

# SALE

## 101 N MCDOWELL STREET, SUITE 214

101 N McDowell St, Suite 214 Charlotte, NC 28204



### PROPERTY DESCRIPTION

Suite 214 at 101 N McDowell Street provides just under 1,350 square feet of professional office space in the heart of Uptown Charlotte. This well-positioned property delivers exceptional convenience, located within walking distance of the CityLYNX Gold Line, the Mecklenburg County Courthouse, and a wide variety of restaurants and dining options. The suite's size makes it ideal for small to mid-sized businesses seeking a functional and accessible workspace with proximity to key civic and commercial destinations. Its central location ensures easy access for clients and employees alike, while the surrounding amenities create a vibrant environment for business operations.

### OFFERING SUMMARY

Sale Price:	\$385,000
Price per sq ft	\$285.82
Number of Units	1
Condo Size:	1,347 SF

**Ryan Pilsy**  
(980) 339-9174

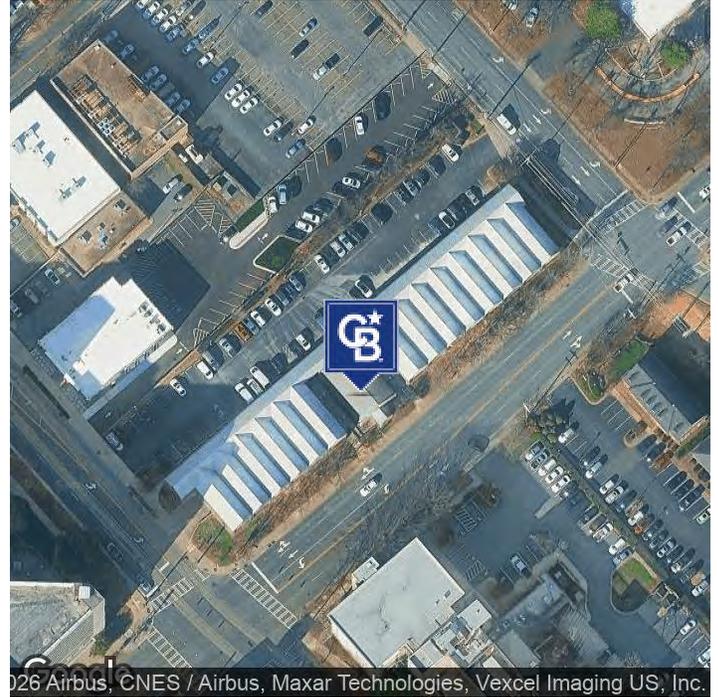


**COLDWELL BANKER  
COMMERCIAL**  
REALTY

# SALE

## PROPERTY HIGHLIGHTS

101 N McDowell St, Suite 214 Charlotte, NC 28204



### PROPERTY HIGHLIGHTS

- 1,347 Total SF
- 3 Offices, 1 potentially as a conference room
- 2 open areas (Bullpens), Lobby, Kitchenette/Breakroom, 1 Restroom
- HVAC installed 2011
- 4 assigned parking spaces
- Partially Tenant occupied (\$860 Month to Month). Share of common area.
- POA fee \$213 Monthly
- Parcel ID: 080-098-29

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	574	1,520	15,556
Total Population	994	2,672	25,148
Average HH Income	\$113,995	\$113,286	\$130,643

**Ryan Pilsy**  
(980) 339-9174

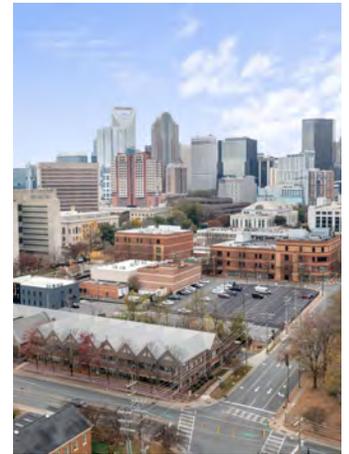
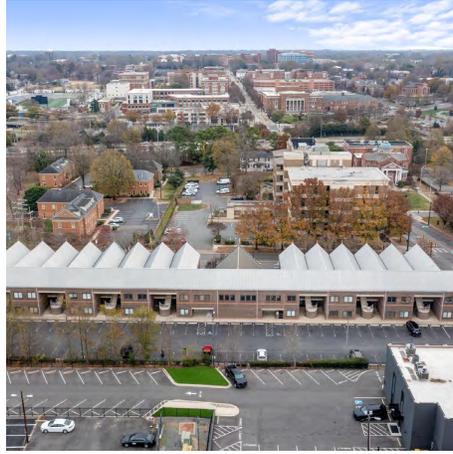


