



1750 CAMDEN RD, CHARLOTTE NC

CAMDEN GALLERY

SECOND GENERATION RESTAURANT SPACE AVAILABLE IN SOUTH END

CAMDEN GALLERY

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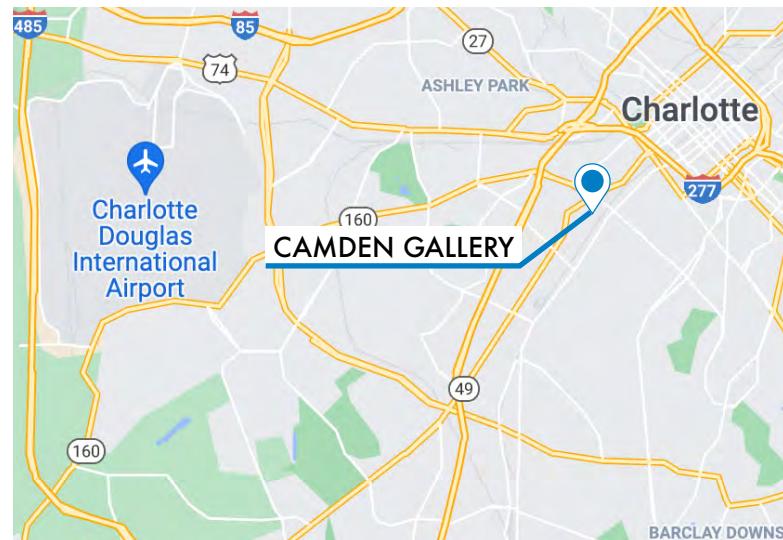
[Click for a Video Walk Through](#)



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.

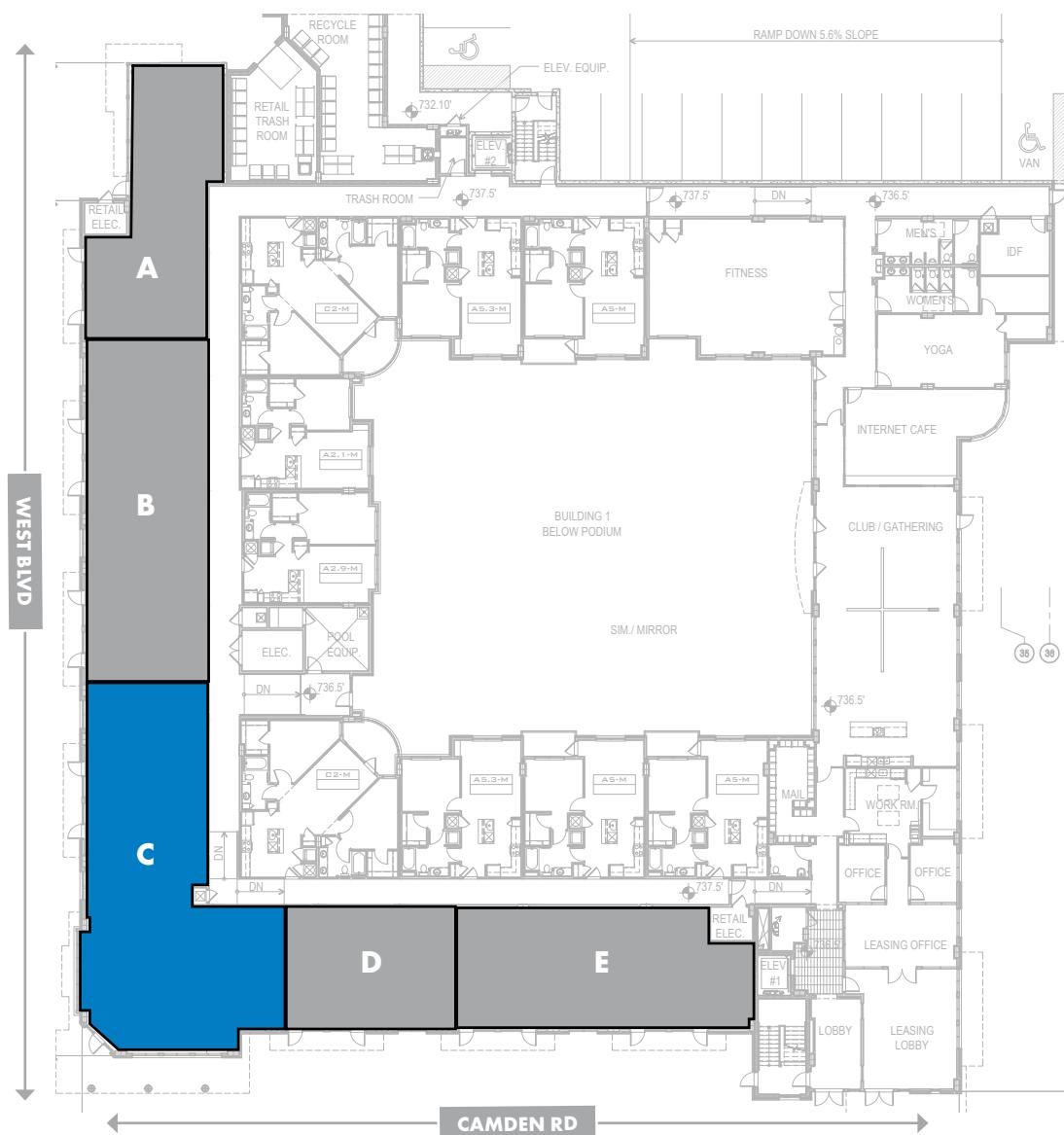
- 2,499 SF Second generation restaurant space with patio seating at the corner of Camden Rd and West Blvd in the heart of South End
- 33 deck parking spaces for retail customers plus on-street parking available
- Co-tenants include The WRKT, Milk Cha Cha, Pop the Top, and Zen Bowl Asian Fusion
- Grease trap, walk-in cooler and walk-in freezer in place
- Available Immediately
- Call for pricing



