



CHARLOTTE, NC 28203

1821 CUMBERLAND AVE

OFFICE BUILDING AVAILABLE FOR LEASE



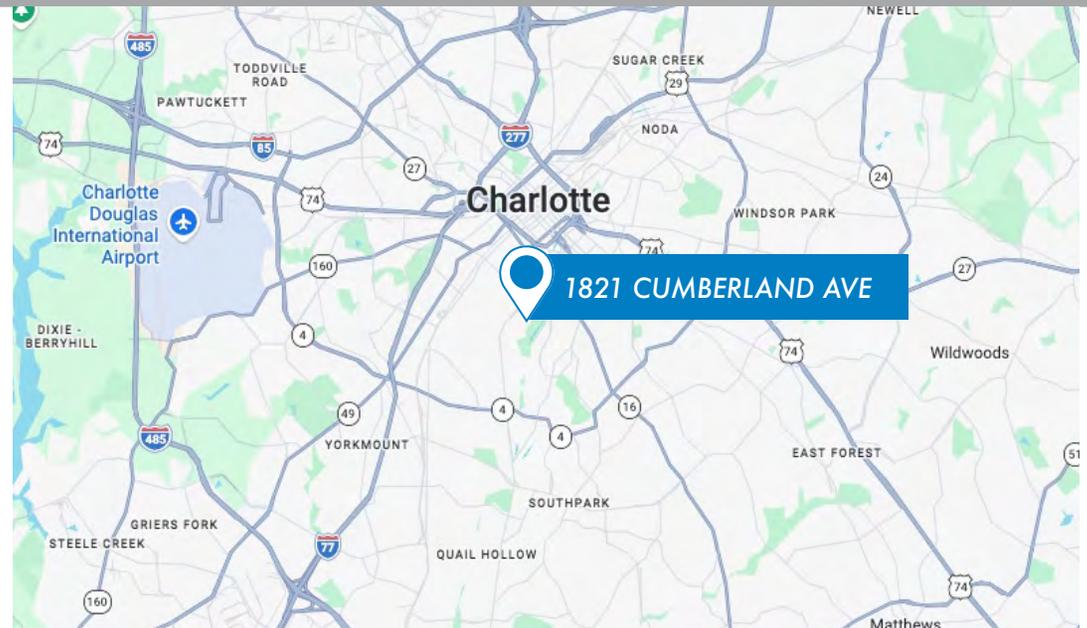
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PROPERTY INFORMATION

- Office situated in Dilworth, one of Charlotte's most desirable neighborhoods, known for its walkability and strong mix of popular restaurants, retailers and Freedom Park
- Convenient access to South End, Midtown, and Uptown Charlotte
- Tax Parcel: 151-024-26
- Building Type: Office with hardwood floors
- Lot Size: +/- .173 Acres
- Zoning: NC (Neighborhood Commercial)
- Parking: 7 surface parking spaces
- Pricing: \$3,500 + \$834 TIACAM per month
- Year Built: 1940



JOHN JONES
704.408.8166
john@ascent.re



INTERIOR PHOTOS

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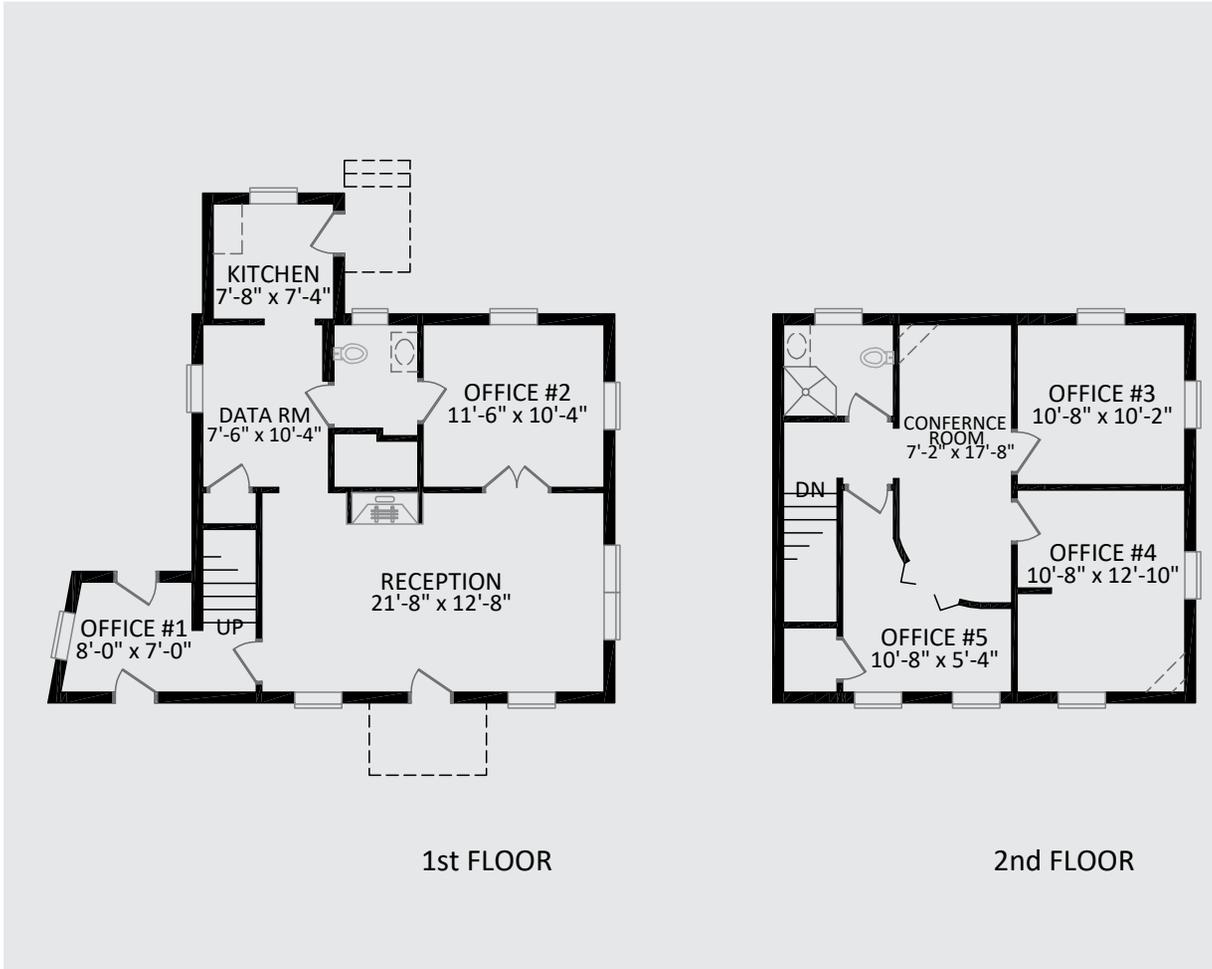


