

SALE

130 N MCDOWELL STREET, SUITE D
130 North McDowell Street, Suite D Charlotte, NC 28204



PROPERTY DESCRIPTION

130 N McDowell Street, Suite D is a professional office suite located on the edge of Uptown Charlotte, offering convenient access to the central business district, Mecklenburg County Courthouse, government offices, and major transportation corridors. The property is well suited for legal, consulting, financial, or other professional service users seeking a central Charlotte location with proximity to downtown amenities. Its location provides easy access to Interstate 277, public transit, restaurants, and business services while maintaining a smaller-scale office environment outside the core high-rise district.

OFFERING SUMMARY

Sale Price:	\$460,000
Number of Units:	1
Price per Sq ft	\$303.79
Building Size:	1,514 SF

Ryan Pilsy
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COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- 1,514.2 total square footage
- Executive Office with Bathroom
- 2 Additional Offices
- Shared Bathroom
- Conference Room
- Storage or Office Room
- Reception Area
- Lobby
- HOA fee \$170 monthly (covers exterior maintenance and water)
- Primary HVAC replaced in August 2022
- Partially tenant occupied (2 tenants, both month to month: One pays \$800; the other pays \$700.)
- Parcel ID: 08009229

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	303	1,628	11,744
Total Population	1,602	3,854	20,374
Average HH Income	\$106,025	\$122,881	\$132,997

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PHOTOS

130 North McDowell Street, Suite D Charlotte, NC 28204



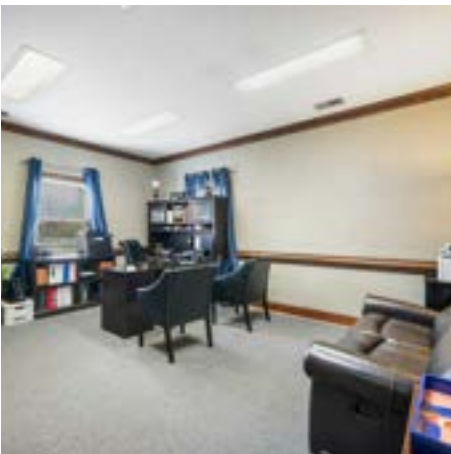
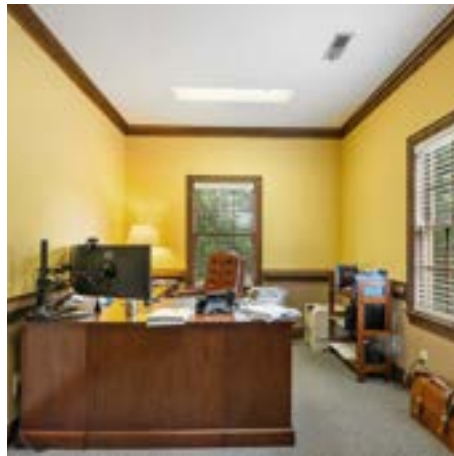
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FLOORPLAN

130 North McDowell Street, Suite D Charlotte, NC 28204

130 N McDowell Street, Suite D (1514.2 sf HLA)



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RETAILER MAP

130 North McDowell Street, Suite D Charlotte, NC 28204



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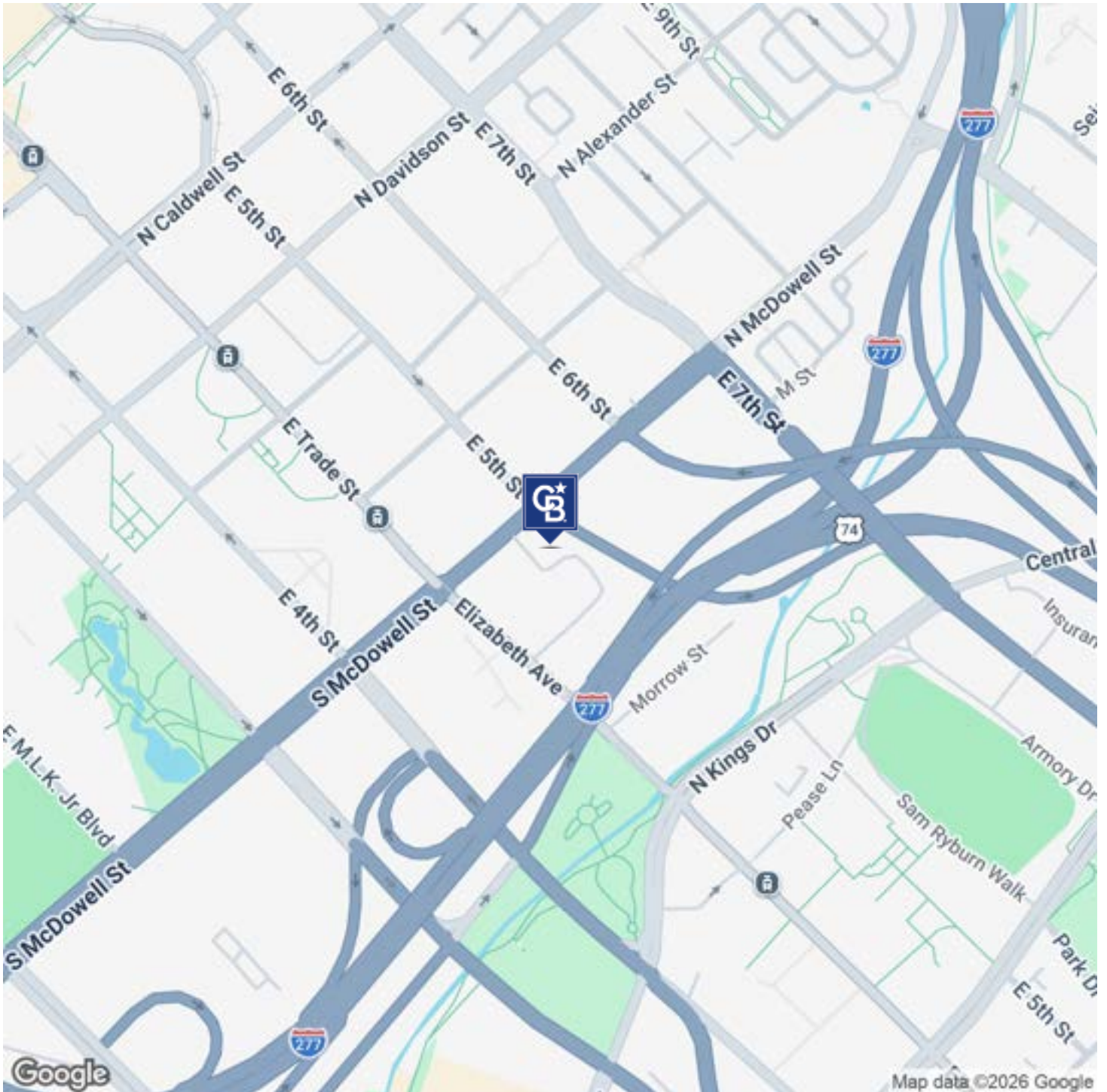


