



## **3348-3352 Commonwealth Ave**

3348-3352 Commonwealth Ave, Charlotte, NC 28205



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## 3348-3352 Commonwealth Ave

\$16.50 - \$22.00 /SF/YR

Trendy space near Plaza Midwood with high ceilings ideal for a business that compliments the surrounding businesses which are a Blow Out (Hair) Bar, Vintage Record Store, Architect's office and Therapist Offices. The location is in the Commonwealth Park neighborhood. The space features high ceilings, attractive laminate wood flooring, exposed brick and a large accessible bathroom. The location is convenient to I-74 (Briar Creek exit) and 5 minutes to uptown Charlotte. This is a very affordable space as the cost is only the rent plus utilities. Note that the owner is related to a real estate agent. Some of the pictures show the same space when painted white. Please email inquiries....

- High ceilings
- Attractive laminate wood floors
- Exposed brick
- Large accessible bathroom
- Separate utilities



Rental Rate:	\$16.50 - \$22.00 /SF/YR
Total Space Available:	2,370 SF
Max. Contiguous:	1,775 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	3
Center Properties:	1
Frontage:	112' on Commonwealth Ave
Gross Leasable Area:	3,000 SF
Walk Score ®:	43 (Car-Dependent)
Transit Score ®:	41 (Some Transit)
Rental Rate Mo:	\$1.83 /SF/MO

### 1st Floor Ste 3348

Space Available	595 SF
Rental Rate	\$22.00 /SF/YR
Date Available	November 23, 2024
Service Type	Plus All Utilities
Space Type	New
Space Use	Office/Retail
Lease Term	1 - 3 Years

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### 1st Floor Ste 3352

Space Available	1,775 SF
Rental Rate	\$16.50 /SF/YR
Date Available	November 23, 2024
Service Type	Plus All Utilities
Space Type	New
Space Use	Office
Lease Term	1 - 3 Years

Ideal space for a florist or dog groomer near Plaza Midwood. Currently divided into a traditional office with 9 rooms including, reception and conference area, the space has non-load bearing walls and a drop ceiling that could be removed to create a more open concept. It has durable concrete floors and 13 heavy wood doors that could be used to accentuate any design. There is a shower in the bathroom. The surrounding businesses which are a Blow Out (Hair) Bar, Vintage Record Store, Architect's office and Therapist Offices. The location in the Commonwealth Park neighborhood is convenient to I-74 (Briar Creek exit) and 5 minutes to uptown Charlotte. This is a very affordable space as the cost is only the rent plus utilities. Please note that this property is in a floodplain. Note that the owner is related to a real estate agent. Please email inquiries.

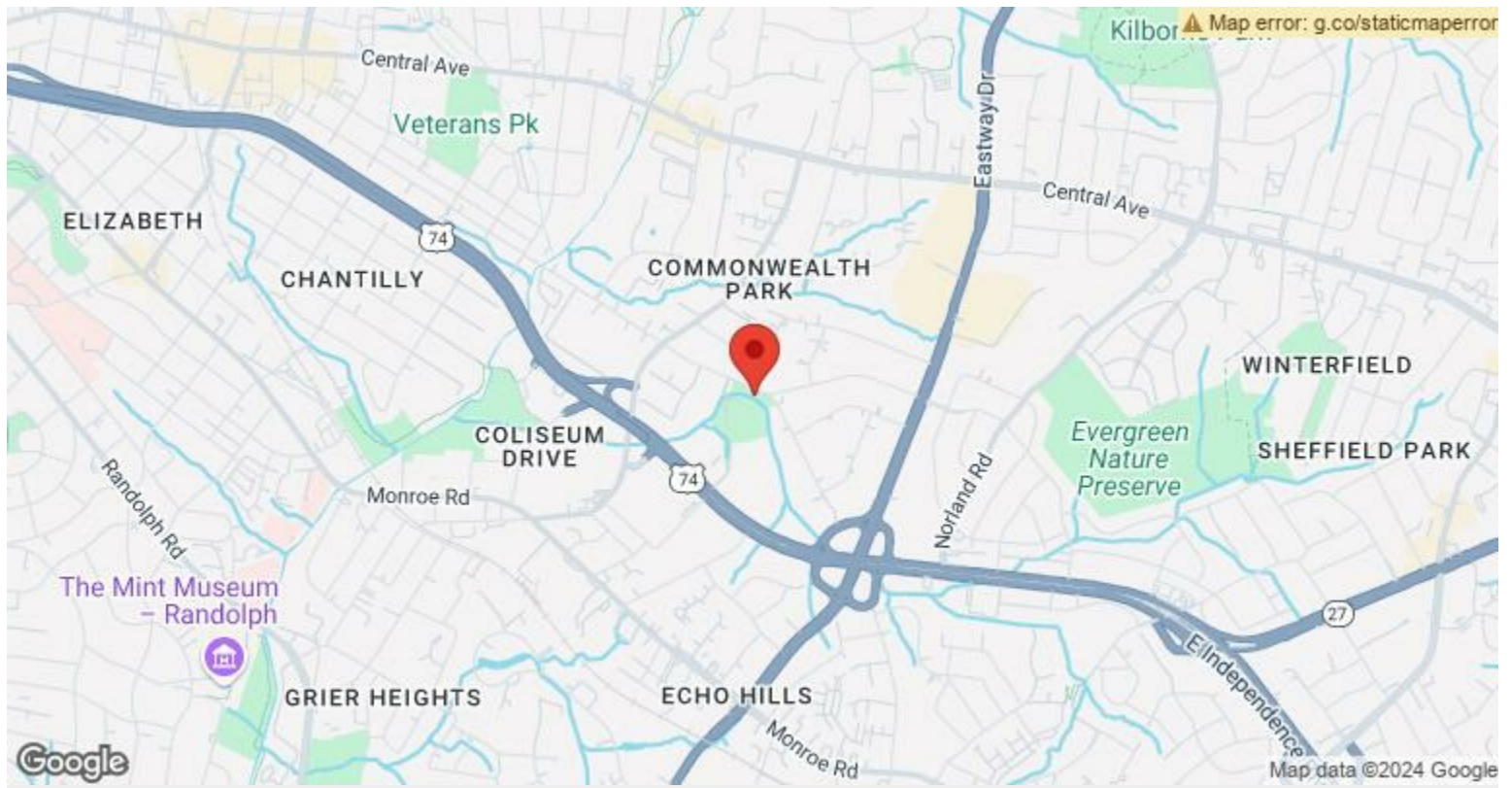
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
The Stylehouse	-	