for more information, contact:

DAVIS HAHN
704.534.0116
davis@ascent.re

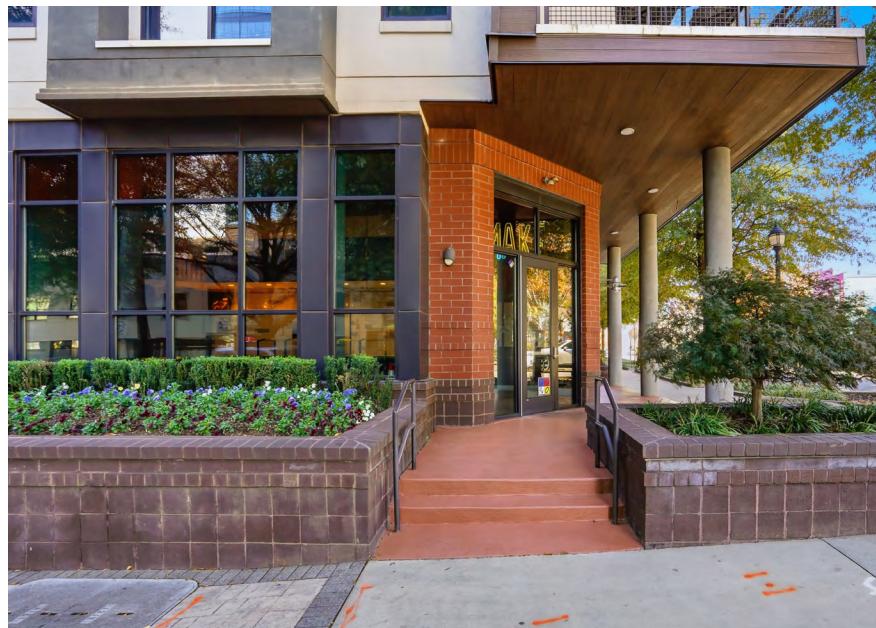
SITE PLAN



CAMDEN GALLERY

2,499 SF RETAIL SPACE FOR LEASE

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

