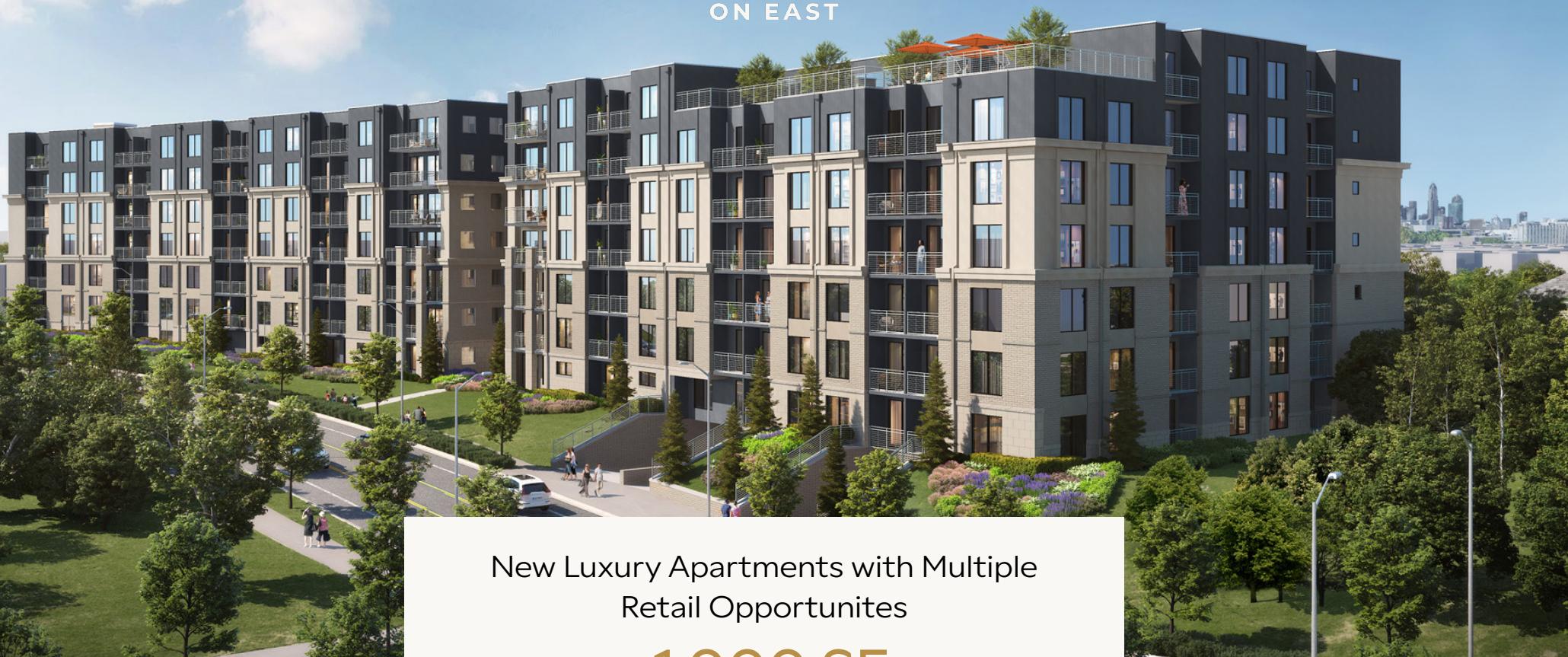


THE
**SEVENTEEN
HUNDRED**
ON EAST



New Luxury Apartments with Multiple
Retail Opportunites

1,000 SF

Available For Lease

1701 East Blvd Charlotte, NC 28203





CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re



THE

SEVENTEEN HUNDRED

ON EAST

Property Overview

The Seventeen Hundred consists of two apartment towers – North and South. Together, these towers total over 563,996 square-feet with 295 residential units. The two apartment towers sit atop three levels of below-grade parking, which can accommodate 399 vehicles for residences and guest.