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# Property Photos



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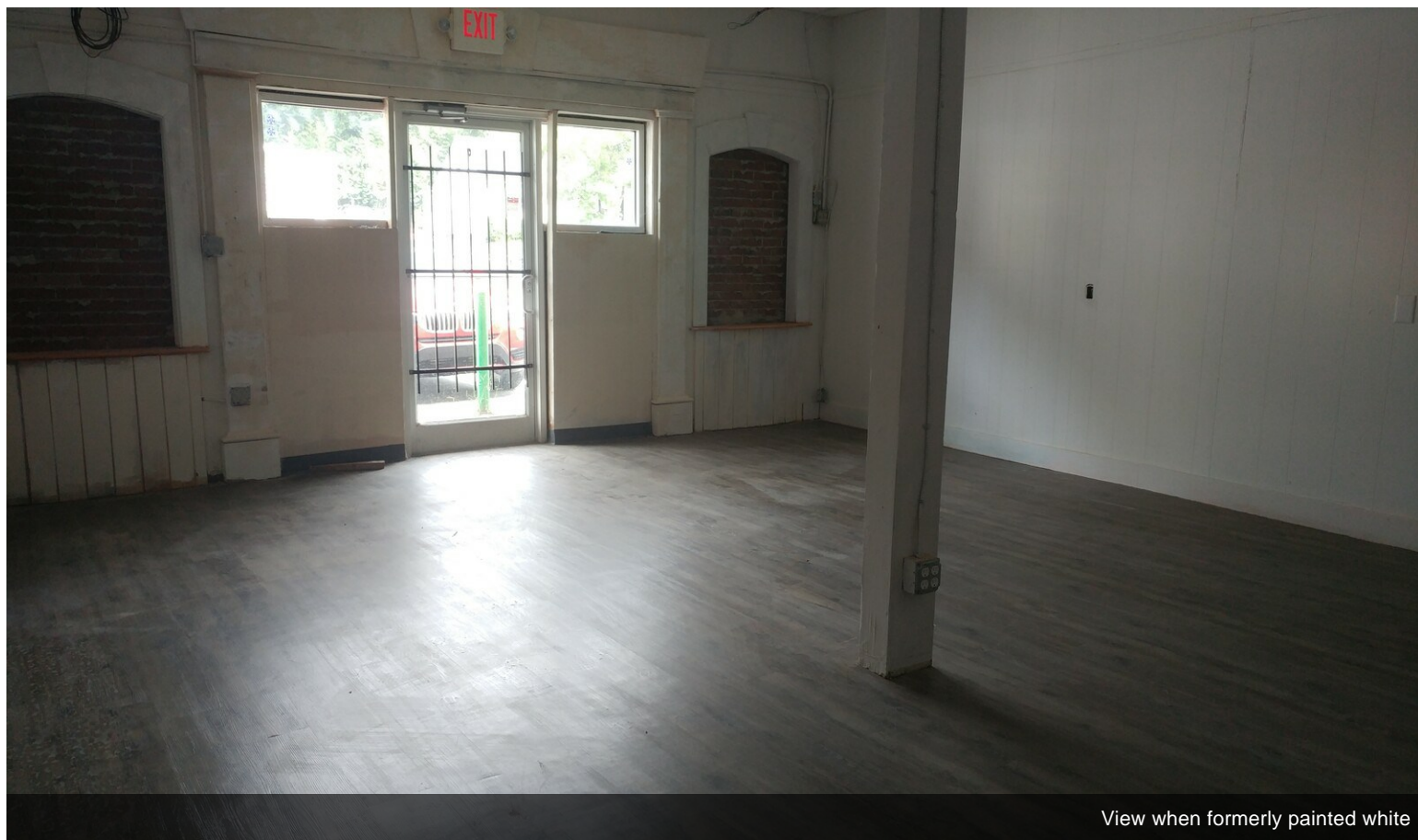


Bathroom

# Property Photos



View when formerly painted white



View when formerly painted white

# Property Photos



View when formerly painted white



View when formerly painted white