

# RETAIL/OFFICE FOR LEASE

2238 PARK ROAD | CHARLOTTE, NC 28203

AMAZING OFFICE LOCATION NEXT TO  
SOME OF DILWORTH'S BEST RESTAURANTS





## PROPERTY OVERVIEW

# RETAIL/OFFICE FOR LEASE

Retail/office space available for lease in Dilworth, adjacent to The Courtyard shopping center with tenants The Famous Toastery, The Nail Bar, Pet People and J.T. Posh Consignment Boutique. The space is surrounded by retail, bars, and restaurants. Conveniently located in close proximity to Uptown Charlotte and South End, the area of Dilworth is experiencing extreme growth.

## PROPERTY DETAILS

**Address** 2238 Park Road | Charlotte, NC 28203

**Available SF** +/- 2,200 SF Available for Lease

**Available AC** +/- 0.34 AC Available for Lease

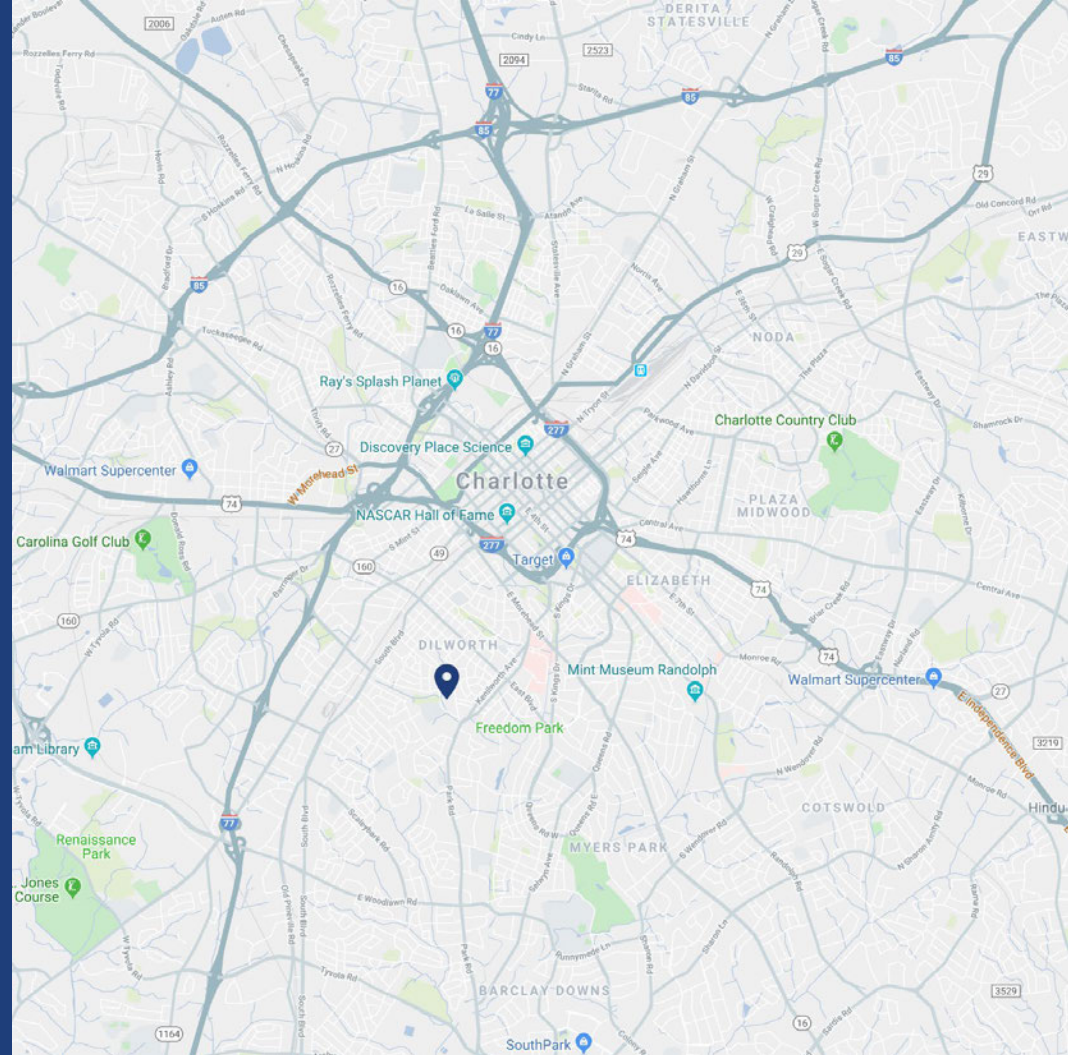
**Zoning** B-1

**Parking** Abundant parking

**Use** Great for office or retail use

**Lease Rate** \$14/SF NNN

**Traffic Counts** Park Road | 7,100 VPD



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	16,686	115,383	260,361
Avg. Household Income	\$126,420	\$116,711	\$99,887