- 295 Apartment Units
- Anticipated delivery Q2 2025
- Suite 1 is a 1,000 SF space that includes a patio ideally suited for a cafe
- Co-Tenants include PVolve fitness studio and OM Spa
- Located in the heart of Dilworth and walkable to multiple restaurants, shops and outdoor amenities

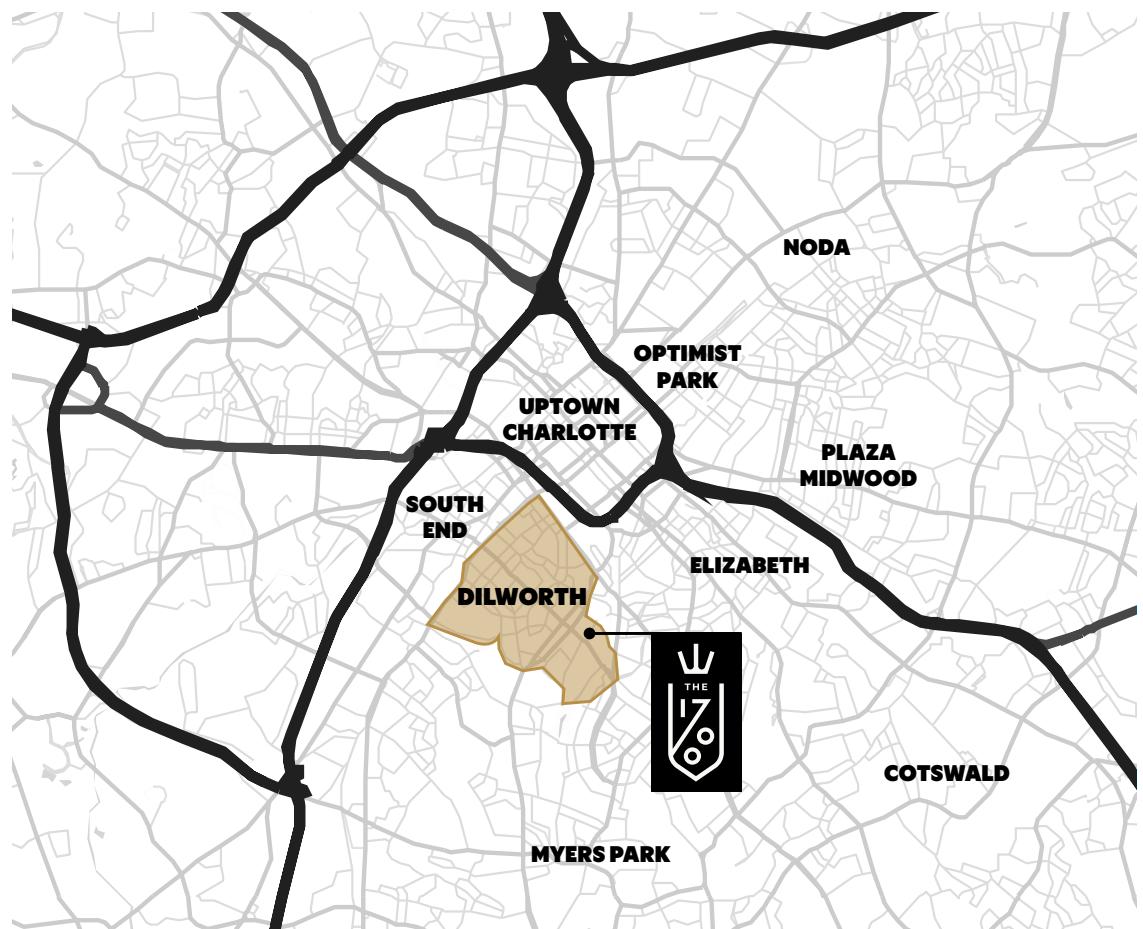


ASCENT

The Neighborhood

Dilworth - Charlotte, NC

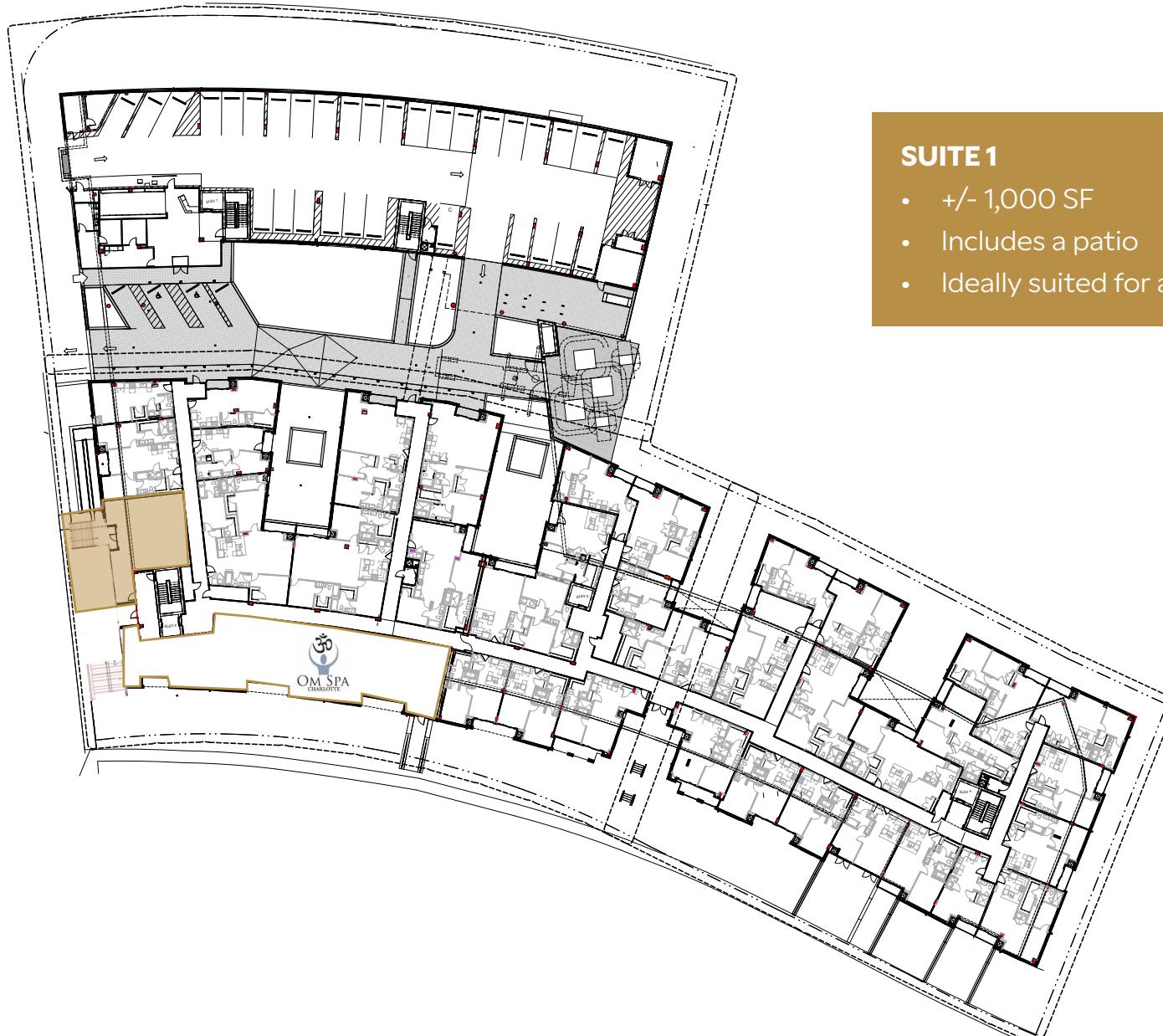
Nestled just south of Uptown, Dilworth is celebrated for its charming bungalows and picturesque, tree-lined streets. The neighborhood features excellent walkability, a welcoming atmosphere for families, and convenient access to an array of quality eateries and retail options. Dilworth fosters a tight-knit 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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Site Plan - South Building

