

## OFFICE FOR SALE

# 1930 ABBOTT ST STE 400

Charlotte, NC 28203



### LOCATION DESCRIPTION

Located in Charlotte's vibrant and highly sought-after South End corridor, this office condo offers exceptional access to one of the city's fastest-growing mixed-use districts. The property is positioned just minutes from Uptown Charlotte and benefits from close proximity to major transportation corridors including South Boulevard, I-77 and I-277. The surrounding neighborhood features a dynamic mix of office users, breweries, restaurants and retail, making it an attractive environment for companies seeking a walkable, energetic location.

### PROPERTY HIGHLIGHTS

- The first floor includes a welcoming lobby/reception area with dramatic two-story ceilings, exposed wood trusses and abundant natural light.
- The space offers a private conference room, enclosed office, kitchen/break area, restroom and open workspace that can accommodate workstations or collaborative areas.
- A second-floor mezzanine workspace overlooks the main level and provides additional office or creative studio space.

### OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	1,939 SF
Zoning:	TOD-C
Parcel ID:	12101231
Year Built:	2004

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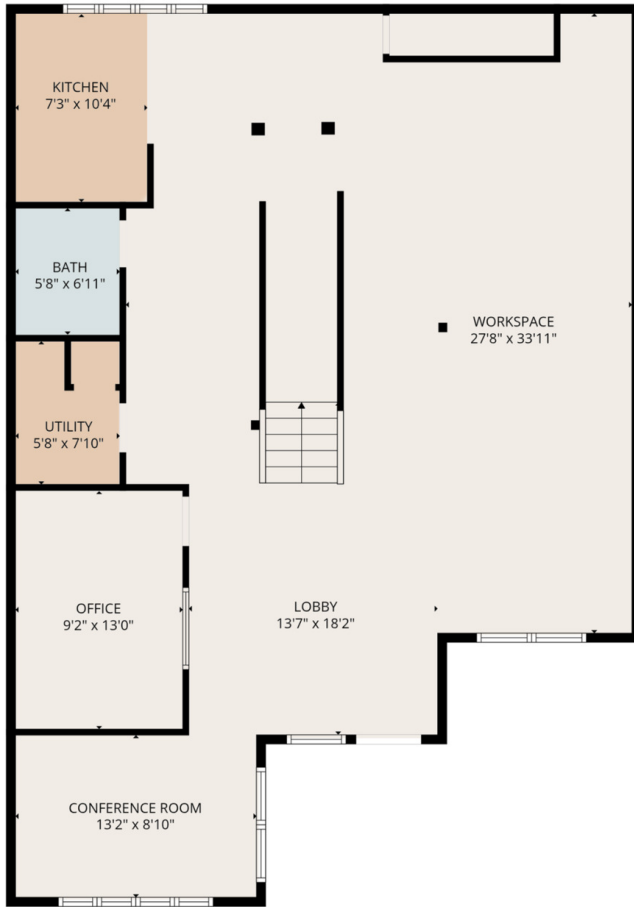
#### KW COMMERCIAL

