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HISTORIC DILWORTH

# 2213–2217 PARK ROAD

Boutique Commercial / Office Opportunity

PROPERTY SIZE

±4,073 SF

OFFERING

Two Buildings

LOCATION

Dilworth

PROPERTY OVERVIEW

# Prime Infill Commercial Opportunity

Located in Charlotte's highly desirable Dilworth neighborhood, 2213–2217 Park Road presents a rare opportunity to acquire two adaptable commercial buildings ideally suited for office, boutique retail, wellness, creative studio, or owner-user occupancy.

**LOCATION**

Historic Dilworth

**ZONING**

OFC(HOD)

**ACCESS**

Downtown Charlotte: ±3.5 mi  
Atrium Main Hospital: ±1.5 mi  
South End: ±2.0 mi

**SIZE**

±4,073 SF Combined



PROPERTY PHOTOGRAPHY



## BUILDING BREAKDOWN



### 2213 Park Road

±1,984 SF

- Four Unit Building (3 Full BA / 2 Half BA)
- Lower right unit currently Office Space with 2 Half Baths
- Potential to create Five Office Units



### 2217 Park Road

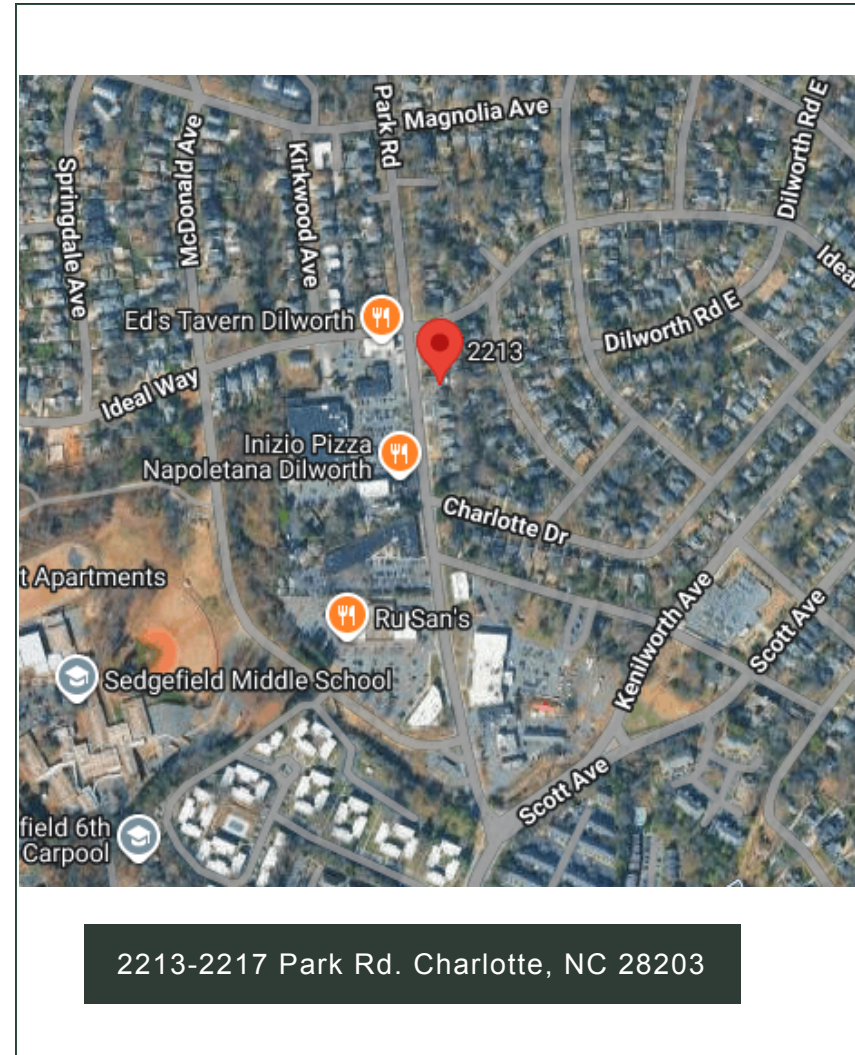
±2,089 SF

- Five Unit Building (5 Full BA)
- Common Quadplex layout with Additional Unit built onto the rear
- Garage Space / Storage

HISTORIC DILWORTH

# Positioned Within One of Charlotte's Strongest Commercial Corridors

SouthPark	~5 Minutes
Uptown Charlotte	~10 Minutes
Park Road Shopping Center	~3 Minutes
Charlotte Douglas Airport	~15 Minutes



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FOR ADDITIONAL INFORMATION

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