

1346 HILL RD

CHARLOTTE, NC 28210

OFFICE BUILDING FOR SALE

FOR MORE INFORMATION

MARTY WILCOX

704.745.7176

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1346 HILL RD

CHARLOTTE, NC 28210

EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$1,175,000
Building Size:	3,814 SF
Lot Size:	0.5 Acres
Year Built:	1983
Zoning:	B-2

PROPERTY OVERVIEW

- 1346 Hill Rd Charlotte, NC 28210 consists of a 3,814 SF building on 0.5 Acres.
- Built in 1983 by North Carolina native and award-winning modernist Murray Whisnant for the artist and designer Jack and Ruth Pentes.
- Zoned B-2. Currently defined as "Office C Class"
- Property is handicap accessible with 2 restrooms.
- The property is adjacent to South Boulevard. Only minutes from major highway access, and within steps to the Charlotte Lynx Light Rail.
- It is a short drive to Charlotte's city center and the SouthPark area.
- Surrounded by light industrial, retail, office, and multi-family.
- Due to the property's historical importance, the property must be purchased with a future preservation easement in place.
- Property is currently leased for use as an artist's studio space.

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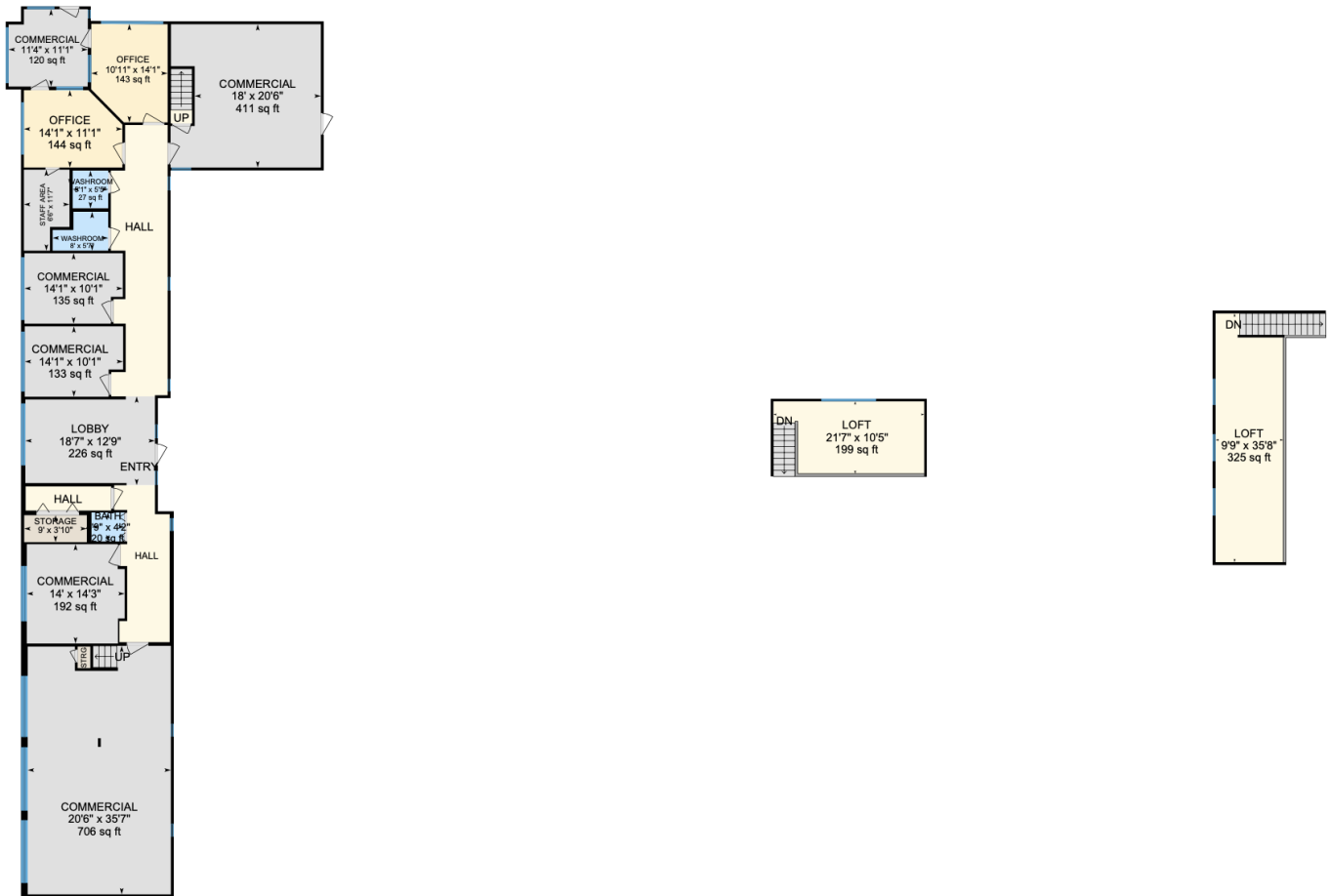
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FLOOR PLAN | 3

