

Josh Beaver
The Nichols Company
704.373.9797 (Office) • 704.373.9798 (Fax)
josh@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd, Charlotte, NC 28207

Available
Office For Lease



324 Rensselaer Avenue
Charlotte, NC 28203

LOCATION

+/- 929 SF office building positioned along Rensselaer Avenue in the historic Dilworth neighborhood of Charlotte, NC. The site is in close proximity to East Boulevard, South Boulevard and the interstates as well as Uptown, Midtown and Myers Park.



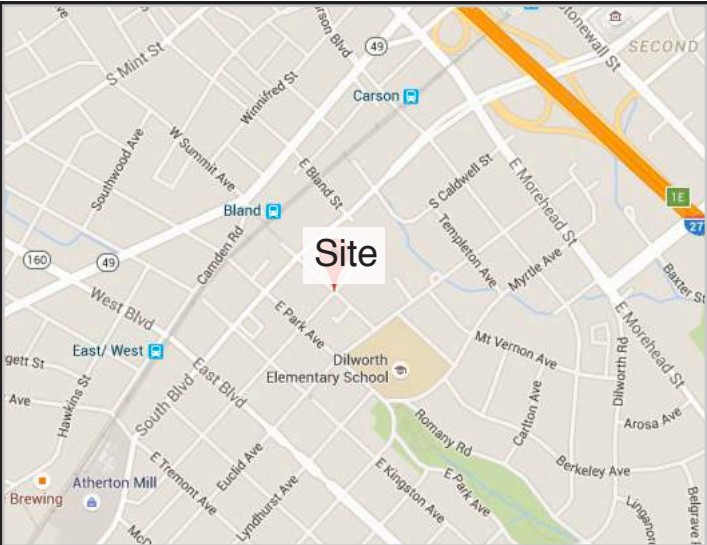
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,623	93,395	204,262
Daytime Population	61,796	216,726	374,480
Avg HH Income	\$83,189	\$73,483	\$66,551

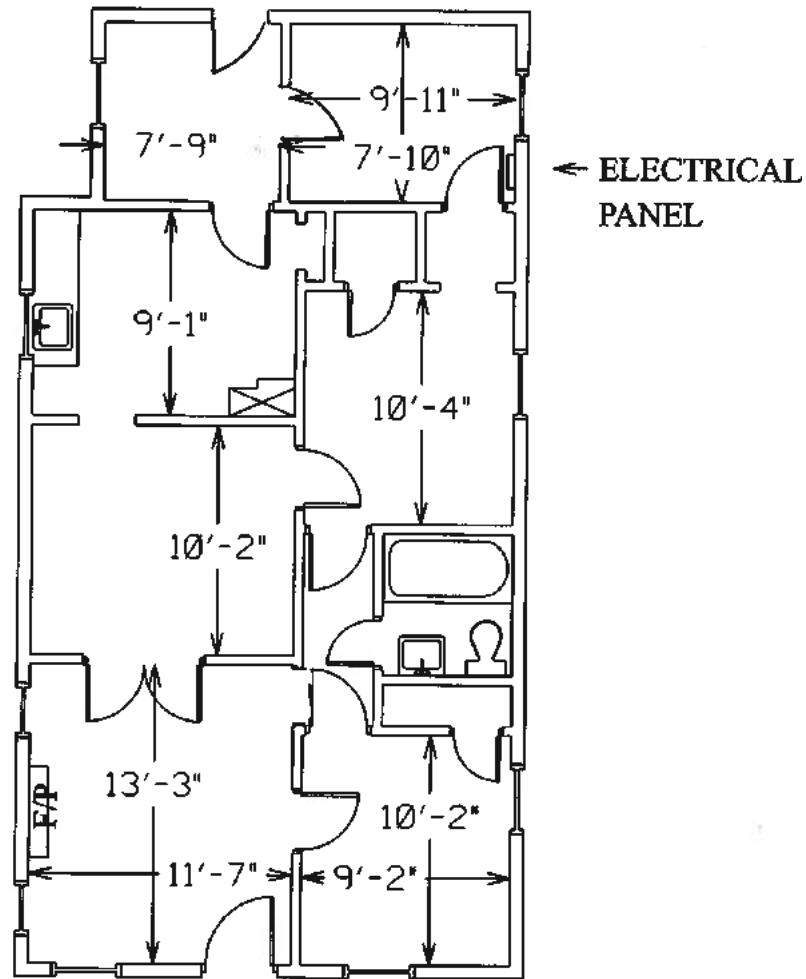
Traffic Counts: 30,000 VPD at South Boulevard

SITE ATTRIBUTES

- +/- 929 SF
- Parcel ID: 12307211
- Built 1931
- Includes: 3 Offices, Reception Area, Work/Kitchen Area, Restroom and Storage Space



FLOOR PLAN



324 RENESSELAER ST
929 TOTAL SF

ABOUT DILWORTH



Dilworth was Charlotte's first streetcar suburb established in the 1890s just outside of the original city limits. Today, much of the Dilworth neighborhood is listed on the National Register of Historic Places as the Dilworth Historic District. Latta Park is centrally located within the neighborhood and there are numerous shops and restaurants within walking distance. The area is close to Uptown and the Lynx Light Rail

PHOTOS



For more information please contact:
Josh Beaver
Josh@thenicholscompany.com
704.373.9797

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

