



1750 CAMDEN RD, CHARLOTTE NC

CAMDEN GALLERY

2ND-GENERATION RESTAURANT / RETAIL SPACES AVAILABLE IN SOUTH END



ASCENT
REAL ESTATE PARTNERS

CAMDEN GALLERY

1750 CAMDEN RD, CHARLOTTE NC



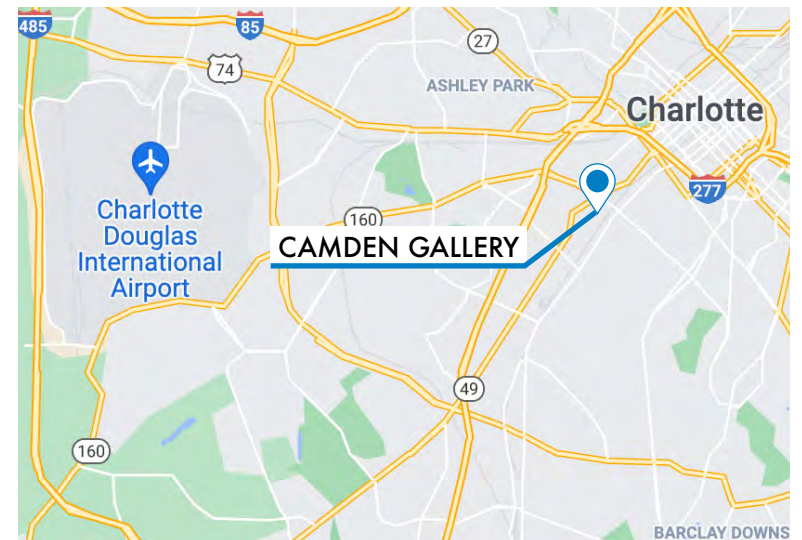
[Click for a Suite C Video Walk Through](#)



PROPERTY INFORMATION

Camden Gallery is a mixed-use project located at the intersection of Camden Rd and West Blvd in the heart of Charlotte's South End. The retail space at Camden Gallery is on the opposite corner from the East / West Station of the Lynx Blue Line and across the street from the heavily trafficked Rail Trail.

- 2,499 SF Second generation restaurant space with patio seating at the corner of Camden Rd and West Blvd in the heart of South End
- 1,243 SF second generation taproom / bar space available
- 33 deck parking spaces for retail customers plus on-street parking available
- Co-tenants include The WRKT, Milk Cha Cha, and Zen Bowl Asian Fusion
- Available Immediately
- Call for pricing

