



OFFERING MEMORANDUM

OFFICE CONDOS FOR SALE | INVESTMENT OPPORTUNITY

The premier urban commercial real estate advisors in the Southeast.™

3623
LATROBE DRIVE
Charlotte, NC 28211



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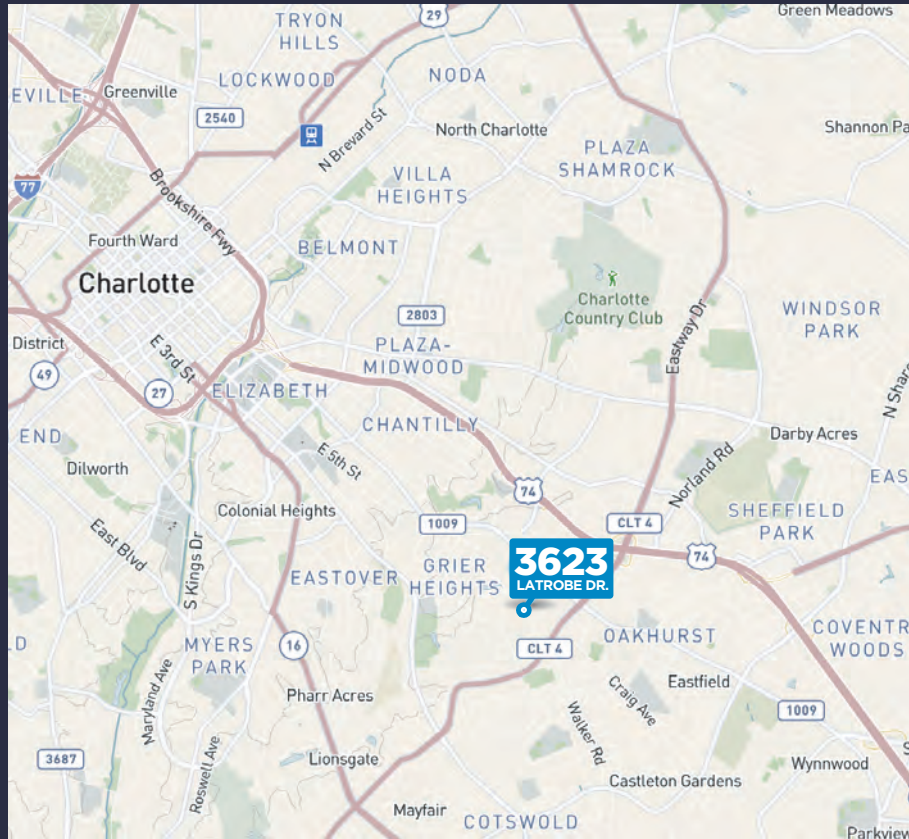
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WHO TO CONTACT



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Boundary Street Advisors is pleased to present a stabilized office investment opportunity at 3623 Latrobe Drive—ideally located just minutes from Uptown Charlotte, Cotswold, and Plaza Midwood. This $\pm 15,886$ SF, two-story office building features 13 suites individually leased to a diverse mix of tenants, with current occupancy at 92%. Suite sizes range from approximately 400 to 1,200 SF, providing flexible options for small business users and solid leasing fundamentals for investors.

Positioned on ± 2.42 acres with 140 parking spaces, the I-1 zoned property is projected to generate \$101,286.24 in gross income in 2025, with a net operating income (NOI) of \$36,253.79 after expenses. The building is strategically located near Independence Blvd (HWY 74), with close proximity to retail anchors like Home Depot and Wendover Shopping Plaza.

With strong surrounding demographics, a dense employment base, and excellent access to major corridors, 3623 Latrobe Drive offers an attractive, income-producing investment with room for future upside through lease-up and rent growth.

