2238, 2405, 2242 Park Road

Charlotte, North Carolina 28203

Available for Sale or Lease

+/- 3,452 SF Office/Retail + Additional Parcel | +/- 1.0 AC Assemblage

Property Overview

2242 Park Road

Available for Sale or Lease

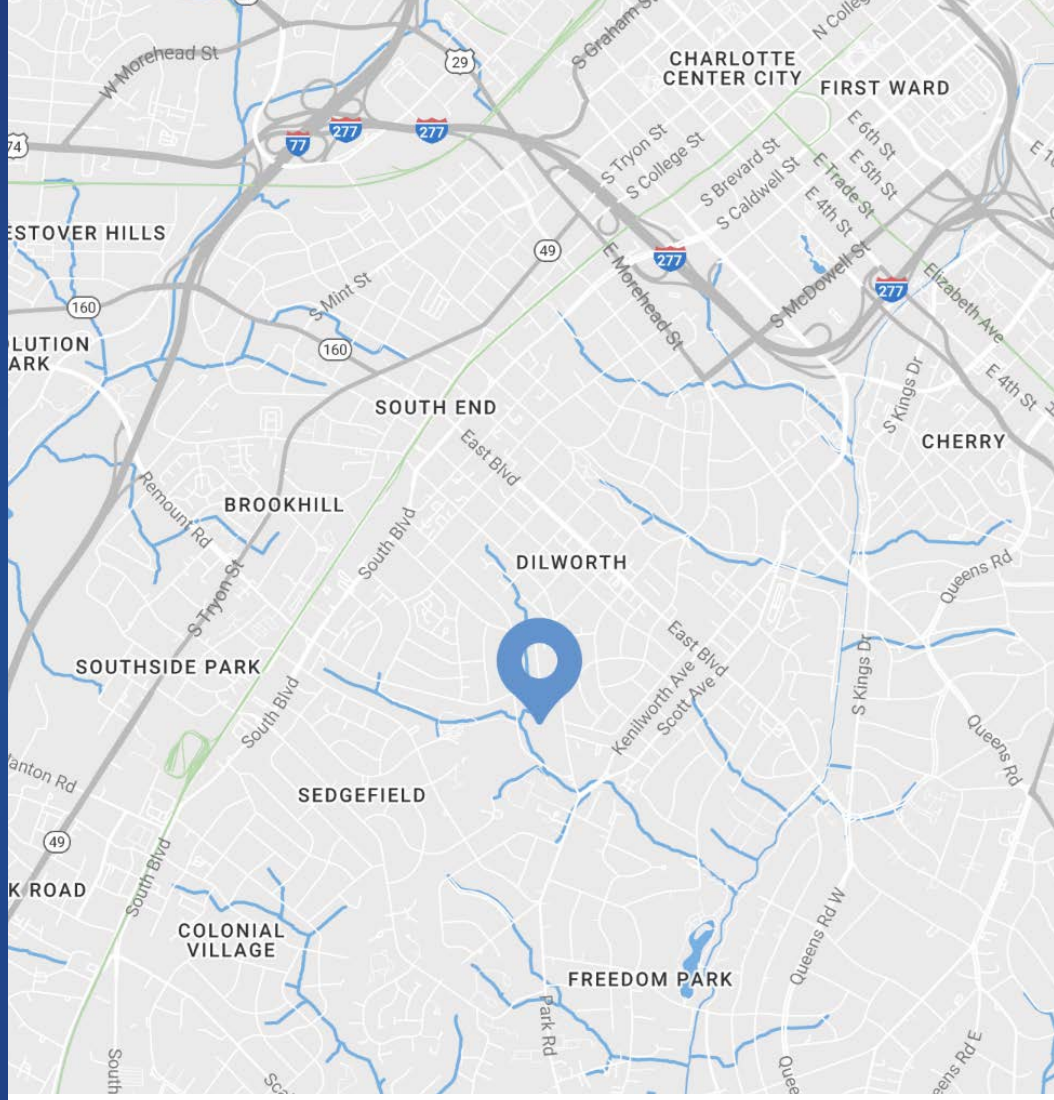
+/- 3,452 SF available for office or retail on Park Road. The building has a functional two-story layout with multiple rooms, open areas, and storage, offering flexibility for a tenant who wants to shape the space to their needs.