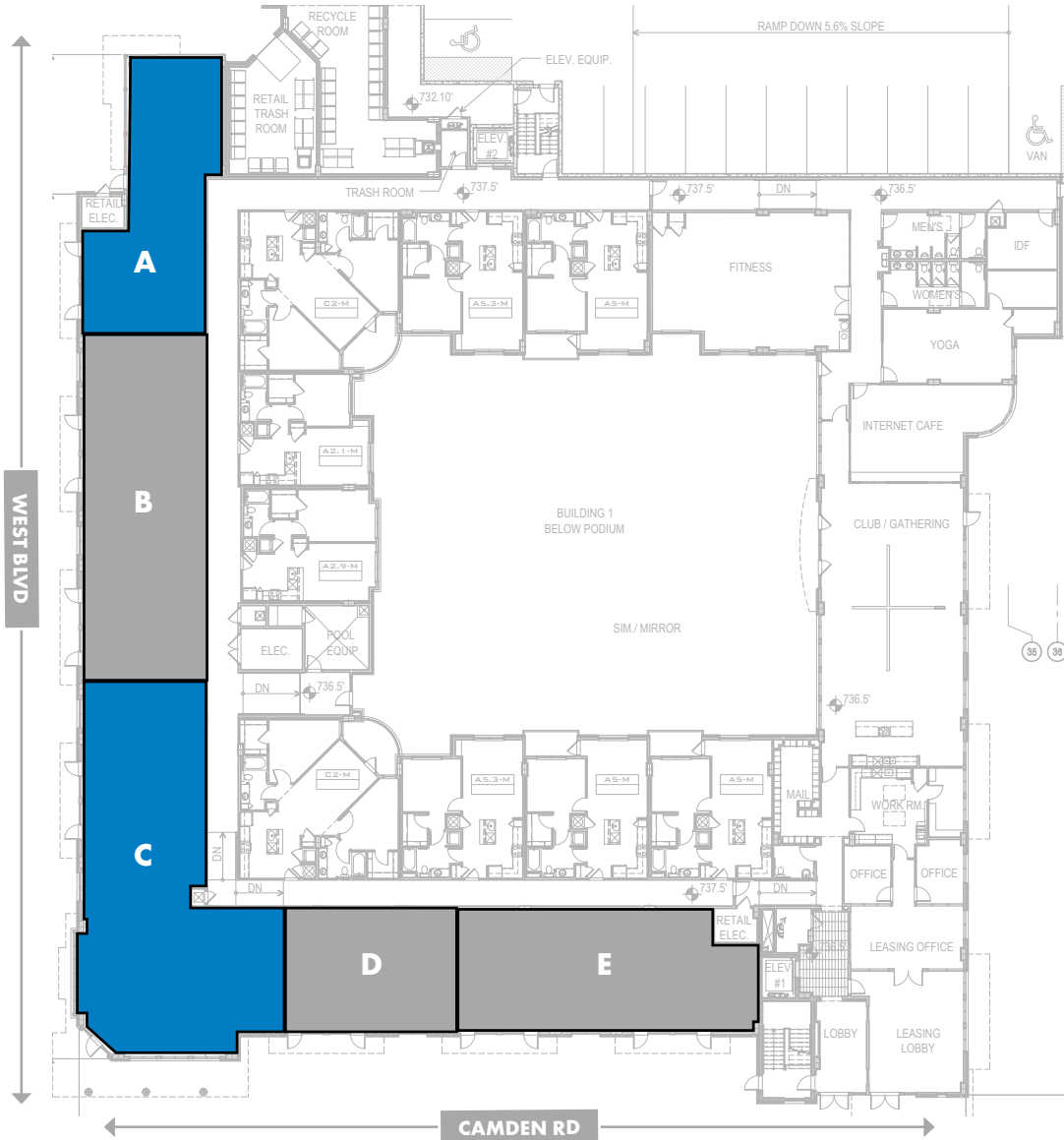


for more information, contact:

DAVIS HAHN
704.534.0116
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SITE PLAN



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SUITE	TENANT/ DETAILS	SF
A	AVAILABLE 2nd Generation Taproom	1,243 SF
B	The WRKT	1,857 SF
C	AVAILABLE 2nd Generation Restaurant	2,499 SF
D	Milk Cha-Cha	935 SF
E	Zen Bowl Asian Fusion	1,547 SF