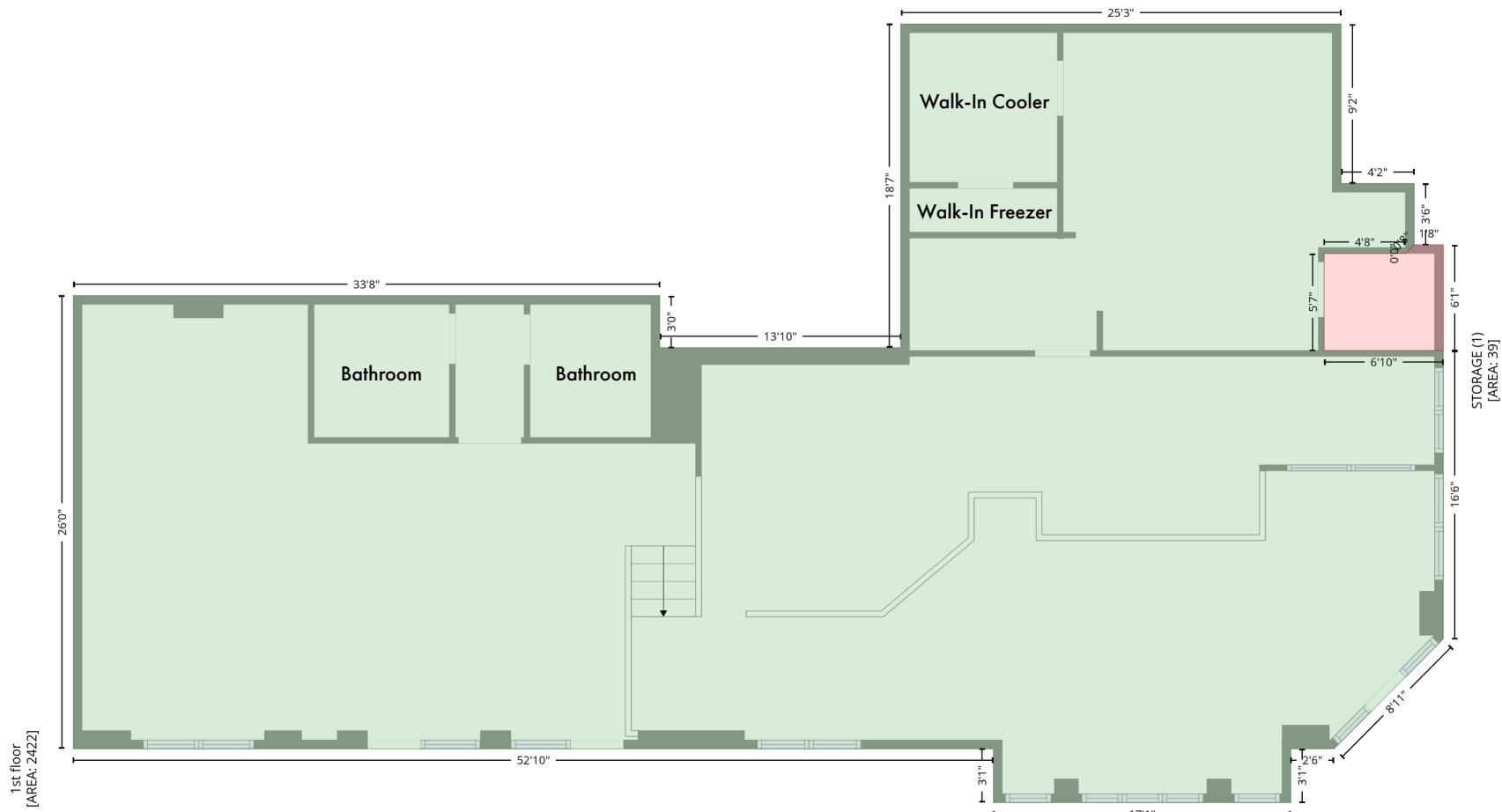


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FLOOR PLAN

CAMDEN GALLERY
2,499 SF RETAIL SPACE FOR LEASE

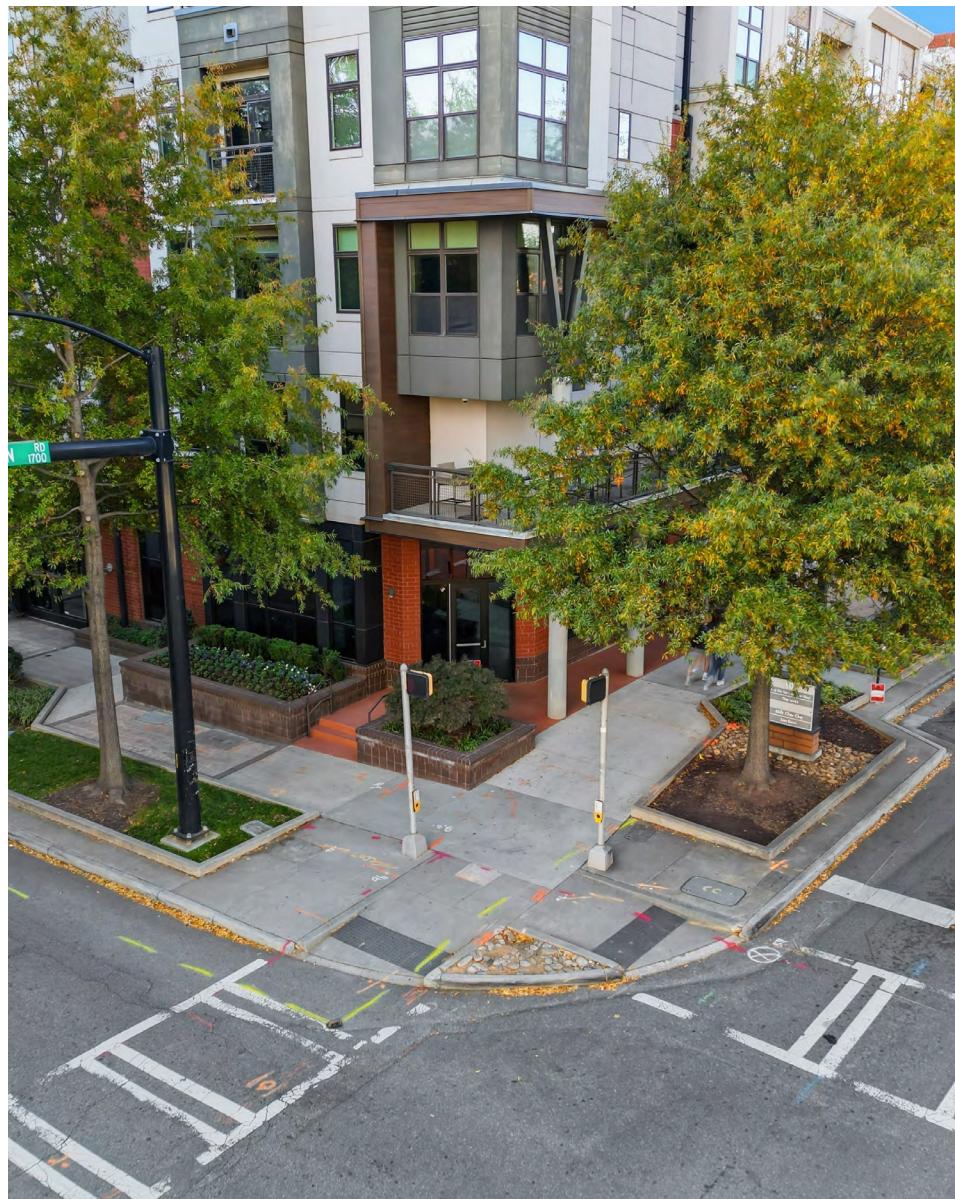


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DEMOGRAPHICS