The property needs updating, but it provides a workable footprint in a high-demand corridor near Dilworth, South End, and Park Road Shopping Center. Good visibility and on-site parking give tenants a solid base to build from.This listing includes 2238 Park Rd, 2242 Park Rd, and 2405 Park Rd, totaling +/- 1.0 AC. This is a rare infill site in one of Charlotte's strongest residential and retail corridors.

The combination of frontage, depth, and location makes this a strong candidate for redevelopment potential, including: condo development, boutique hotel, or mixed-use with residential above.

Property Details

Address	2242, 2238, 2405 Park Rd | Charlotte, NC, 28203
Availability	2242 Park Rd | +/- 3,452 SF for Lease 2242, 2238, 2405 Park Rd | +/- 3,452 with +/- 1.0 AC for Sale
Acreage	+/- 1.0 AC (Additional Parcel)
Parcel IDs	12110114, 12110126, 12110115
Use	Office, Retail
Zoning	CG
Traffic Counts	Park Rd | 26,000 VPD Kenilworth Ave | 10,500 VPD
Lease Rate	Call for Leasing Details
Sale Rate	Call for Pricing



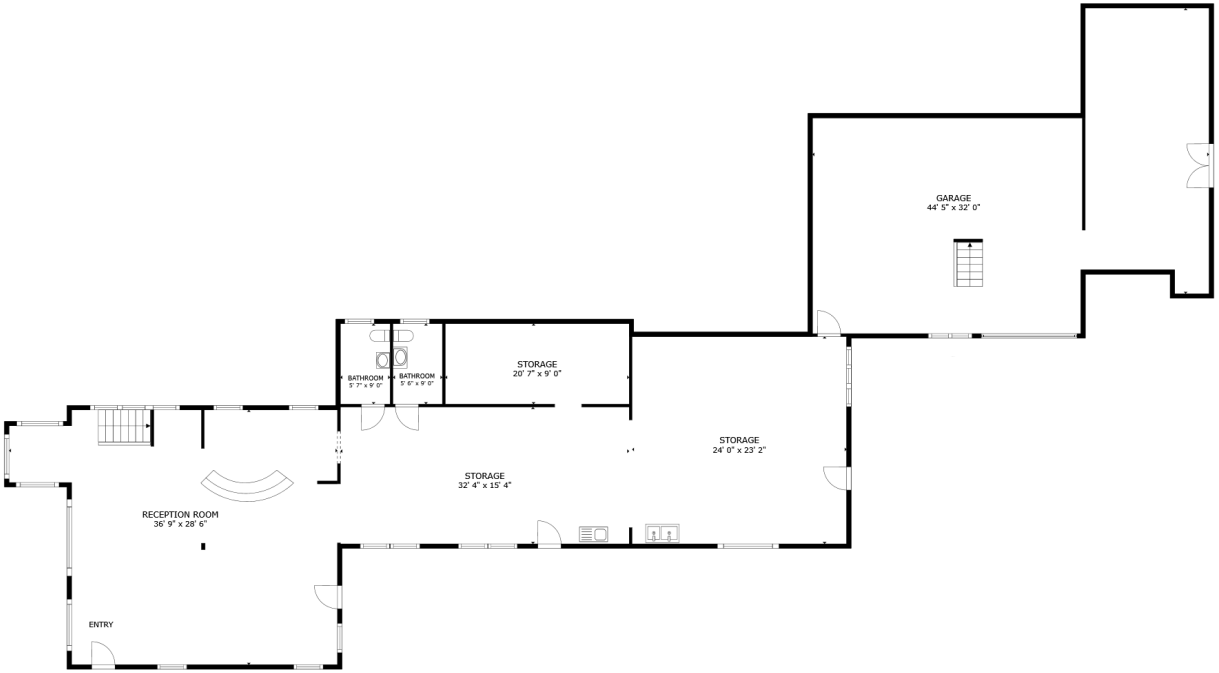
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	19,235	128,732	283,678
Avg. Household Income	$183,604	$159,833	$146,007
Median Household Income	$129,886	$102,933	$90,976
Households	10,807	68,478	137,680
Daytime Employees	29,720	156,515	261,137