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SITE PLAN

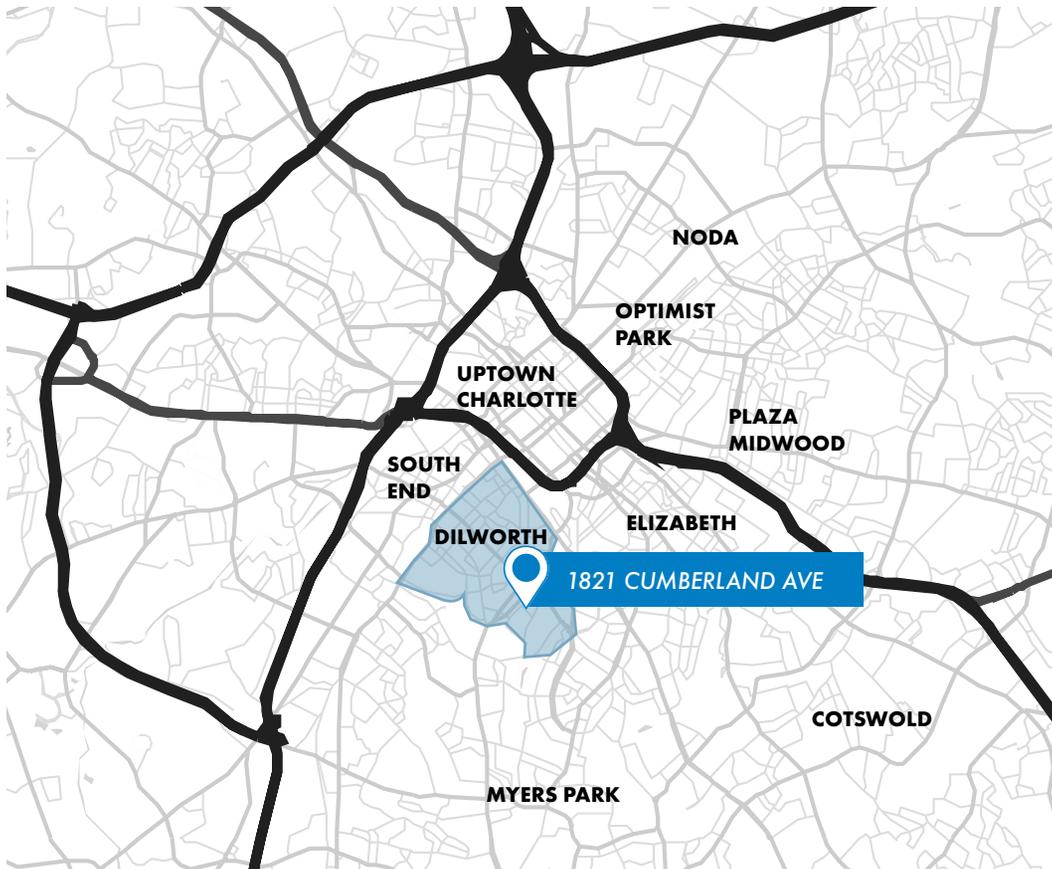
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AREA OVERVIEW

Nestled just south of Uptown, Dilworth is celebrated for its charming bungalows and picturesque, tree-lined streets. The neighborhood features excellent walkability, a welcoming atmosphere for families, and convenient access to an array of quality eateries and retail options. Dilworth fosters a tight-knit community with connections to cultures worldwide. Residents can indulge in a variety of international cuisines at local restaurants, while unique shops showcase crafts and art from across the globe.



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,262	129,341	286,536
Median Age	36.6	34.2	35.1
Avg Household Income	\$86,764	\$88,620	\$92,23
Median Home Value	\$887,254	\$600,841	\$449,663
Employees	33,701	165,305	253,075
Businesses	5,366	19,971	29,542



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