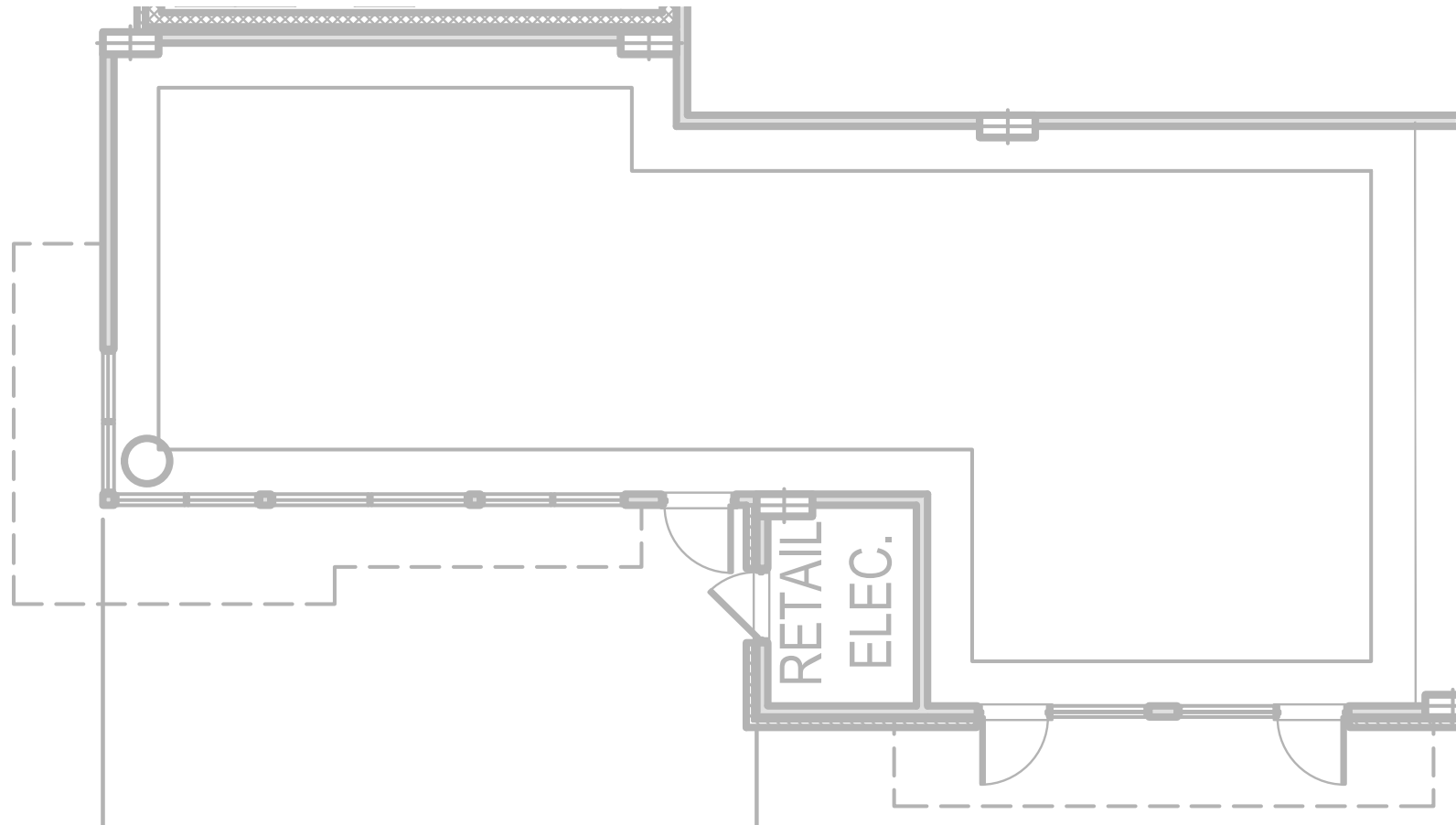


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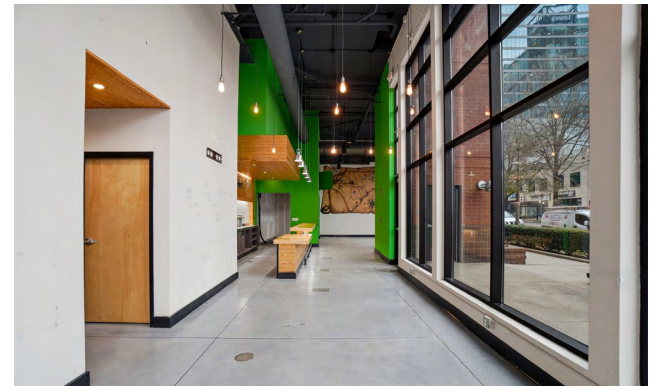
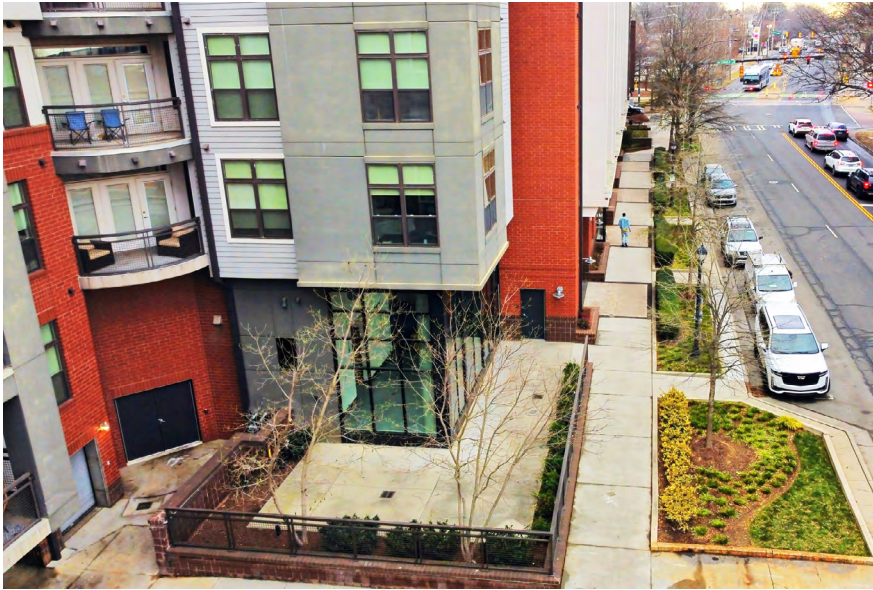