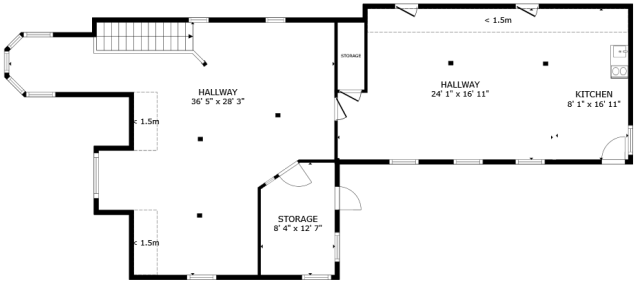
Available

+/- 3,452 SF

Virtual Tour

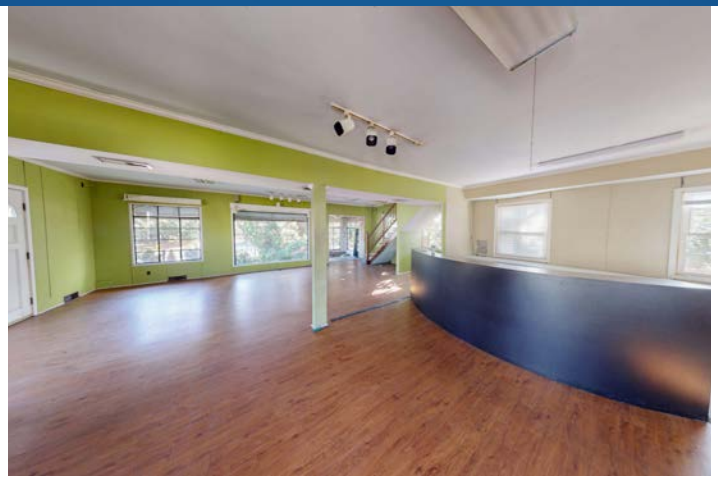
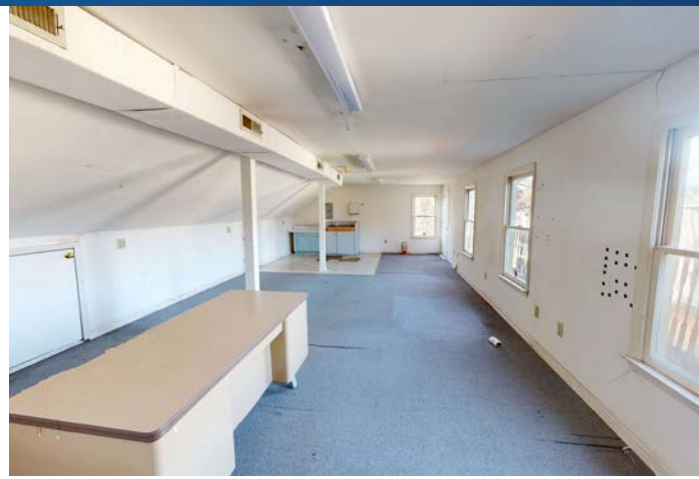


FLOOR 1



FLOOR 2

Property Photos

Site View

Redevelopment Potential:

The combination of frontage, depth, and location makes this a strong candidate for:

- Condo development
- Boutique hotel
- Mixed-use with residential above

Dilworth
Bank of America
orangetheory fitness
LOWE'S
Valvoline
TACO BELL
PNC BANK
Kenilworth Commons
YAFO KITCHEN
STRETCH LAB
TACOS & LIFE
SMOOTHIE KING
IDOLIZE
DOLCE
tcby
10,500 VPD
15,500 VPD
Harris Holt FRAMING & ART SERVICES
WOOF GANG BAKERY
RED
にちは SUSHI & GRILL
Atrium Health
Park Rd
FOOD LION
Ed's Tavern
Sal's Pizza Factory
COMET GRILL
INIZIO PIZZA NAPOLETANA
GREEN BROTHERS
Ideal Way
Kenilworth Avenue
11,000 VPD
Brixx wood fired pizza
FIFTH THIRD BANK
PENGUIN DRIVE-IN
East Blvd
Moe's southwest grill
FedEx
vestique
Showmars
KID CASHEW
Dilworth Gardens
THE FRESH MARKET
Pet Supermarket
PIO PIO
OUTBACK STEAKHOUSE
SUSHI BOWL+
FAMOUS TOASTERY
J.T. Posh
Site
Domino's Pizza
Ri San's
MAVIS DISCOUNT TIRE
Scott Ave
Cumberland Ave
TACO MAMA
PlantHouse
Sedgefield Middle School
508 Students
Sedgefield
26,000 VPD
Freedom Park