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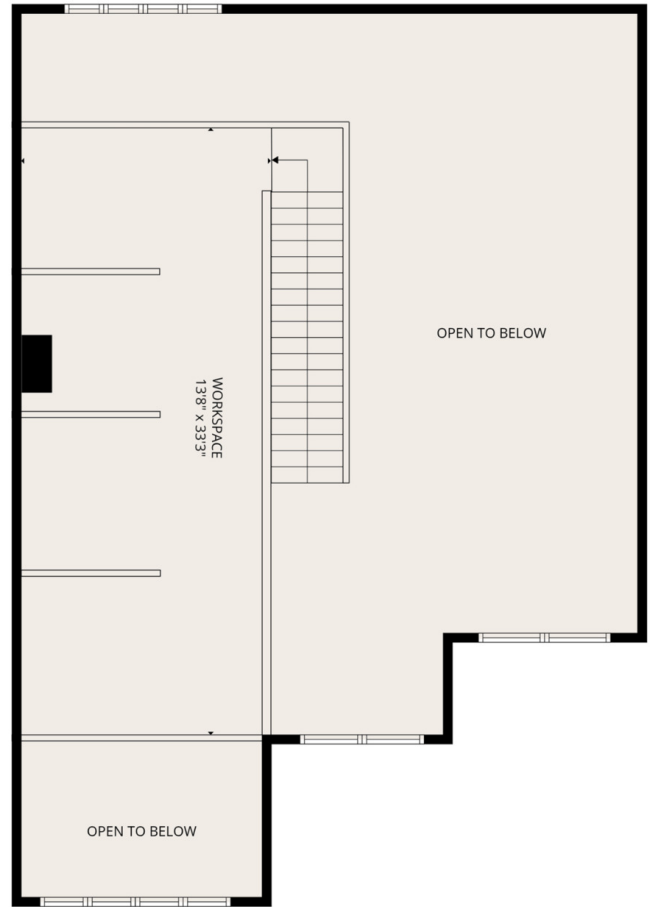
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First Floor  
1401 sqft