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SUITE A PHOTOS

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SUITE C PHOTOS

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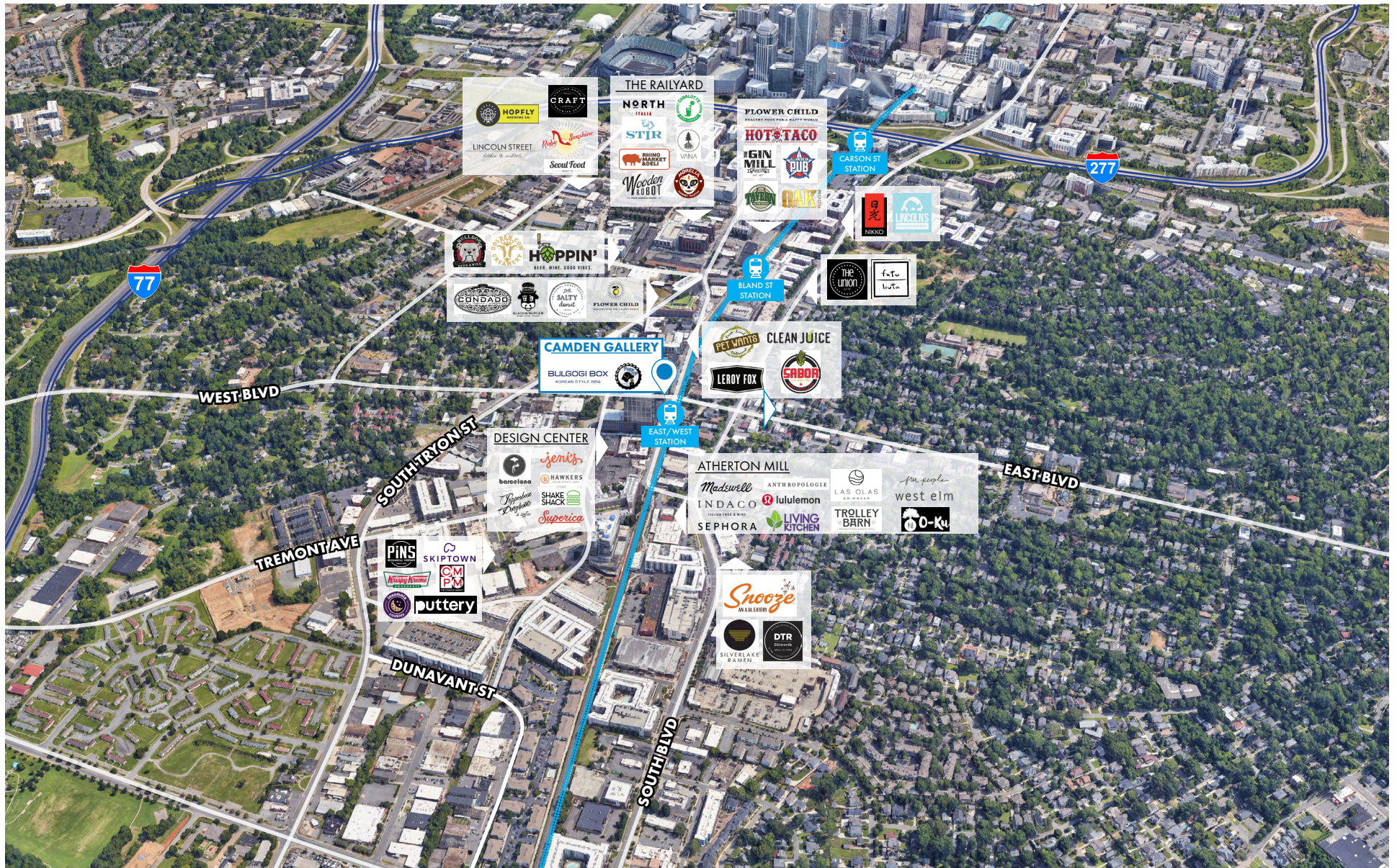
SOUTH END, CHARLOTTE

