

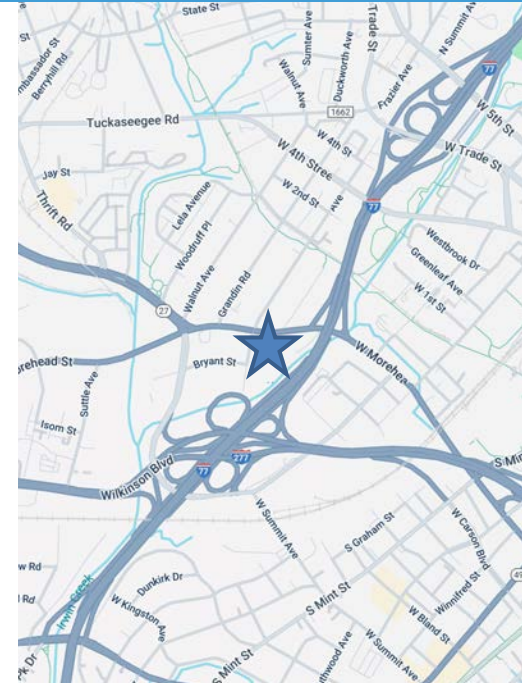
1518 BRYANT STREET

CHARLOTTE, NC 28208

FOR SALE

NS New South Properties

± 6,200 SF OFFICE & WAREHOUSE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 6,200 SF available
- ~4,700 SF warehouse & ~1,500 SF office
- 14' 6" clear height, metal roof, & 1 dock high door
- 10 parking spaces
- Zoned NC
- Located in the FreeMoreWest Neighborhood surrounded by plenty of great restaurants: Town Brewery, Jack Beagles, Picante, Ed's FreeMore Tavern, Pinky's, Rhino Market, Open Kitchen, etc.
- Easy access to Uptown Charlotte, Southend, the I-77, and Charlotte Douglas International Airport

DEMOGRAPHICS (2025)



POPULATION
1 Mile: 18,003
3 Miles: 131,069
5 Miles: 256,778



AVG. HH INCOME
1 Mile: \$137,899
3 Miles: \$135,996
5 Miles: \$140,208



DAYTIME EMPLOYEES
1 Mile: 13,364
3 Miles: 123,636
5 Miles: 211,295



ASKING PRICE: \$2,300,000

BROKER CONTACT

HOLLY ALEXANDER
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SITE AERIAL

NS New South Properties
NEWSOUTHPROP.COM

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