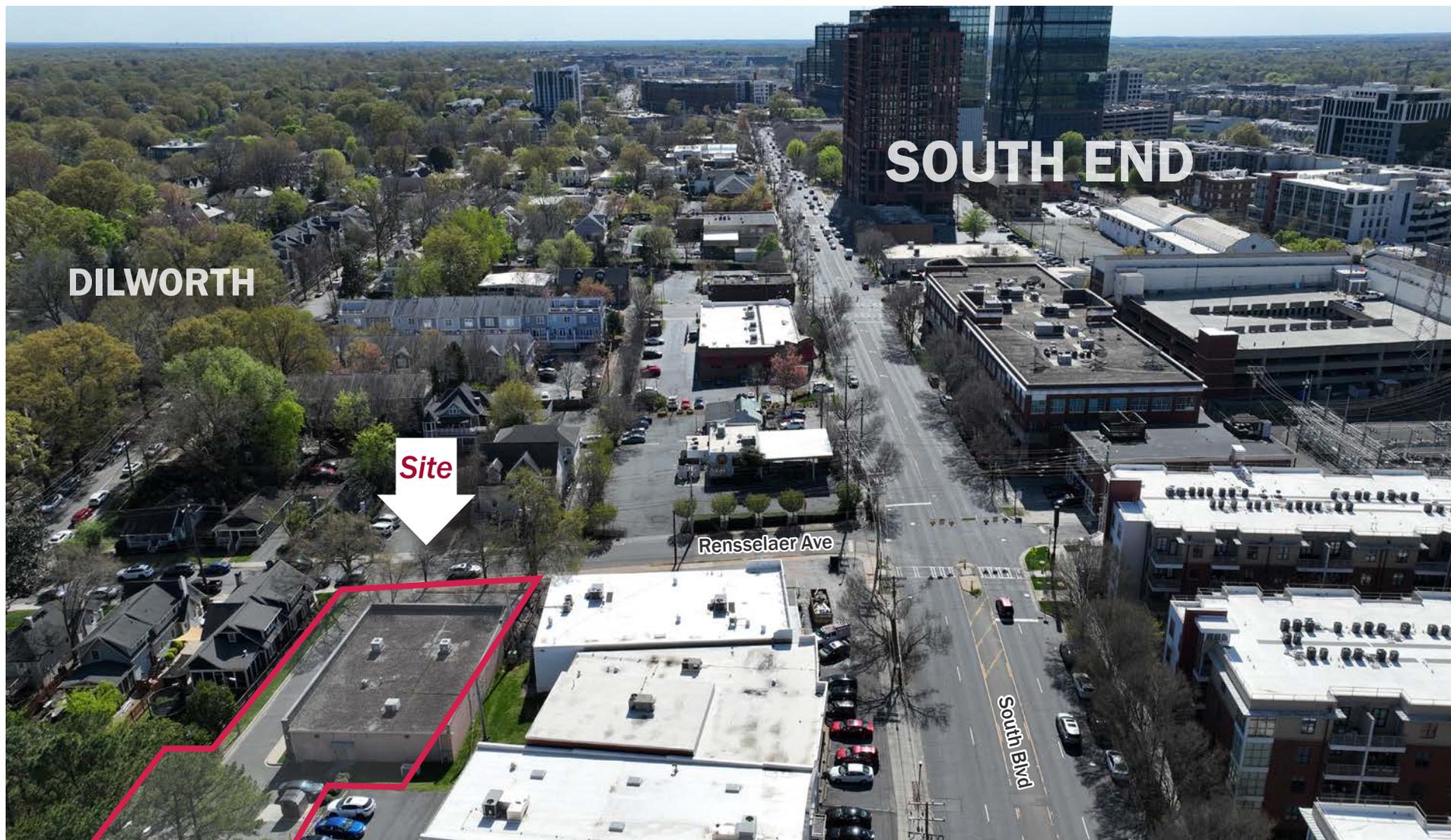
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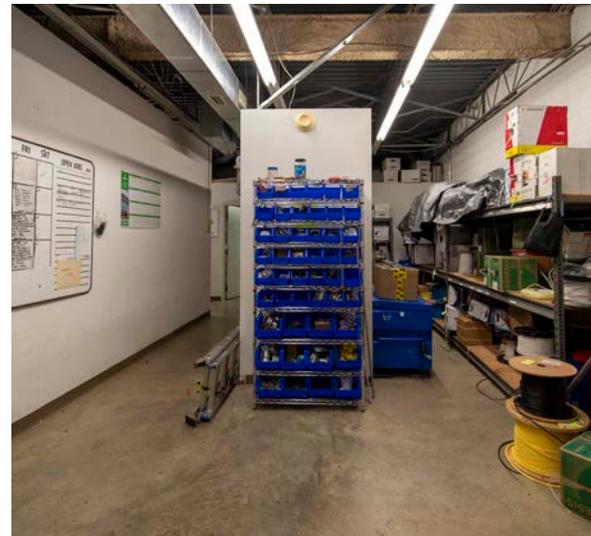
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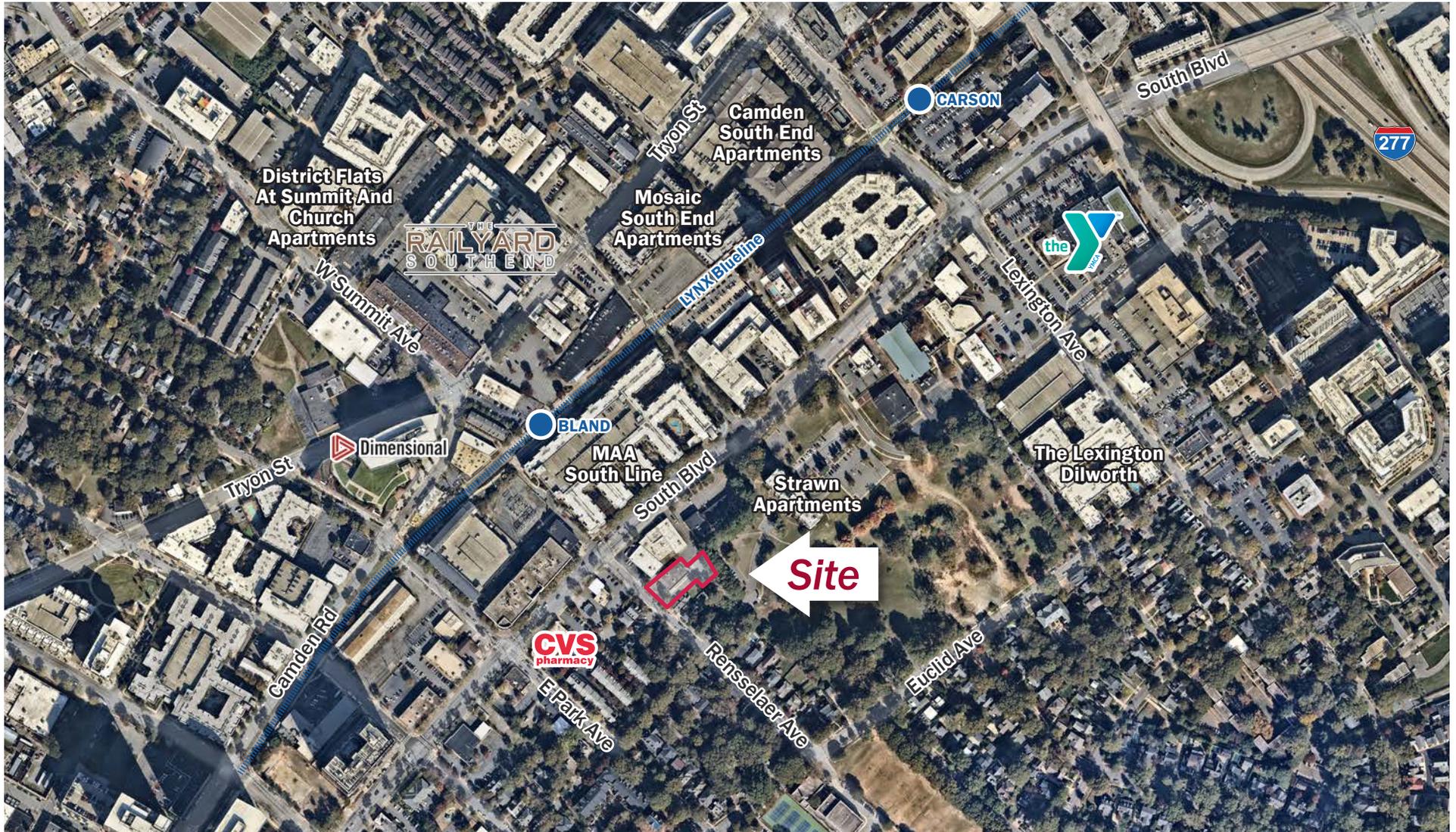
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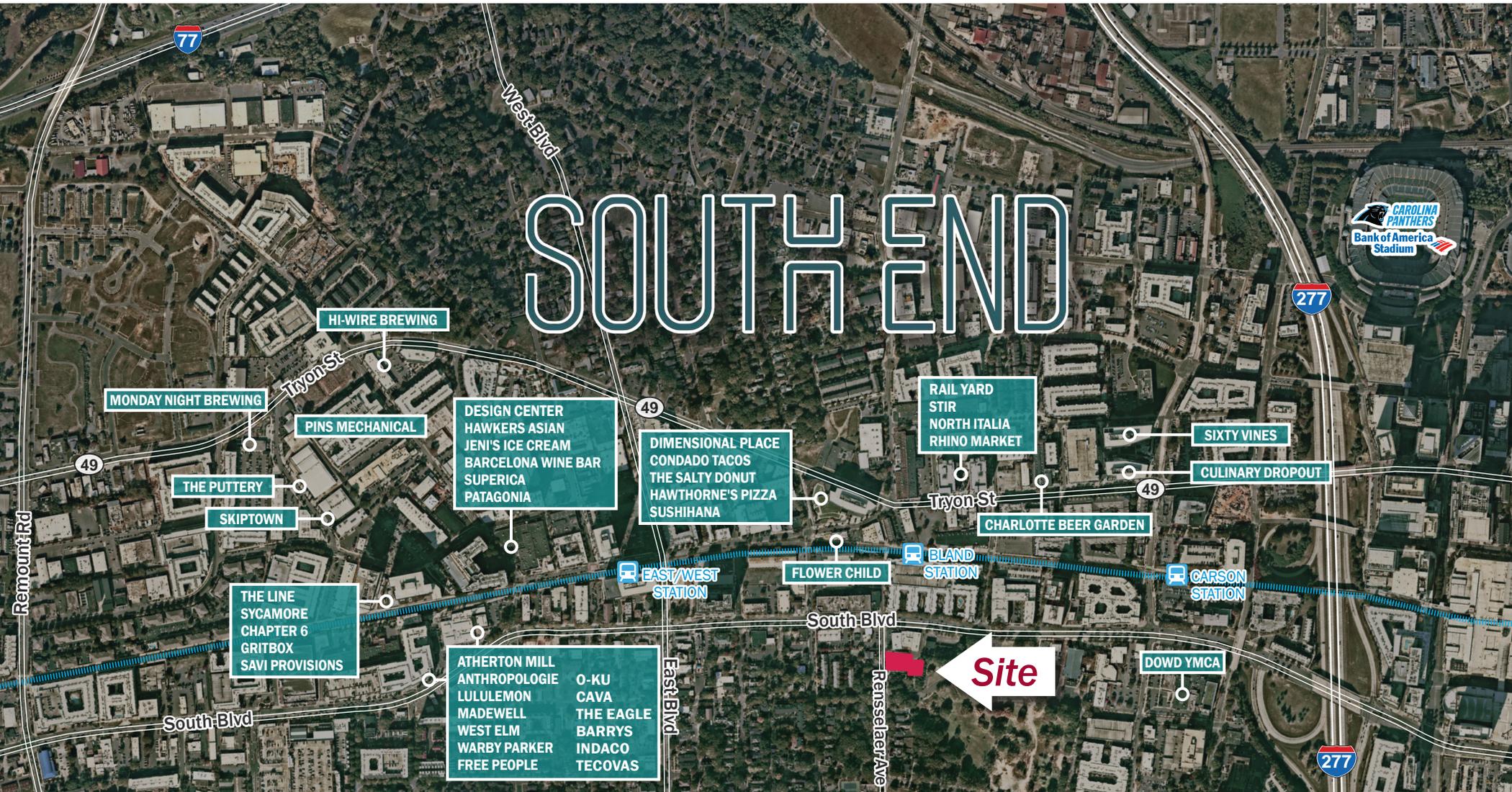
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Market Aerial



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Market Overview

South End Stats*

19,700+ workers	25,900 avg daily light rail riders
13,100+ residents	9,600+ apartment homes
5.5 M sq ft of office space	28 fitness studios
148 restaurants	11 craft breweries
118 shops	Median age of 30
1.3 M sq ft of retail shops & restaurants	7 coworking spaces

*as of September 2024

Source: <https://southendclt.org/business/fast-facts>

RECENT CORPORATE RELOCATIONS TO SOUTH END



SOUTH END

SOUTH END

SOUTH END

SOUTH END

DRINK EAT STAY

NEW BERN STATION



EAST/WEST STATION



BLAND STATION



CARSON STATION



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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