TRAFFIC COUNTS	VPD
West Blvd	12,500
South Blvd	29,000
S Tryon St	14,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,418	130,350	266,795
Annual Growth	10.6%	4.3%	3.4%
Projected Population (2027)	24,727	146,103	296,930
Median Age	37.8	36.6	36.6
Household Income	\$116,335	\$106,514	\$97,239
Median Home Value	\$497,044	\$391,872	\$343,641
Employees	27,326	159,714	268,905

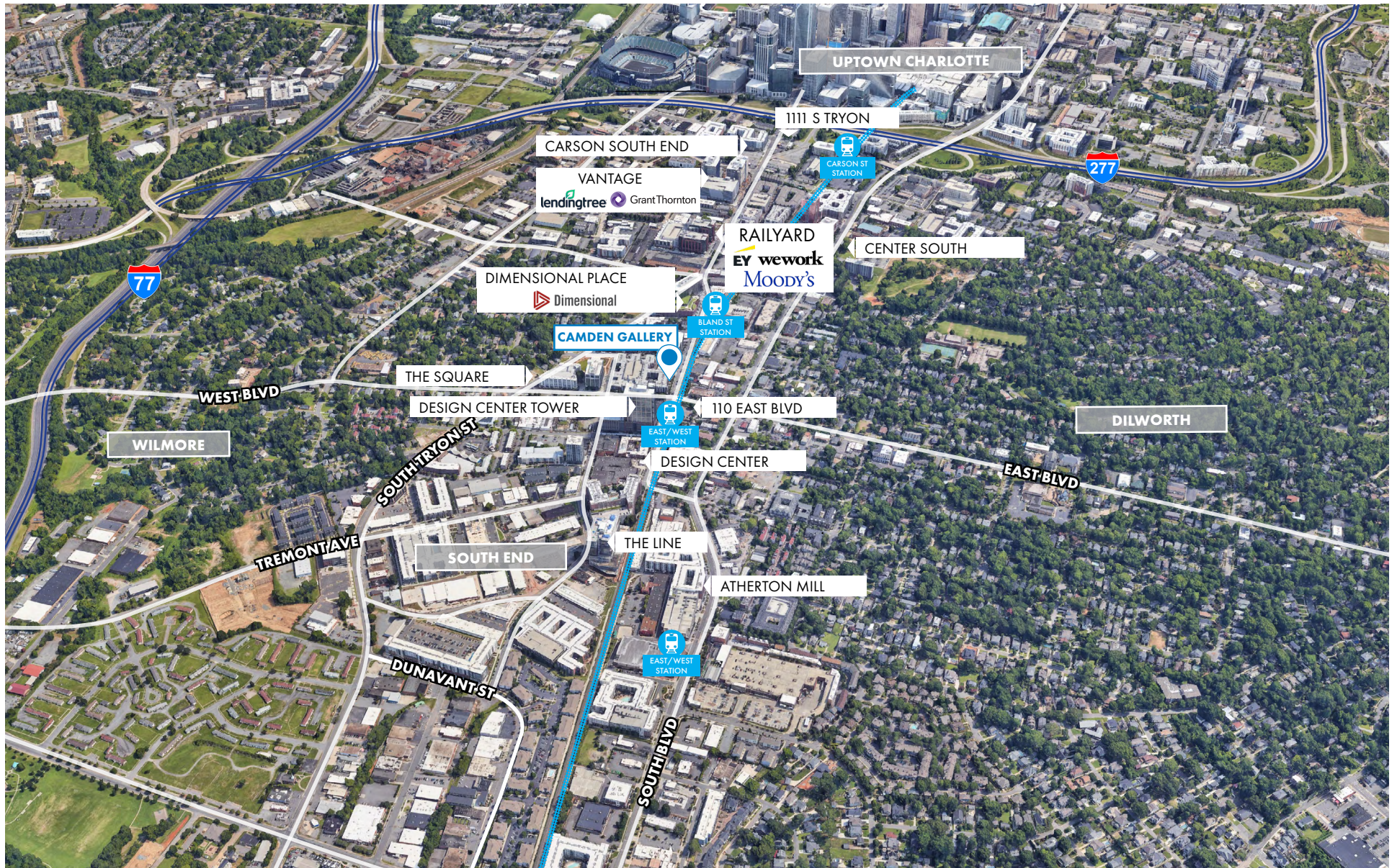
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