CAMDEN GALLERY

2,499 SF RETAIL SPACE FOR LEASE

SOUTH END, CHARLOTTE

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

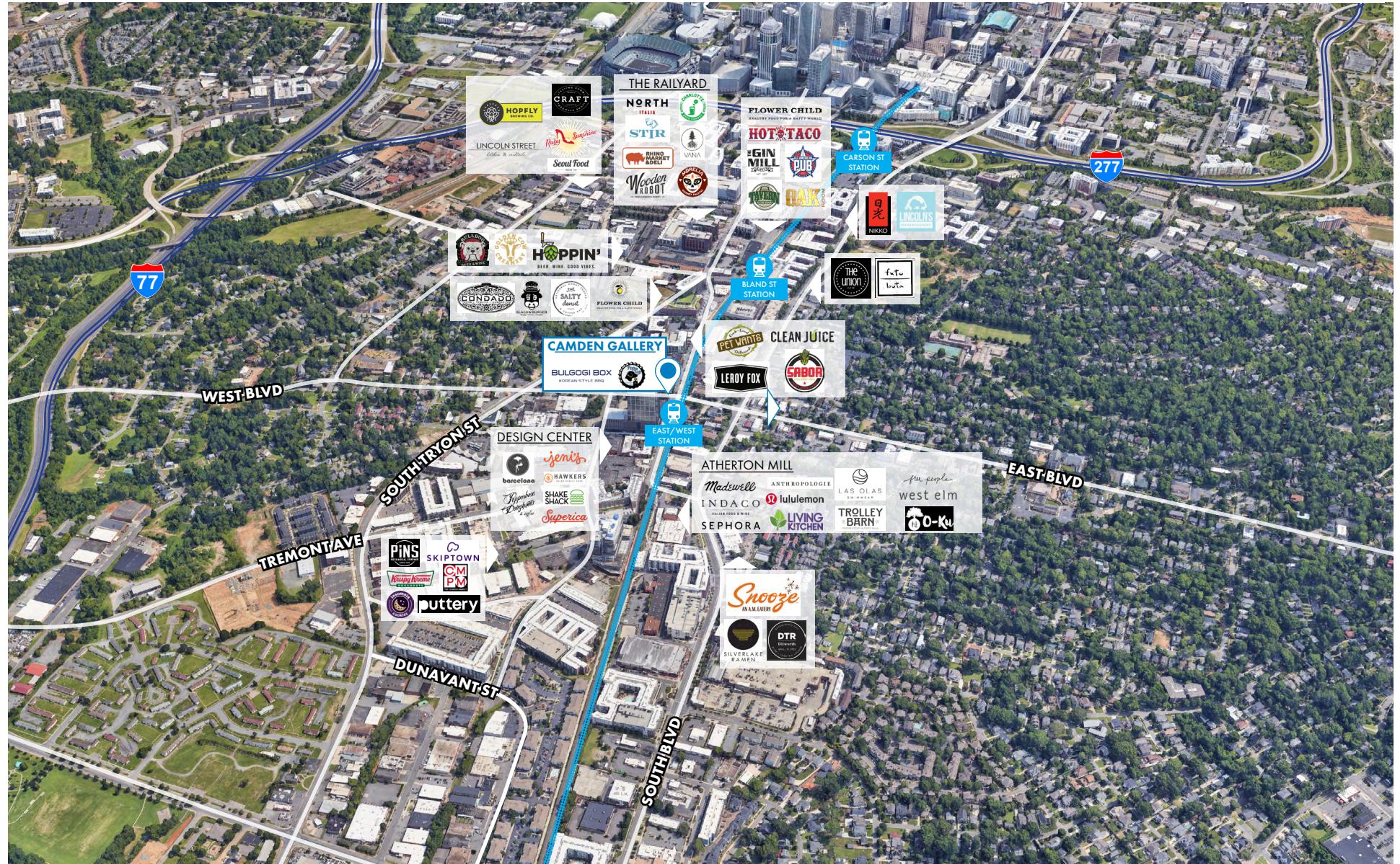
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,418	130,350	266,795
Annual Growth	10.6%	4.3%	3.4%
Projected Population (2027)	24,727	146,103	296,930
Median Age	37.8	36.6	36.6
Household Income	\$116,335	\$106,514	\$97,239
Median Home Value	\$497,044	\$391,872	\$343,641
Employees	27,326	159,714	268,905