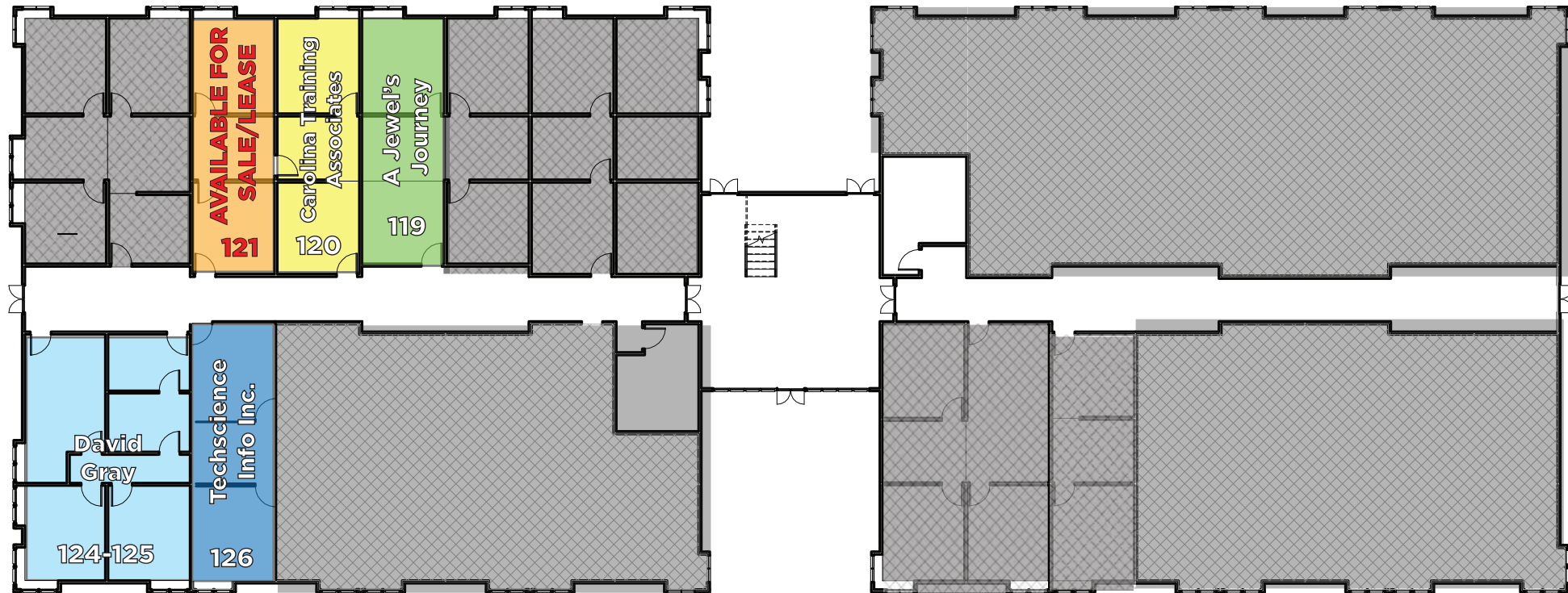
PROPERTY STATUS	For Sale
PROPERTY SIZE	$\pm 6,348$ of $\pm 15,886$ SQ. FT. (To be verified)
TOTAL UNITS	13
OCCUPANCY	92% (1 available unit)
ACREAGE	± 2.42 ACRES
ZONING	I-1
PARKING SPACES	140
PRICE	Call Broker for Pricing



First Floor Office

1" = 10'-0"

