

1041 Hawthorne Ln
Charlotte, NC 28205



AVAILABLE FOR LEASE

3,006 SF – Office

Plaza Midwood / Belmont Neighborhood

Contact:
Jonathan Beall
(704)962-0606
jon@redpart.com

Area Overview

Located at the intersection of Charlotte's Plaza Midwood and Belmont Neighborhoods, 1041 Hawthorne Ln. is ideally located within walking distance of more than a dozen apartment communities, eclectic residential areas, and iconic restaurants & bars. The property is an outparcel to the historic Hawthorne Mill and is ¼ mile from [Commonwealth Plaza](#), Charlotte's newest mixed-use development, delivering in 2024.

Property Details

The building was previously occupied by a light medical office user. The existing build-out is suitable for general office, medical office, artist studios, and many other office uses.

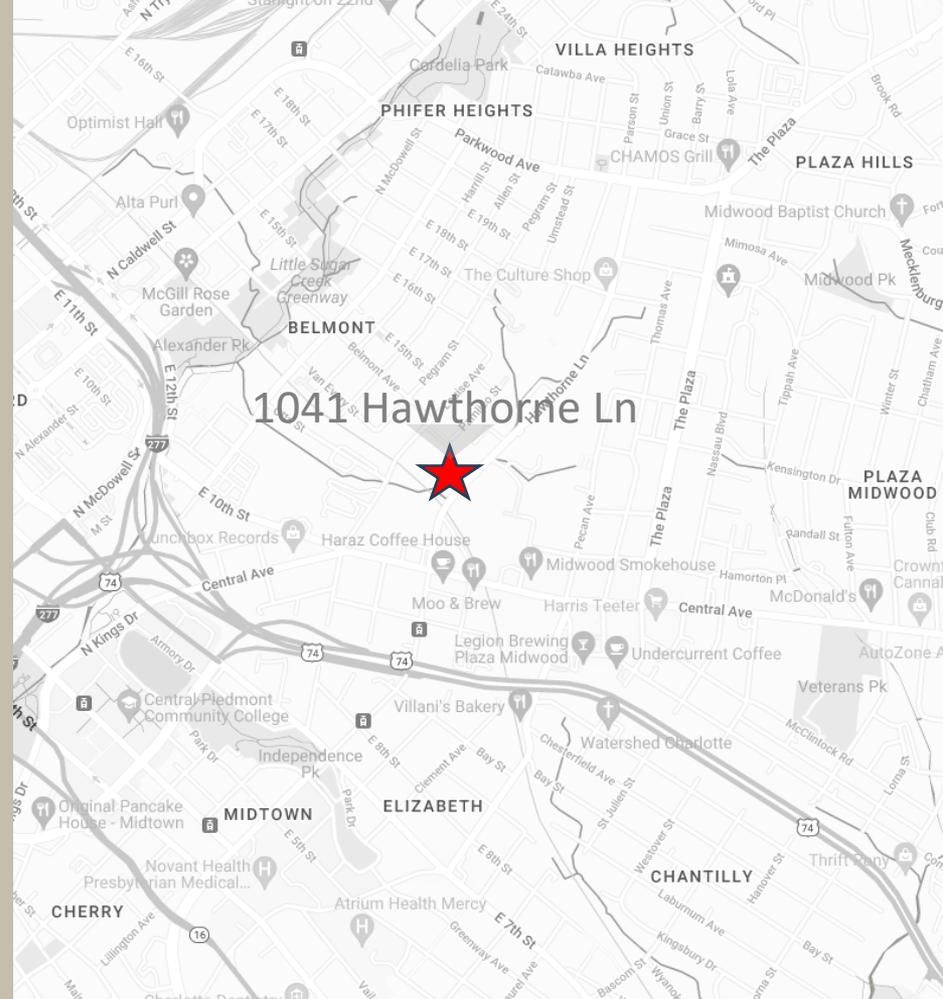
Parking: ≈40 shared parking spaces on-site (additional cross parking may be available during normal business hours)

Zoning: TOD-NC (Transit Oriented Development)

Lease Information

The property is available for lease with a maximum term of 5-years.

Lease Rate: \$22.00 NNN



Demographics

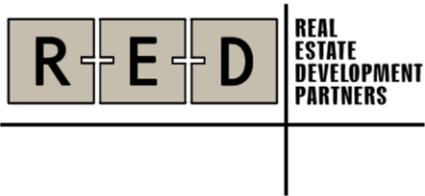
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2023 Population	20,197	138,956	310,795
2028 Population Projection	21,332	144,940	319,661
Median Age	36.4	36.8	36.5
Avg. Household Income	\$108,556	\$108,240	\$93,694
Daytime Population	14,640	141,128	219,005

1041 Hawthorne Ln. Aerial & Exterior Photos





1041 Hawthorne Ln. - Interior Photos



FOR ADDITIONAL INFORMATION
&
LEASING INQUIRIES

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