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RETAIL OVERVIEW

CAMDEN GALLERY
2,499 SF RETAIL SPACE FOR LEASE



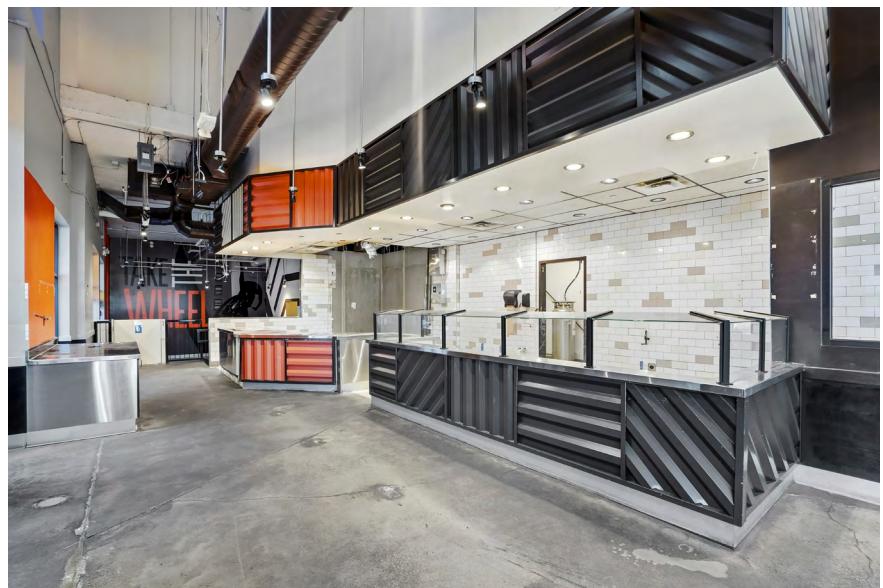
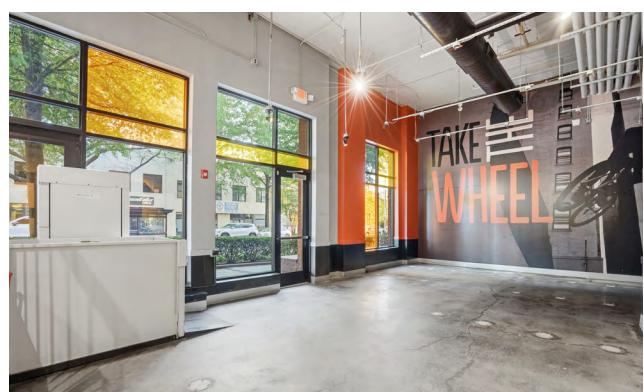
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PROPERTY PHOTOS

