

1704 East Boulevard, Suite 200

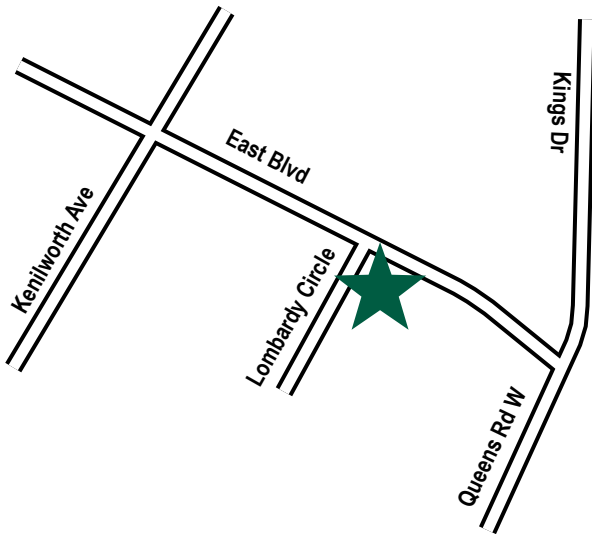
Charlotte, North Carolina

FOR LEASE



Office / Retail Space Available For Lease

+/- 1,600 SF, Modified Gross Lease Structure



Clay Durkin

704-373-2114

cdurkin@providencecommercial.com



Providence Commercial
REAL ESTATE ADVISORS

FEATURES

- 2nd Full Floor Office Suite Opportunity directly on East Bv. in the Historic Dilworth Neighborhood.
- Ground Floor shared landing with a nice wide stairwell going up to private 2nd floor entrance w/ 2 entrance options.
- 5 offices, Corner Conference Room, kitchen/break room, 2 bathrooms, Welcome area/Receptionist room (or additional office).
- Excellent Signage Exposure out Front. (Spot on Monument sign Available)
- Professional Standard Office Feel in a relaxed natural setting amidst trees on a nice boulevard with high walkability.
- Onsite Parking Lot (50% of 10-11 onsite total spots) and Supplemental Side Street Parking
- Numerous Restaurants and Retail within Close Walking Distance.
- Existing Furniture Negotiable for Purchase.
- Stair Access Only.
- 2018 VPD (17,925)

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](https://www.ProvidenceCommercial.com)

1704 East Boulevard, Suite 200

Charlotte, North Carolina

FOR LEASE



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2020 Population	12,845	127,384	289,347
2025 Population	13,944	140,039	315,187
Pop. Growth 2020-2025	8.56%	9.93%	8.93%
Average Age	38.00	36.30	36.60
2020 Total Households	6,233	60,738	125,156
HH Growth 2020-2025	9.10%	10.26%	9.07%
Median HH Income	\$114,617	\$80,317	\$60,572
Average HH Size	2.00	2.00	2.20
Median Home Value	\$732,230	\$419,854	\$338,757
Median Year Built	1969	1985	1976

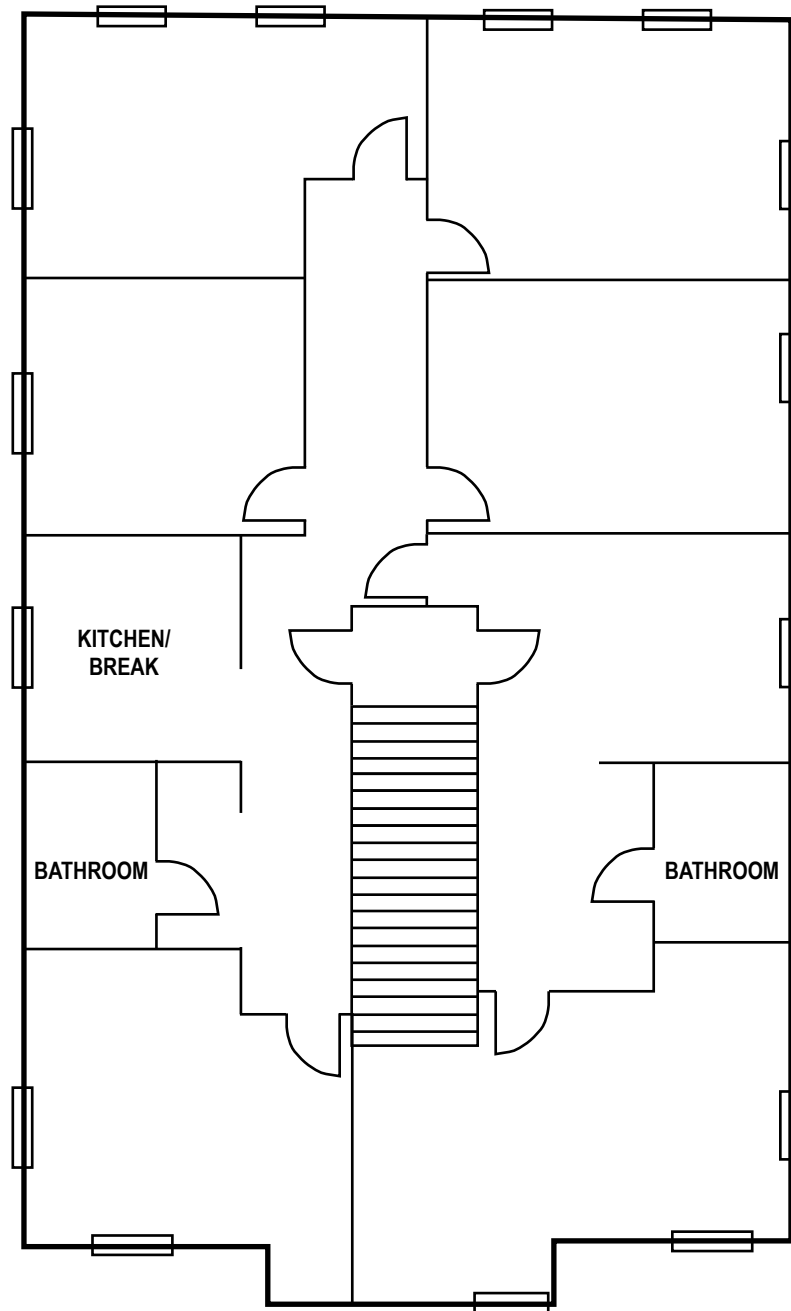
For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](https://www.ProvidenceCommercial.com)

1704 East Boulevard, Suite 200

Charlotte, North Carolina

FOR LEASE

Suite 200 (+/-1,600 SF)



For more info, please visit our "Properties" page on: ProvidenceCommercial.com

1704 East Boulevard, Suite 200

Charlotte, North Carolina

FOR LEASE



For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](https://www.providencecommercial.com)