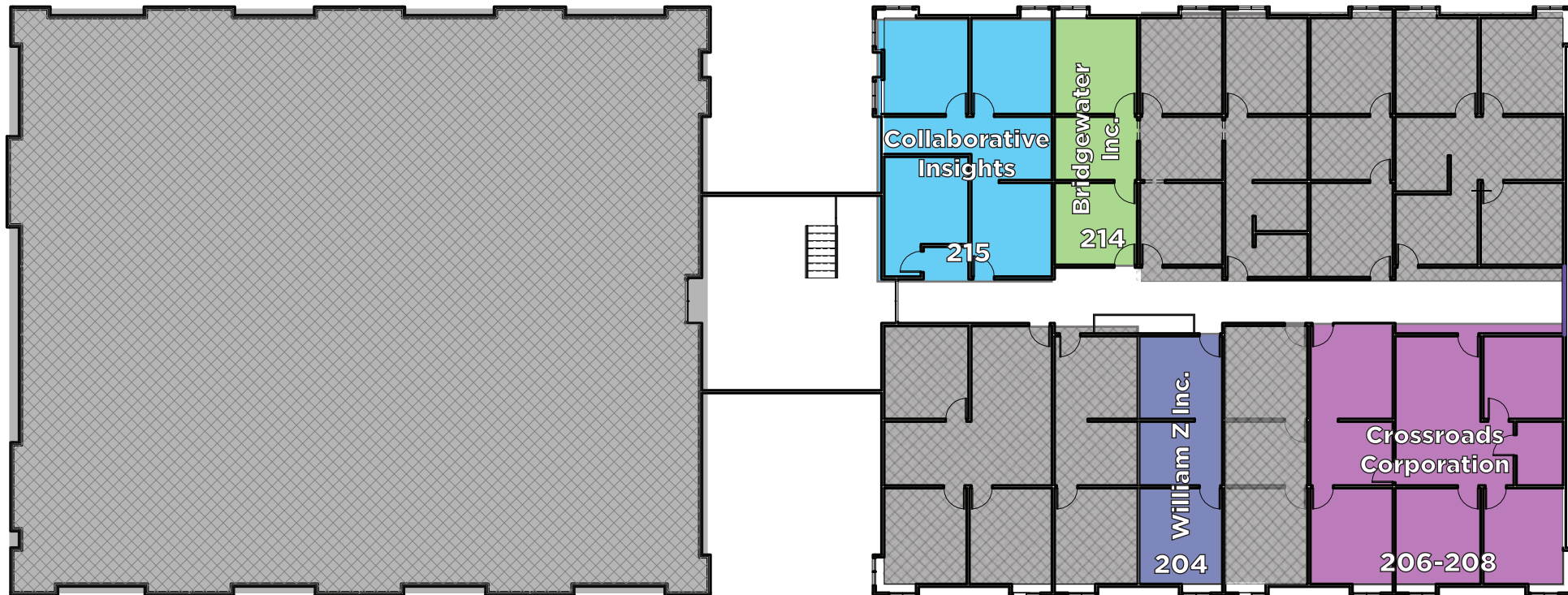
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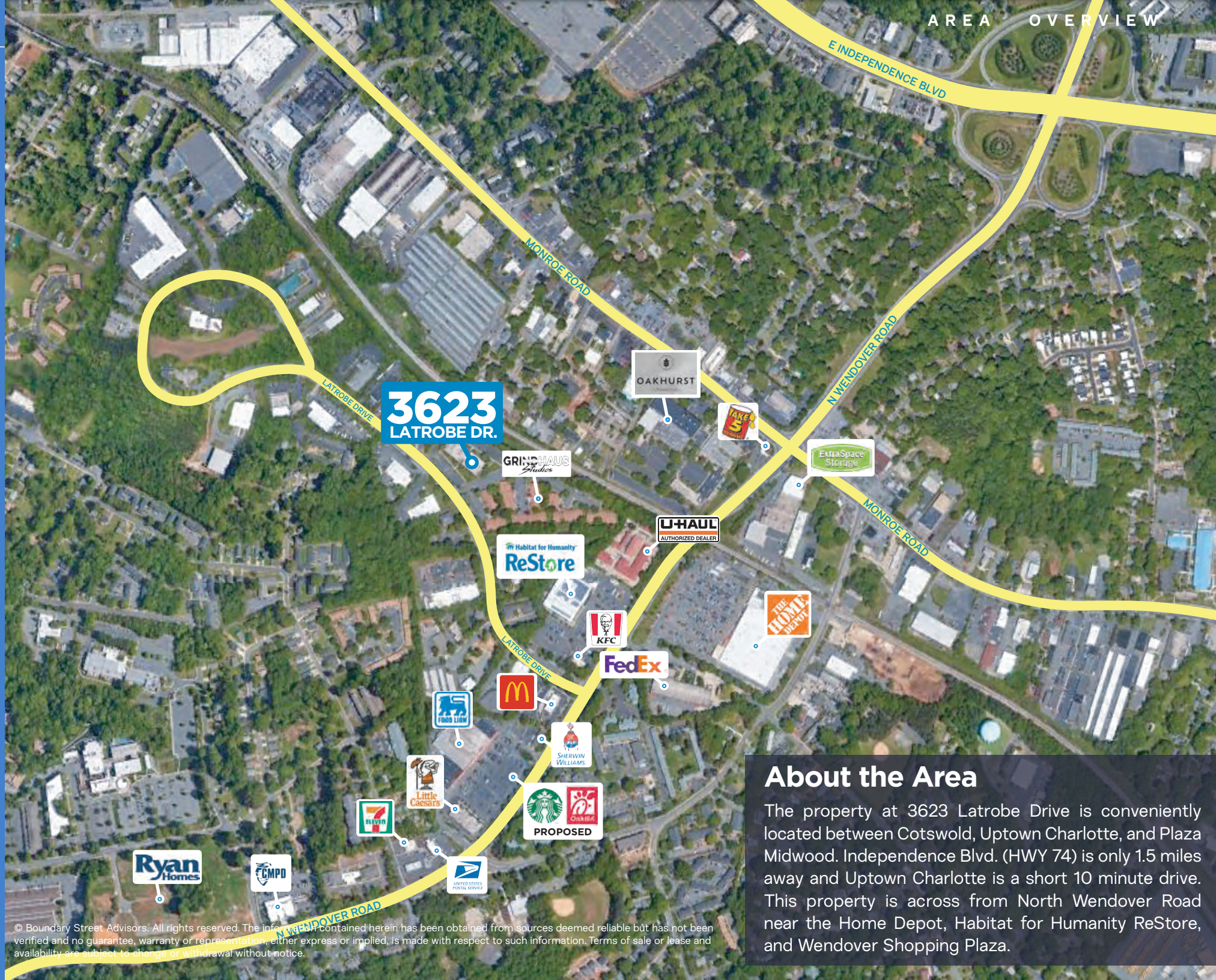