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

# PHOTOS

101 N McDowell St, Suite 214 Charlotte, NC 28204



**Ryan Pilsy**  
(980) 339-9174

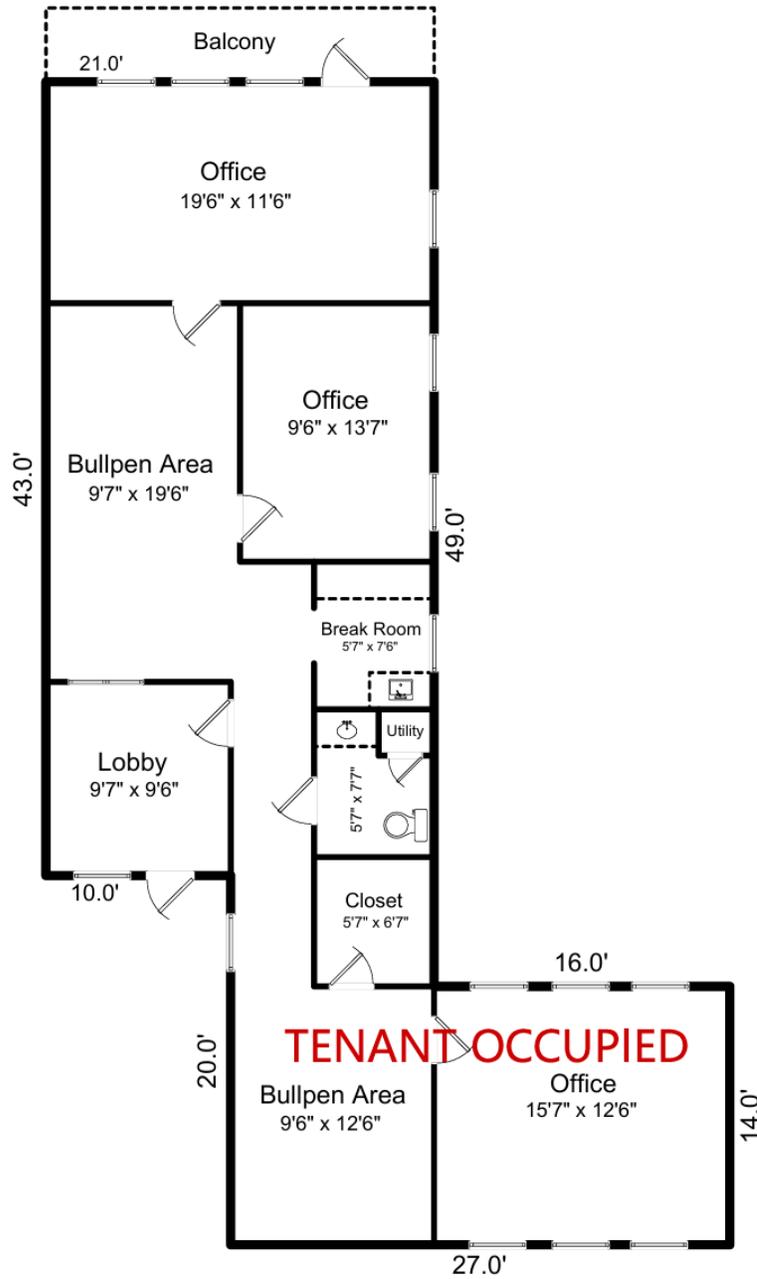


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## 101 N MCDOWELL STREET, SUITE 214

