

FOR LEASE

FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS



RETAIL SPACE AVAILABLE NOW

Crescent Corner

507 Providence Rd, Charlotte, NC 28207

Katie Corrie

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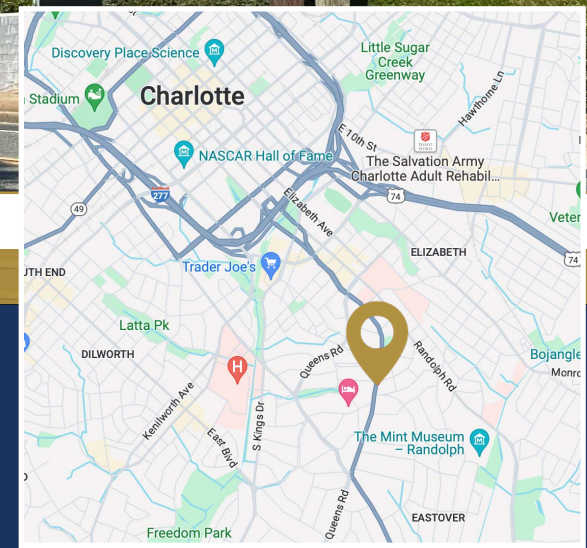
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PROPERTY HIGHLIGHTS

- Suite 100 – 1,229 RSF
- Ground Floor Retail Space Available Now
- New Exterior Building Paint Completed in May 2024 & Sidewalk Improvements Underway
- Crescent Corner shares 18 parking spaces with additional on street parking on Crescent Avenue
- Signage Opportunities Available
- Storefront Windows Offer Abundant Natural Light
- Former Ice Cream Shop
- In Place Freezer – 9' x 9'

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,148	133,222	289,781
Annual Growth Rate	0.44%	2.64%	2.29%
Average HH Income	\$177,320	\$143,978	\$121,467

TRAFFIC VOLUME

Providence Rd	25,000 VPD
Queens Rd	15,000 VPD
E 3rd Street	26,500 VPD
Randolph Rd	22,500 VPD



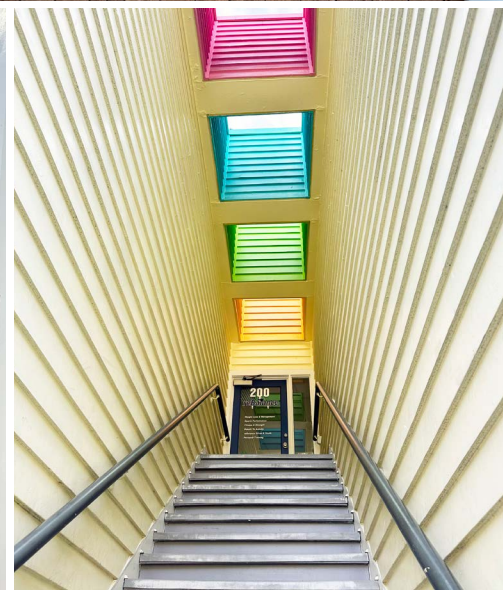
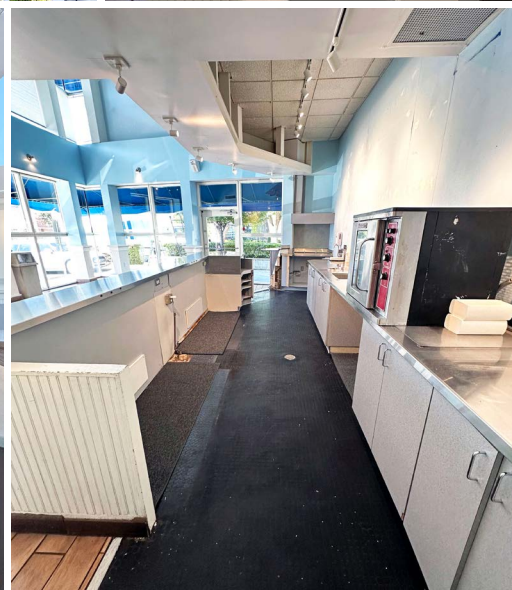
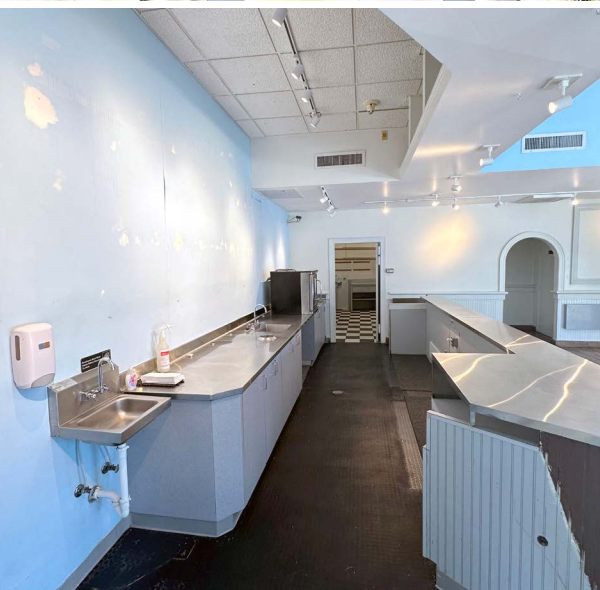
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PROPERTY PHOTOS