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LOCATION MAP

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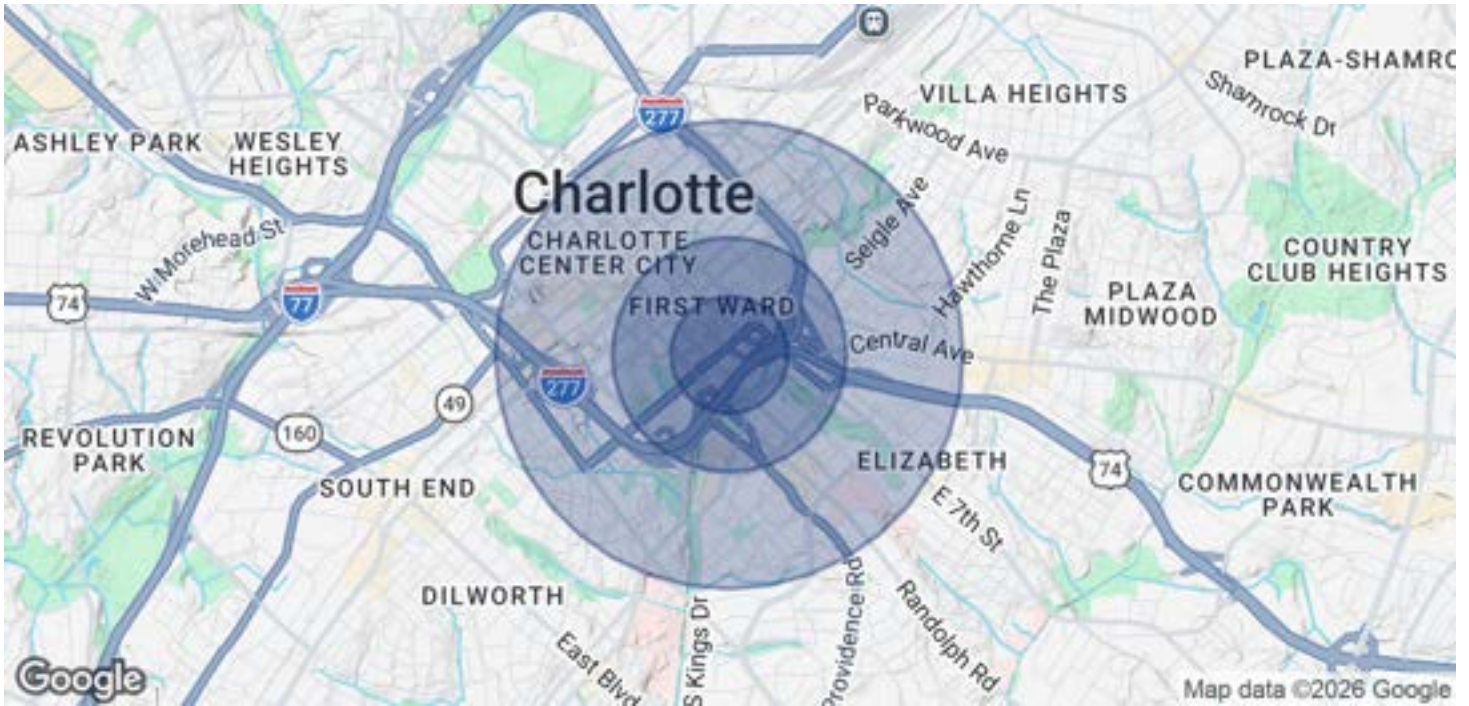


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DEMOGRAPHICS MAP

130 North McDowell Street, Suite D Charlotte, NC 28204



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,602	3,854	20,374
Average Age	30.8	32.2	33.4
Average Age (Male)	31.6	32.5	33.6
Average Age (Female)	26.8	31	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	303	1,628	11,744
# of Persons per HH	5.3	2.4	1.7
Average HH Income	\$106,025	\$122,881	\$132,997
Average House Value	\$340,862	\$456,918	\$567,183

2023 American Community Survey (ACS)

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