101 N Mcdowell St, Suite 214 Charlotte, NC 28204



Gross Building Area  
1347.0 sf

Ryan Pilsy  
(980) 339-9174

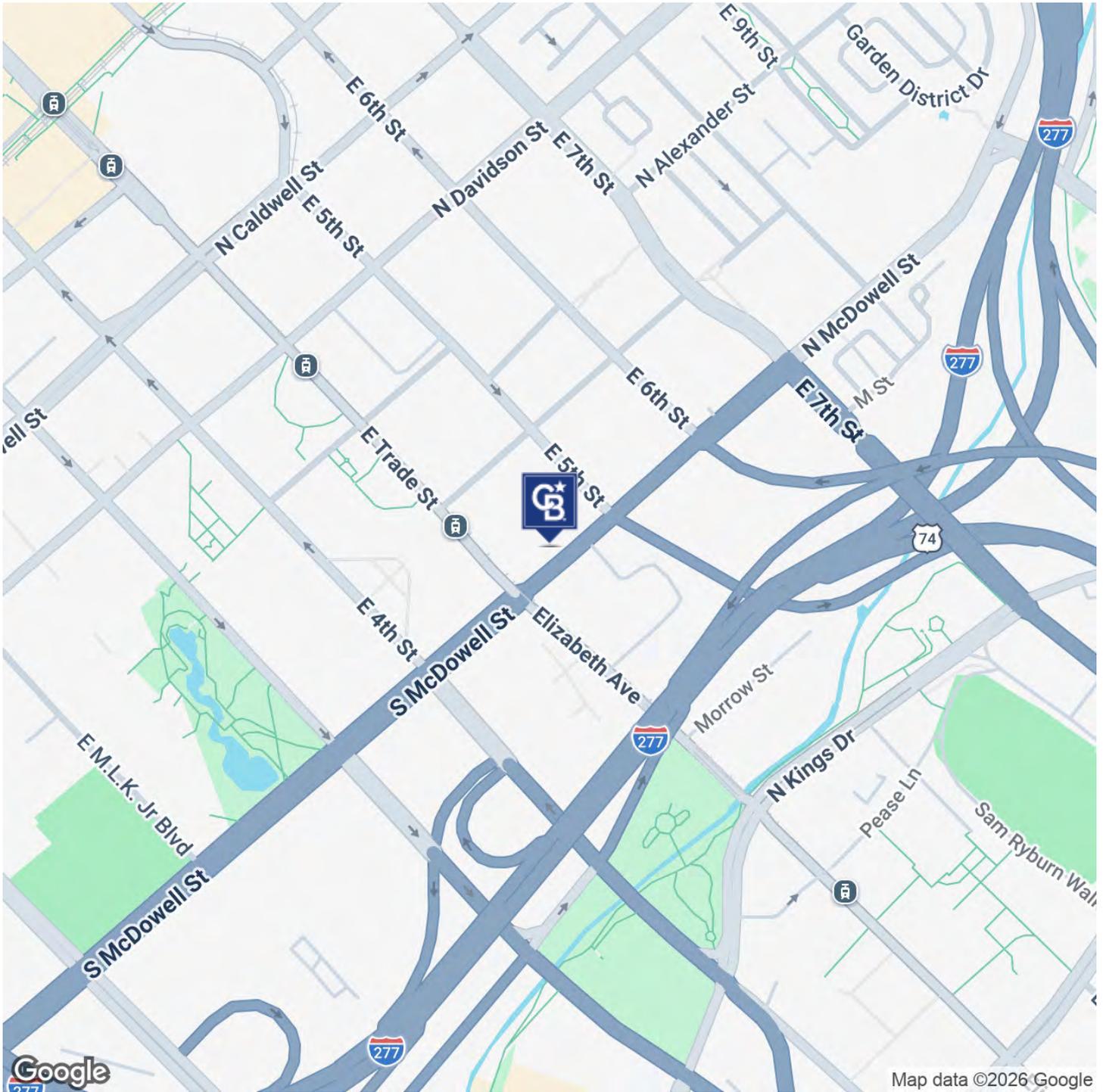


COLDWELL BANKER  
COMMERCIAL  
REALTY

# SALE

## LOCATION MAP

101 N McDowell St, Suite 214 Charlotte, NC 28204



**Ryan Pilsy**  
(980) 339-9174

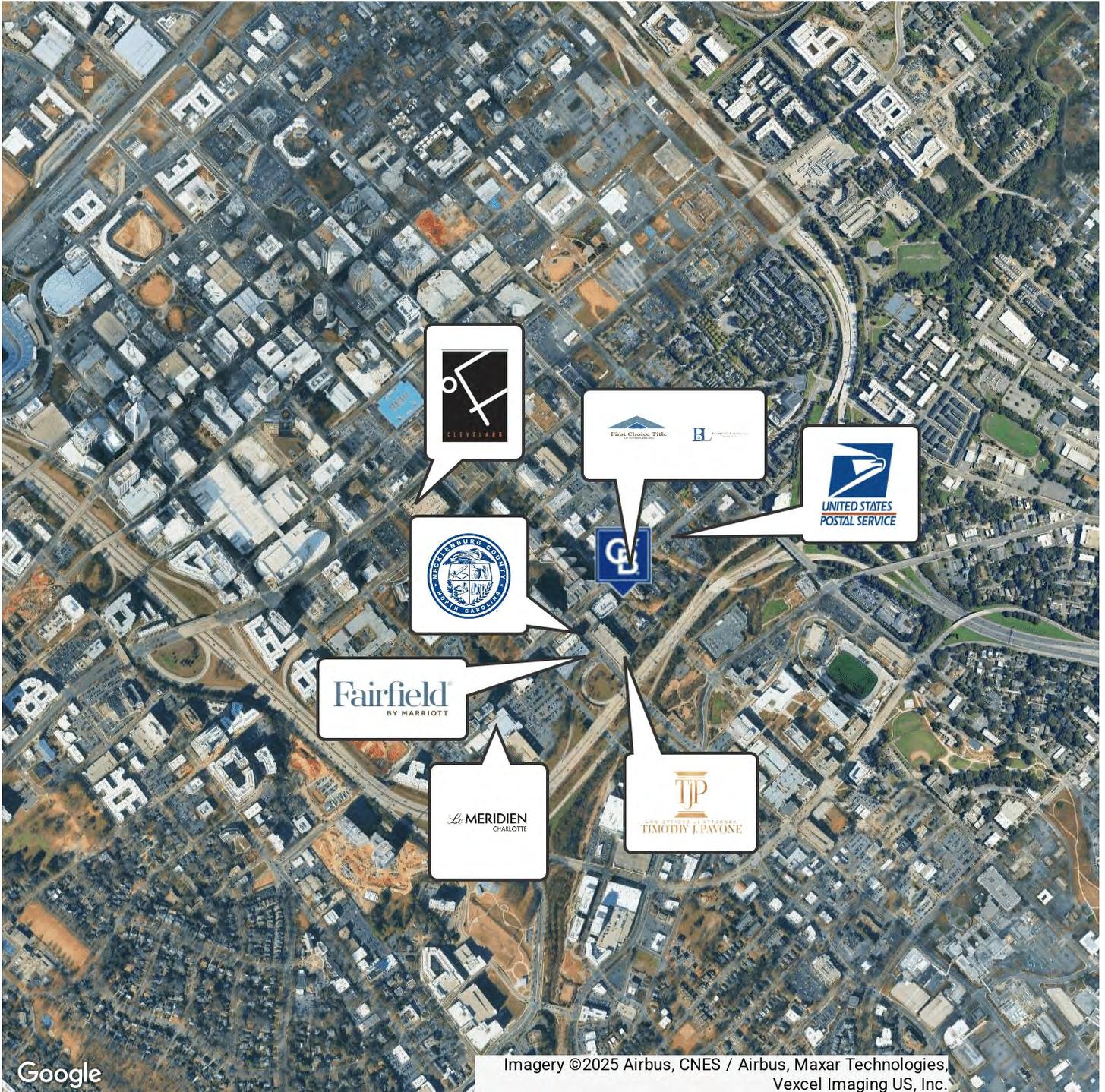


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## RETAILER MAP