CAMDEN GALLERY
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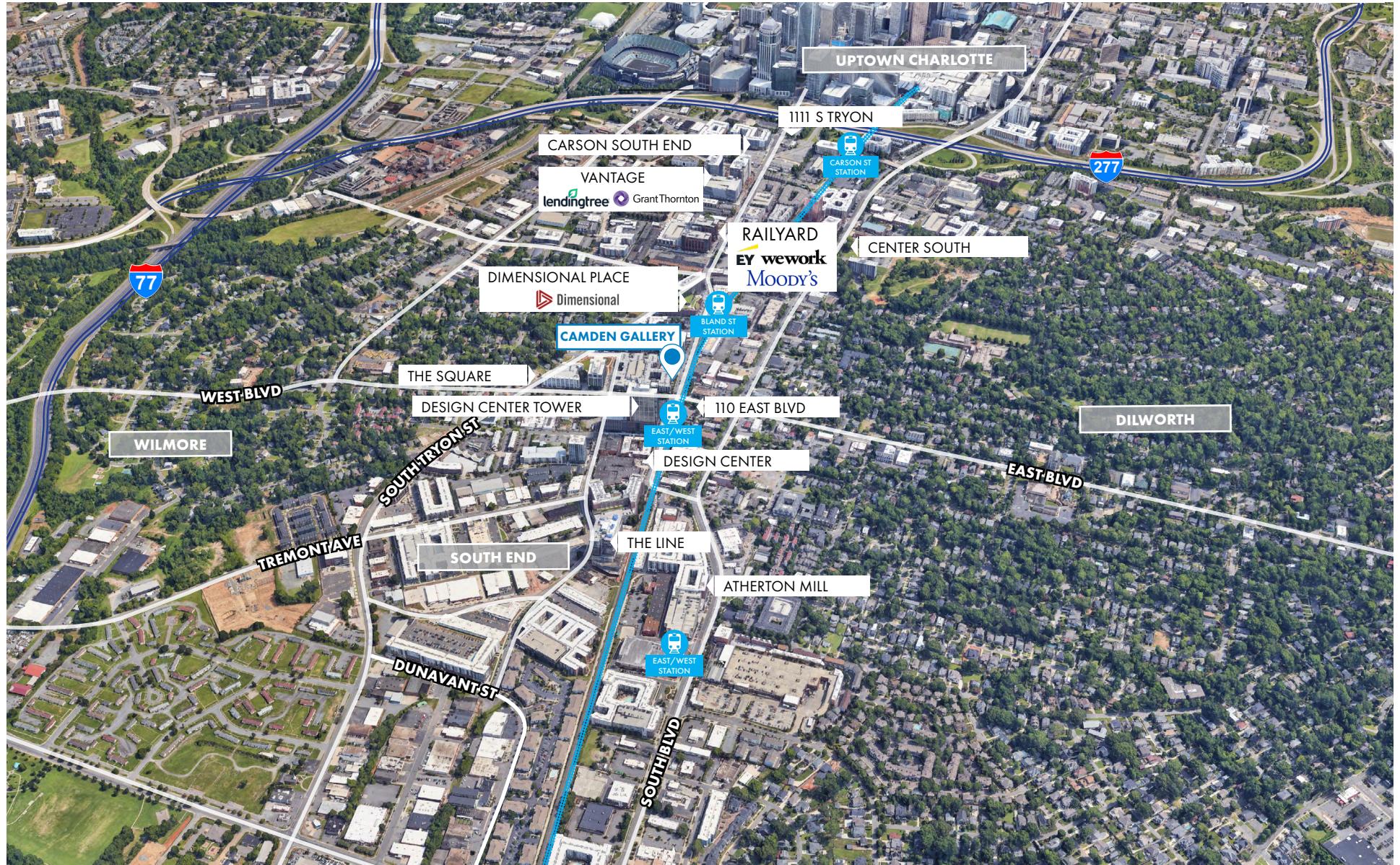
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OFFICE OVERVIEW

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2,499 SF RETAIL SPACE FOR LEASE



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