Second Floor  
538 sqft

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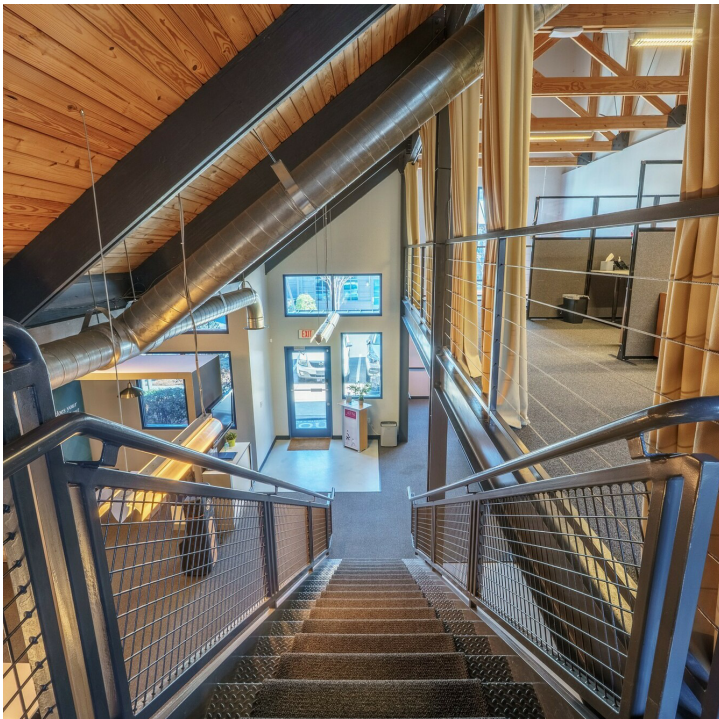
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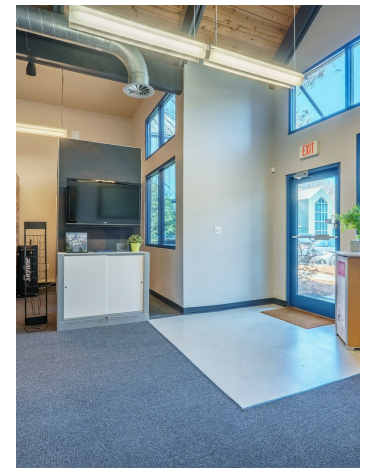
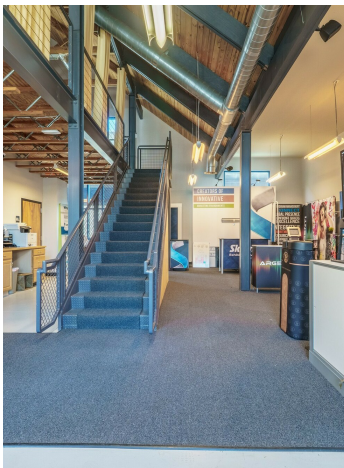
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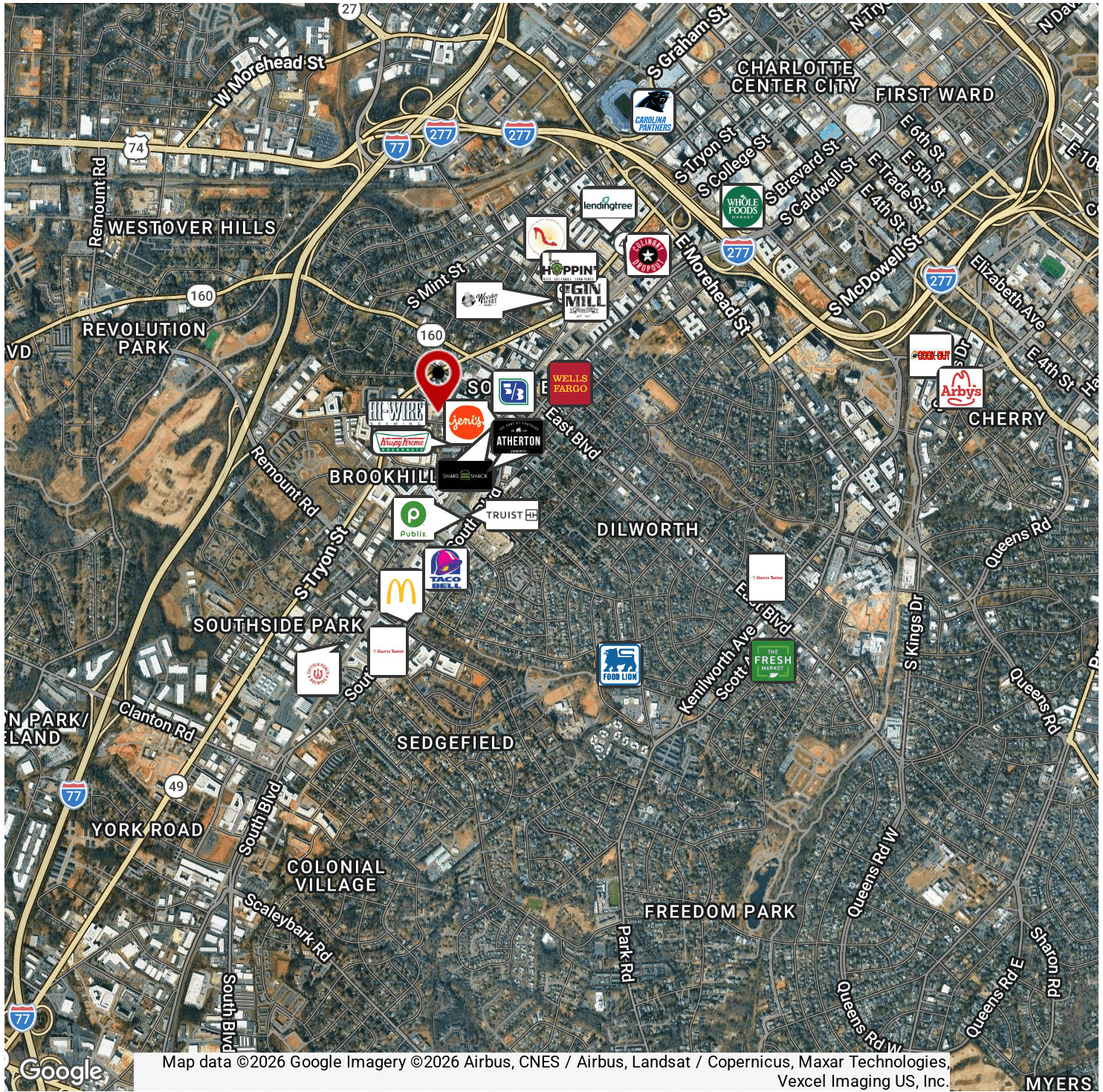
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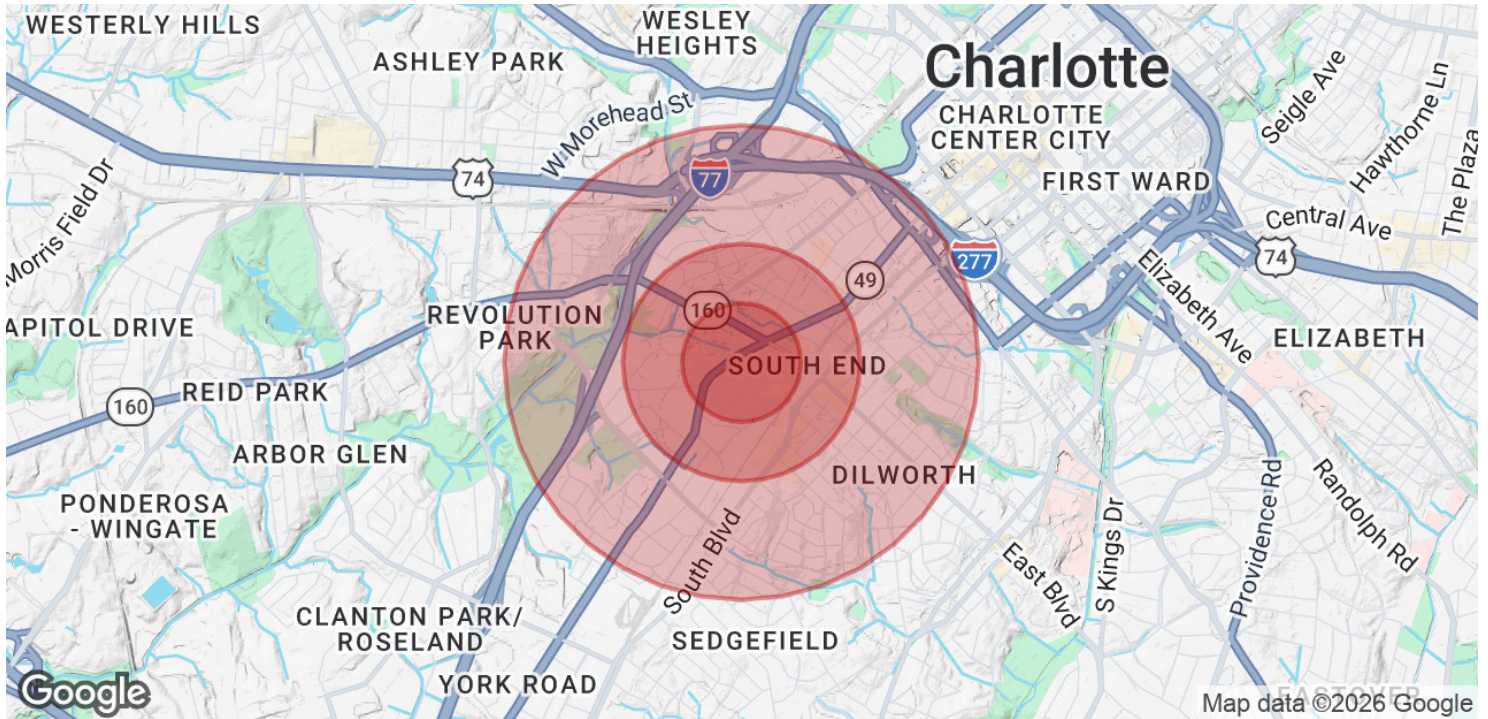
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,201	4,923	17,298
Average Age	29.1	29.9	29.9
Average Age (Male)	29.6	29.9	29.6
Average Age (Female)	28.1	29.3	30.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	753	3,056	10,233
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$143,588	\$146,957	\$143,483
Average House Value	\$483,805	\$631,127	\$704,224

2023 American Community Survey (ACS)

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