

227B Atando Avenue

Charlotte, North Carolina 28206



2019

TOTAL SF

.58

ACRES

7

NO. of OFFICES

9+

PARKING

2

BATHROOMS

NOW

AVAILABLE

PROPERTY FACTS

Total Building Size	2019
Configuration	Single Occupance
Year Built	2000
Exterior Finish	Vinyl Siding
Zoning	IMU

FEATURED AMENITIES

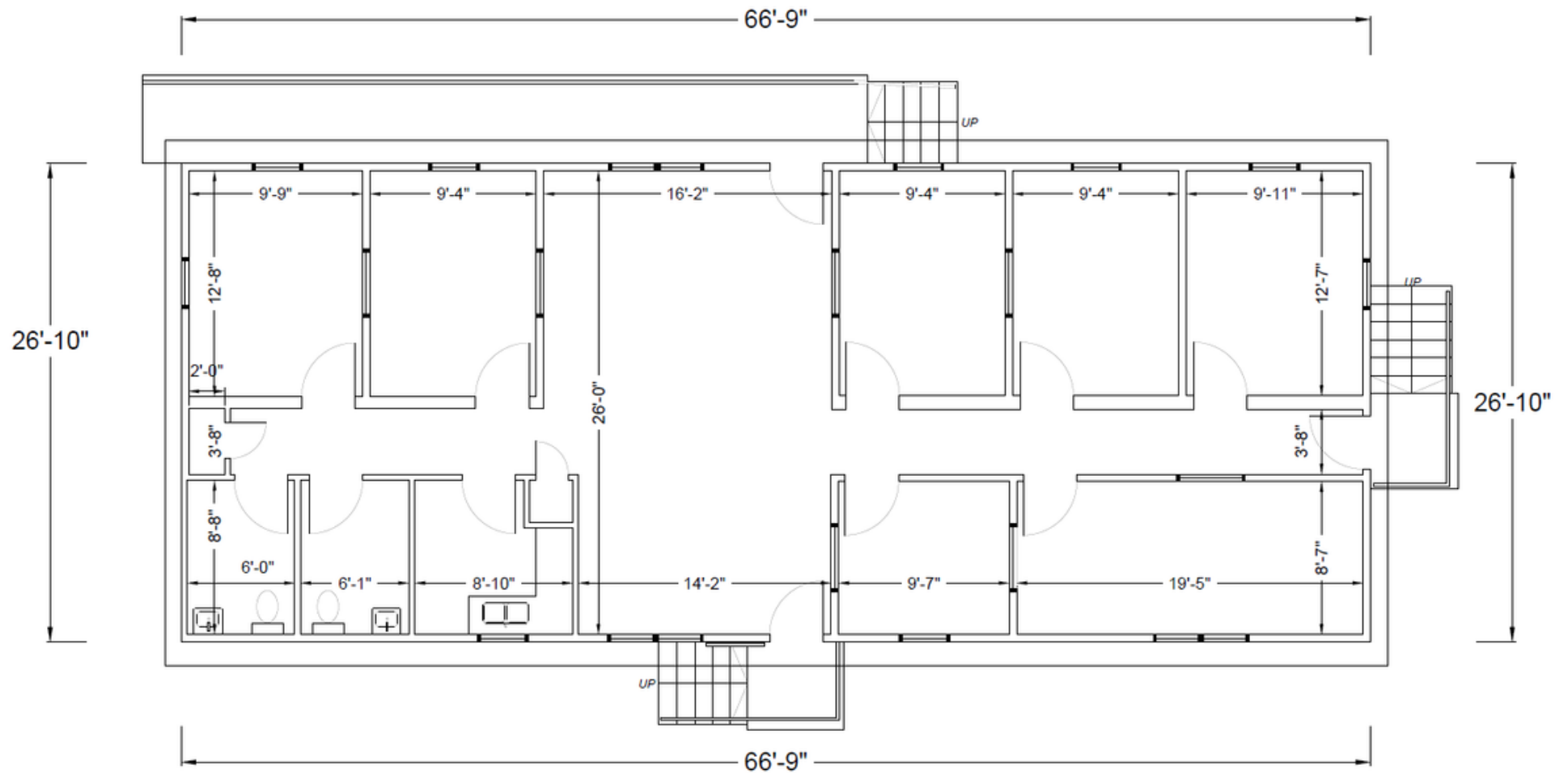
- Gated & fenced building & parking lot for security
- Dedicated entrance and street signage for high visibility
- Small Bay Warehouses next door can be leased with office space
- Less than 2 miles to interstates for easy access
- Great for professionals, personal services, sales office, etc.

For retail, flex, showroom, and service users, area demographics translate into steady local traffic, repeat visits, and durable demand for necessity-based goods and services.

Aerial View & Property Boundary

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Prime North End Location

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ACCESS & PROXIMITY

- **<2 MI**
 - Interstate 77 & Interstate 85
- **0.5 MI**
 - 36th Street Station - LYNX Blue Line light rail
- **MINUTES**
 - Uptown Charlotte skyline
- **ADJACENT**
 - Camp North End & NoDa districts
- **~15 MIN**
 - Charlotte Douglas Intl. Airport (CLT)

CHARLOTTE SNAPSHOT - 5 MILES RADIUS

205,837

Population

73,550

Median Income

+2.7%

Projected
Annual Growth

Positioned in Charlotte's fast-growing North End corridor - between Uptown, NoDa, and Camp North End - with direct interstate and light-rail access.