Second Floor

1" = 10'-0"

 = NOT AVAILABLE





About the Area

The property at 3623 Latrobe Drive is conveniently located between Cotswold, Uptown Charlotte, and Plaza Midwood. Independence Blvd. (HWY 74) is only 1.5 miles away and Uptown Charlotte is a short 10 minute drive. This property is across from North Wendover Road near the Home Depot, Habitat for Humanity ReStore, and Wendover Shopping Plaza.



Population

1 MILE RADIUS	7,280 people
3 MILE RADIUS	70,060 people
5 MILE RADIUS	216,903 people



Households

1 MILE RADIUS	7,786 households
3 MILE RADIUS	45,576 households
5 MILE RADIUS	117,342 households



Average Household Income

1 MILE RADIUS	\$55,729.00
3 MILE RADIUS	\$75,246.81
5 MILE RADIUS	\$69,468.33



Workforce Density

1 MILE RADIUS	3,339 employees
3 MILE RADIUS	35,774 employees
5 MILE RADIUS	111,471 employees



Traffic Volume

29,921 vehicles per day



Aerial of 3623 Latrobe Drive.



INCOME

Units

119, 120, 121, 124, 125, 126, 204, 206, 207, 208, 214, & 215

Total Rental Income per month for the above units:
\$8,440.52

**As of April 01, 2025*

EXPENSES

COA

\$35,521.20/year

Management Fees

\$10,800.00/year

Taxes

\$7,914.12/year

**January-December 2024*

NET OPERATING INCOME

GROSS YEARLY INCOME

**Projected for 2025*

\$101,286.24

YEARLY EXPENSES

**Estimated for 2025*

\$65,032.45

NET OPERATING INCOME

**Estimated for 2025*

\$36,253.79



3623

LATROBE DRIVE

CHARLOTTE, NC 28211

For more information on lease opportunities and to schedule a tour, please contact:



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