Median Household Income	\$85,666	\$74,519	\$60,661
Households	8,518	54,748	114,394
Daytime Employees	28,989	159,583	254,394

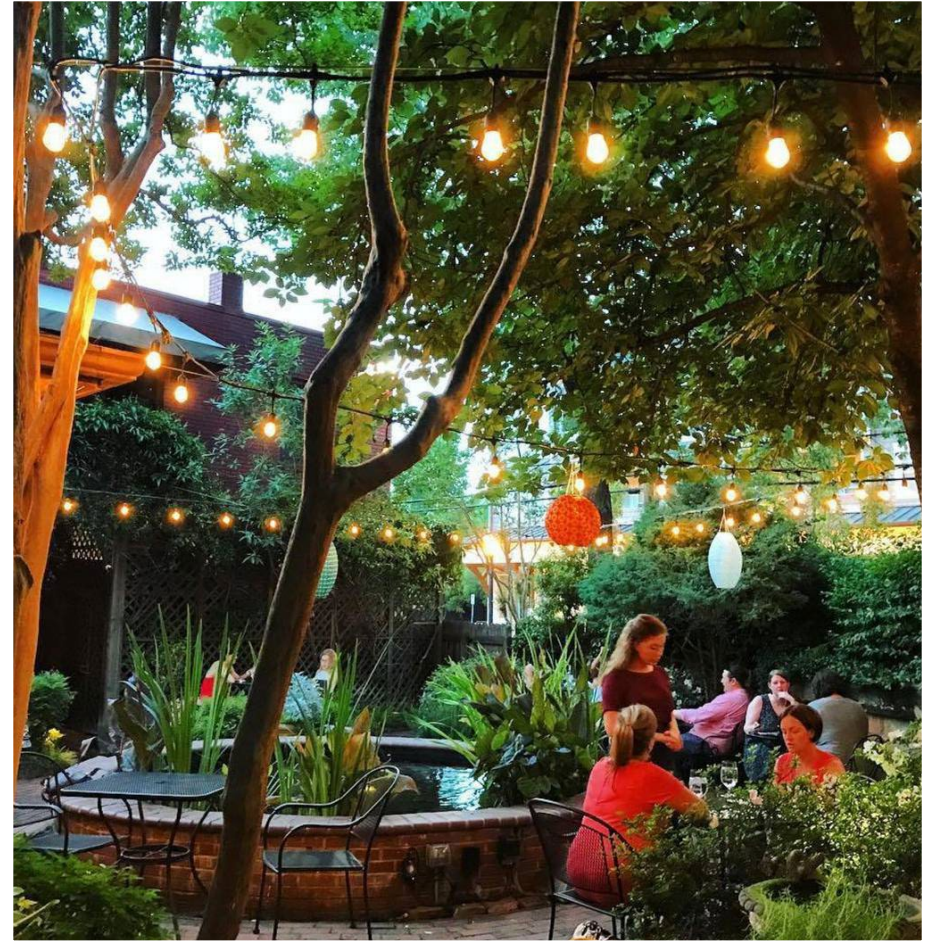




## MARKET OVERVIEW

# DILWORTH CHARLOTTE, NC

Beloved for its charming bungalows bordered by white picket fences, picturesque Dilworth was Charlotte's first streetcar suburb, which explains why a large portion of the neighborhood is listed on the National Register of Historic Places. Today, block parties, yard sales and festivals pop up in this pedestrian-friendly enclave, seated just minutes from Center City and blocks from South End. Although year-round run clubs, fall pumpkin patches and Christmas tree lots give compact Dilworth its cozy-yet-spirited-vibe, much of its character draws on its historical qualities.





MARKET OVERVIEW





## CONTACT

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## THE NICHOLS COMPANY

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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.