Dilworth

Big City Convenience and Laid Back Suburban Living

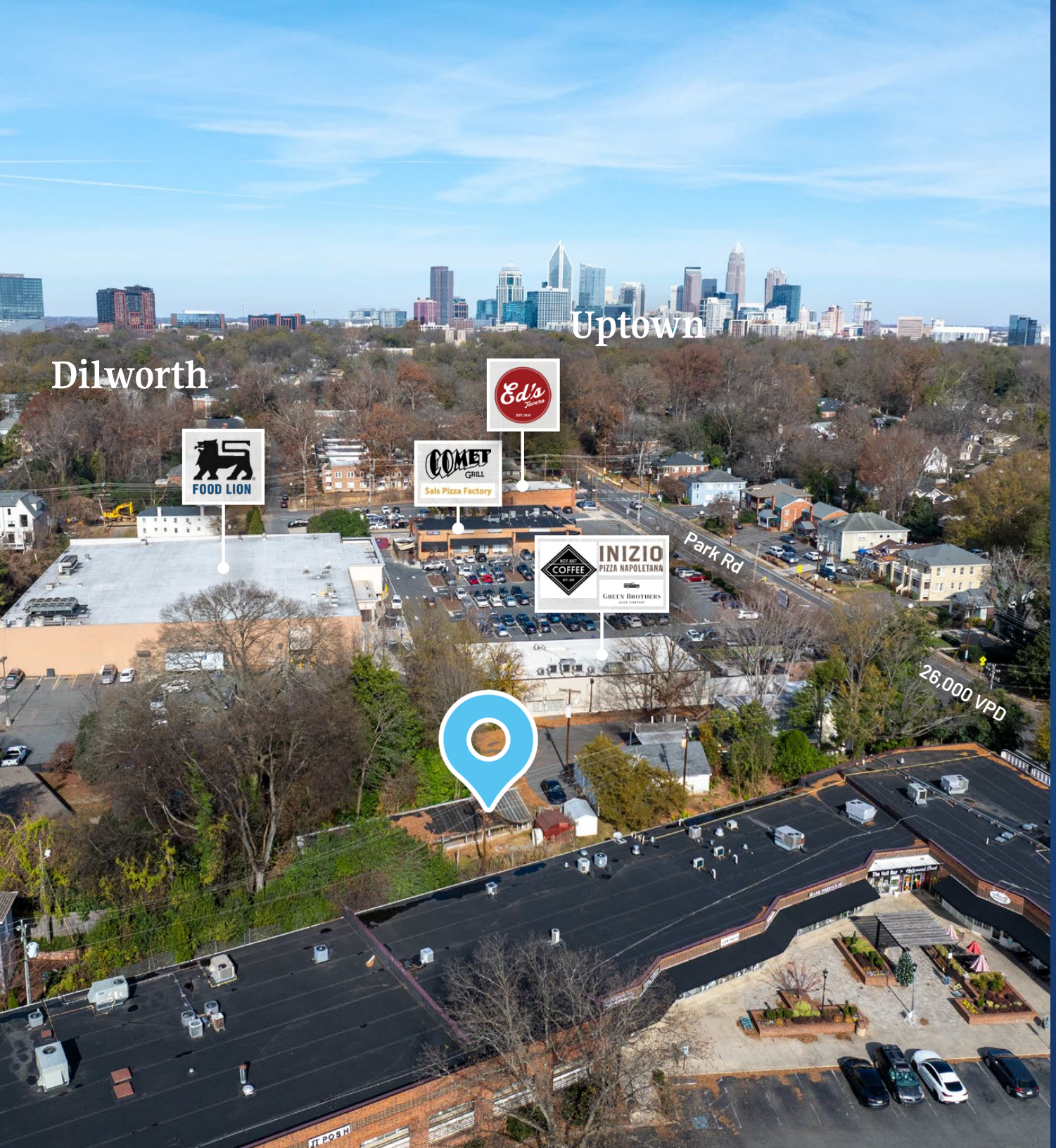
Dilworth is one of Charlotte's most charming and historic neighborhoods, offering a perfect blend of old-world character and modern urban living. The area features tree-lined streets adorned with beautifully restored bungalows and Queen Anne homes, while the bustling East Boulevard is a hub of trendy boutiques and restaurants. Nestled between South End and Myers Park near the southern edge of Uptown Charlotte, Dilworth couples a leafy setting with unrivaled convenience for commuters headed into Uptown Charlotte. The neighborhood is exceptionally pedestrian-friendly, with sidewalk streets that welcome relaxed biking or strolling.

2.3 Mi
Distance to Uptown

156,515
Daytime Population (3 Mile)

89
Walkability Score

15,500
Vehicles per Day on East Blvd



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.