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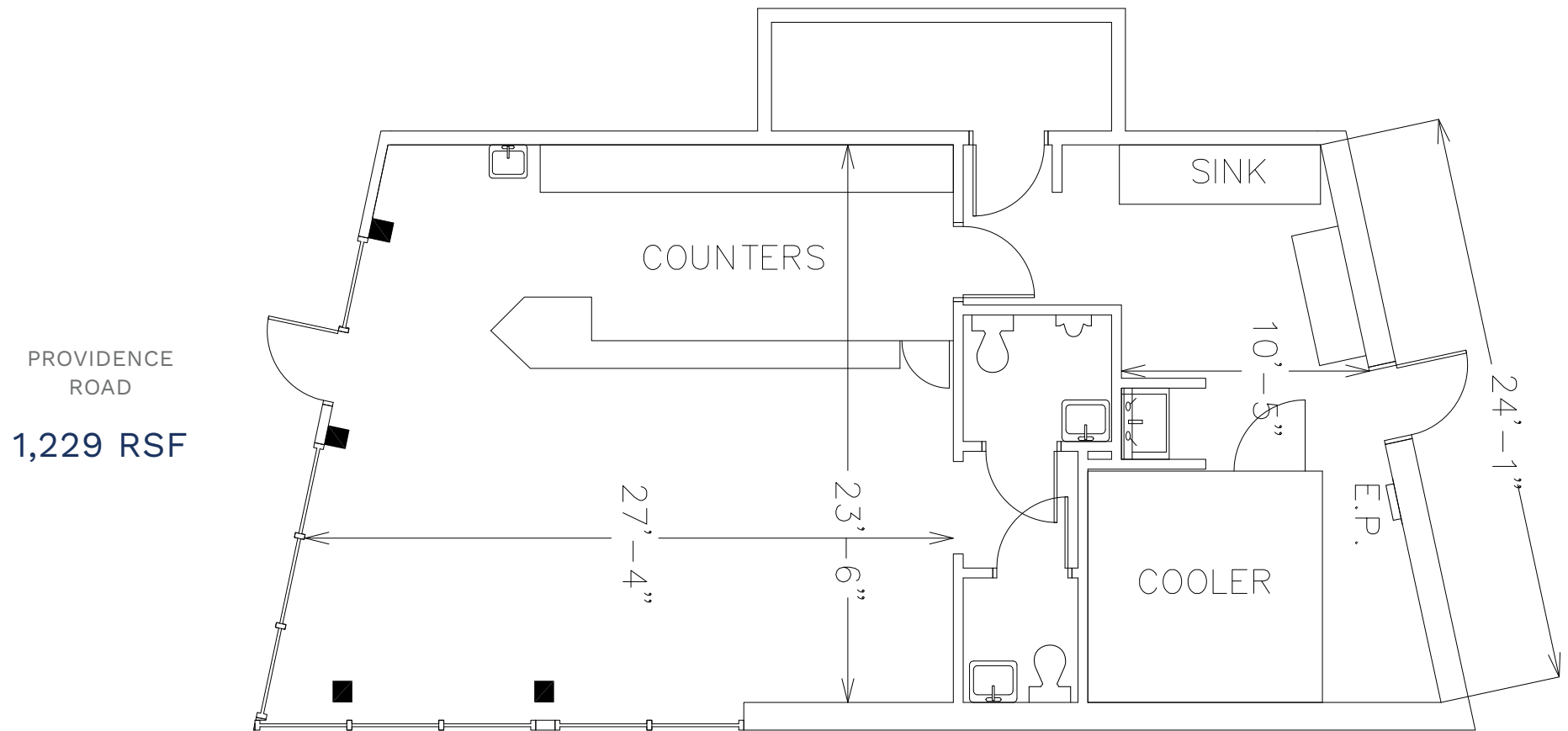
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FLOOR PLAN



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