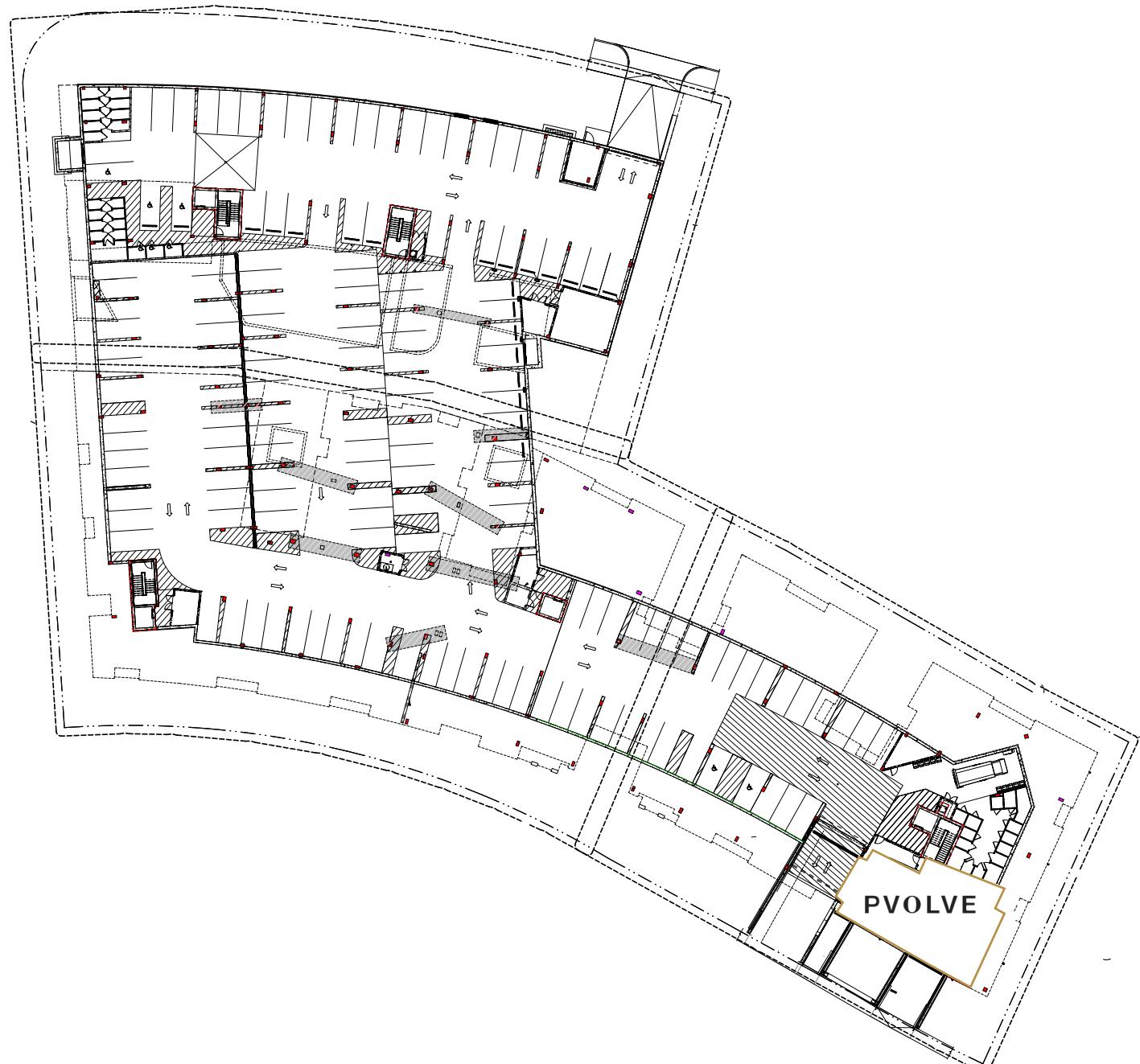


SUITE 1

- +/- 1,000 SF
- Includes a patio
- Ideally suited for a cafe

Site Plan

North Building



Retailer Map



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 THE 1700  ASCENT

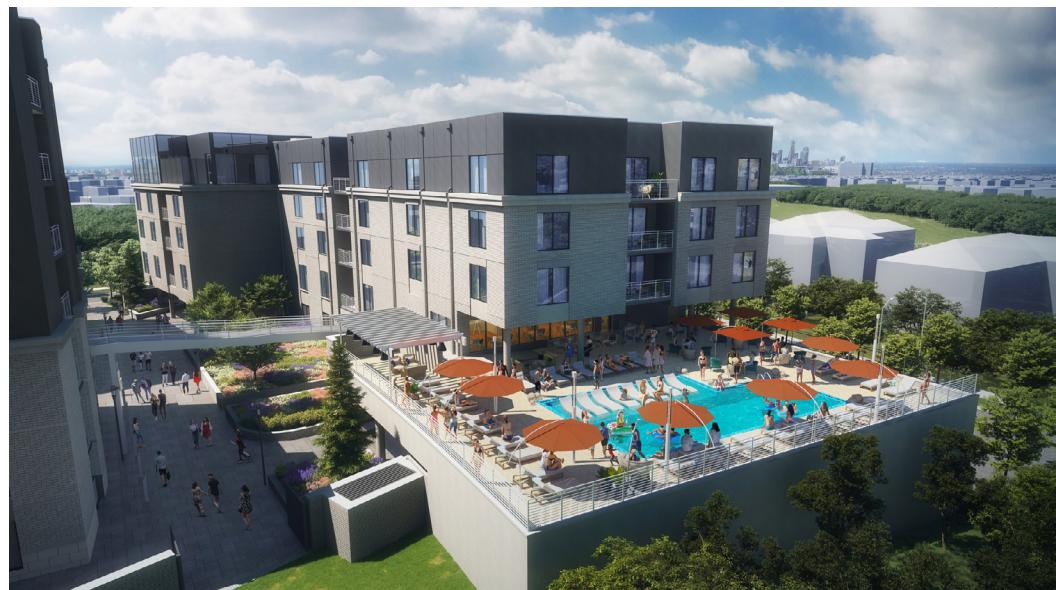
Area Overview

TRAFFIC COUNTS

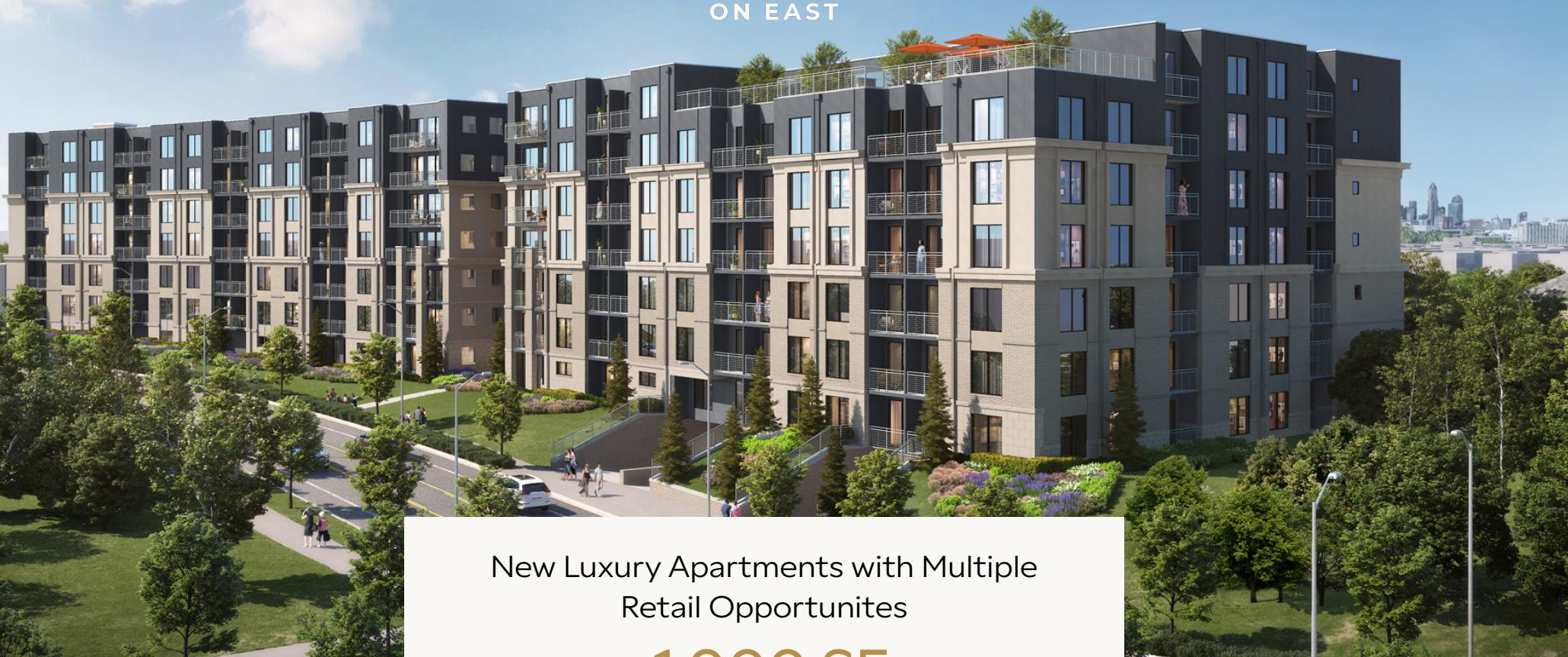
	VPD
East Blvd	17,739
S Kings Dr	17,646
Scott Ave	11,849

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	13,926	130,147	287,379
Population Proj. (2029)	14,688	139,011	306,216
Median Home Value	\$919,517	\$605,433	\$449,043
Avg Household Income	\$158,147	\$123,807	\$108,231
Employees	34,557	164,710	252,316



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