1346 Hill Rd, Charlotte, NC

Main Building: Above Grade Finished Area 3813.43 sq ft



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AERIAL PHOTO | 4



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RETAILER MAP | 5



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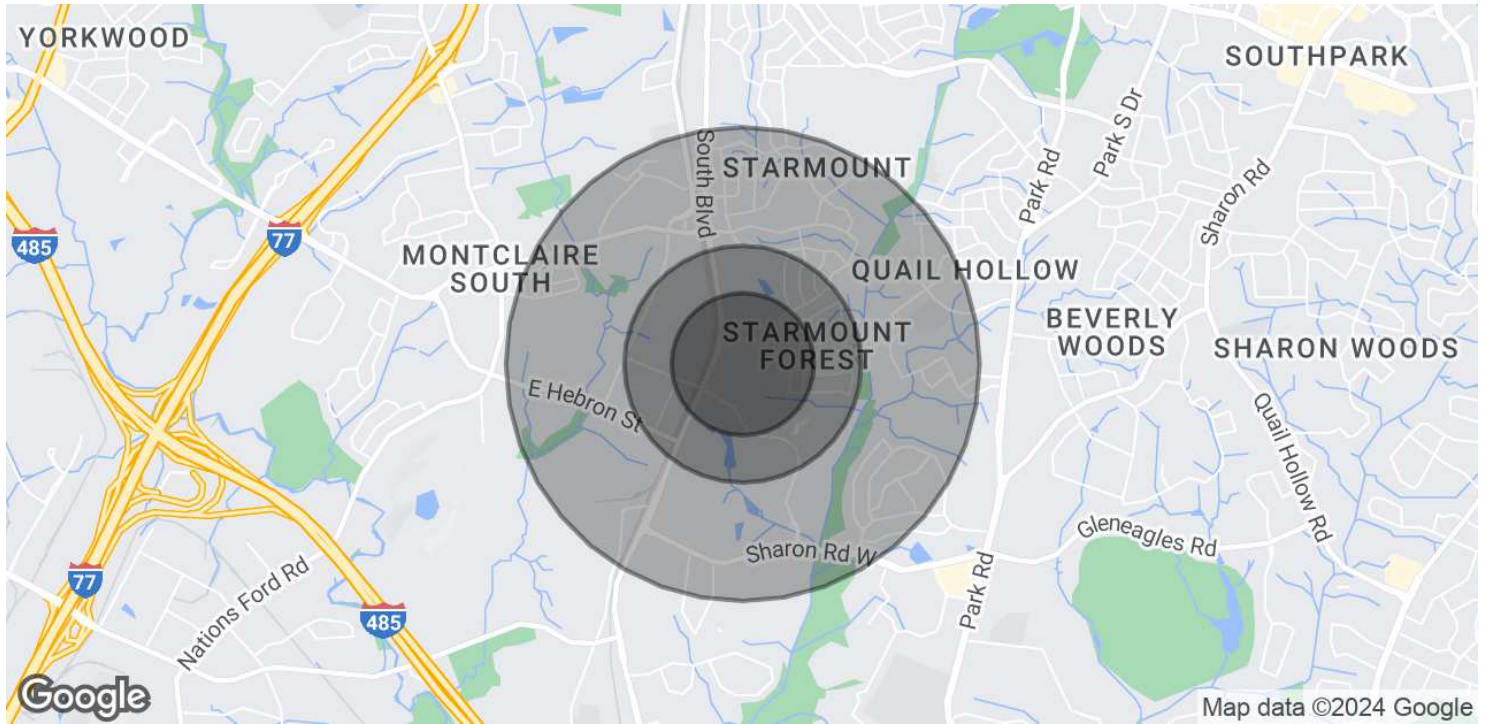
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DEMOGRAPHICS MAP & REPORT | 6



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,483	4,327	14,398
Average Age	35	34	35
Average Age (Male)	35	34	34
Average Age (Female)	35	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	643	1,865	6,096
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,706	\$73,108	\$80,640
Average House Value	\$331,337	\$277,492	\$313,962

Demographics data derived from AlphaMap

FOR MORE INFORMATION

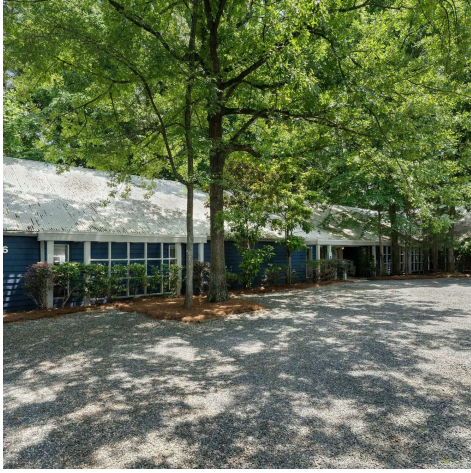
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ADDITIONAL PHOTOS | 7



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