101 N McDowell St, Suite 214 Charlotte, NC 28204



Ryan Pilsy  
(980) 339-9174

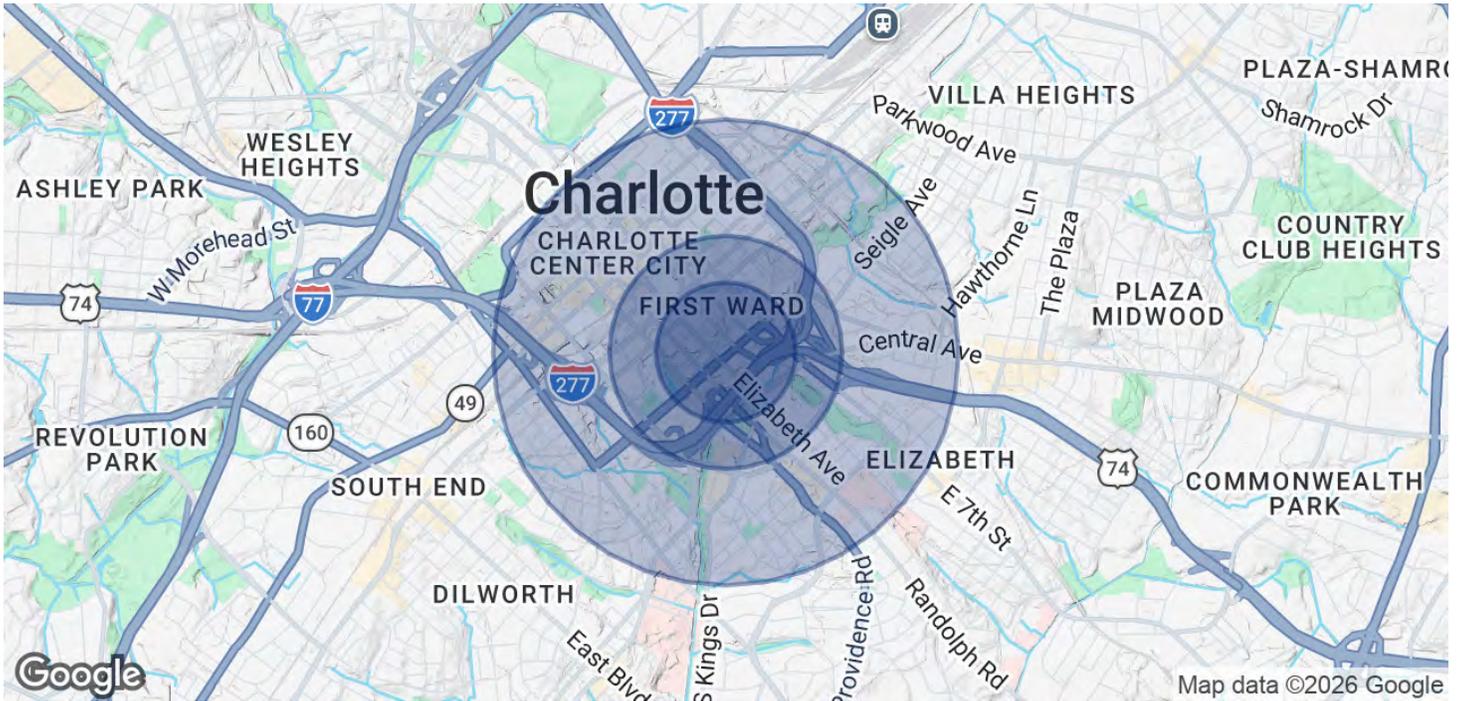


COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# SALE

## 101 N MCDOWELL STREET, SUITE 214

101 N Mcdowell St, Suite 214 Charlotte, NC 28204



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	994	2,672	25,148
Average Age	35	36	36
Average Age (Male)	35	35	36
Average Age (Female)	35	36	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	574	1,520	15,556
# of Persons per HH	1.7	1.8	1.6
Average HH Income	\$113,995	\$113,286	\$130,643
Average House Value	\$677,700	\$669,356	\$686,801

Demographics data derived from AlphaMap

**Ryan Pilsy**  
(980) 339-9174



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY