



3001 Griffith Street

Charlotte, NC, 28203



Available for Sale
+/- 6,380 SF Retail Building Available

3001 Griffith Street Available for Sale

Welcome to 3001 Griffith Street, a rare urban-core South End opportunity located at the intersection of Griffith St and New Bern St. This vibrant neighborhood offers exceptional walkability to numerous restaurants, shops, and over 1.9 million square feet of retail space. As a bustling business hub with a significant workforce and extensive office space, South End provides ample employment opportunities. Residents enjoy convenient access to the Lynx Blue Line, with four light rail stations nearby, ensuring seamless transit across the city. With a thriving community, a youthful median age, and a high median household income, South End offers a lively and connected urban experience.

Property Details

Address	3001 Griffith St Charlotte, NC, 28203
Availability	+/- 6,380 SF Building Available for Sale
Acreage	+/- 0.31 AC
Use	Retail
Zoning	TOD-UC
Parcel	14701505
Visibility	Great visibility on all three sides of the building
Frontage	Frontage on Griffith St, New Bern St, and Foster Ave
Parking	Surface and Paved Parking
Traffic Counts	S Tryon St 19,500 VPD South Blvd 22,000 VPD
Sale Price	\$4,250,000
Additional Details	Loading dock and handicap accessible 3 bay garage doors with separate front entrance



Join one of the fastest growing submarkets in the United States

South End remains the place of opportunity

- Walking Distance to New Bern Station
- Immediate access to major Interstates
- Ease of access to all of Charlotte's most popular points of interest
- Surrounded by new multi-family and development

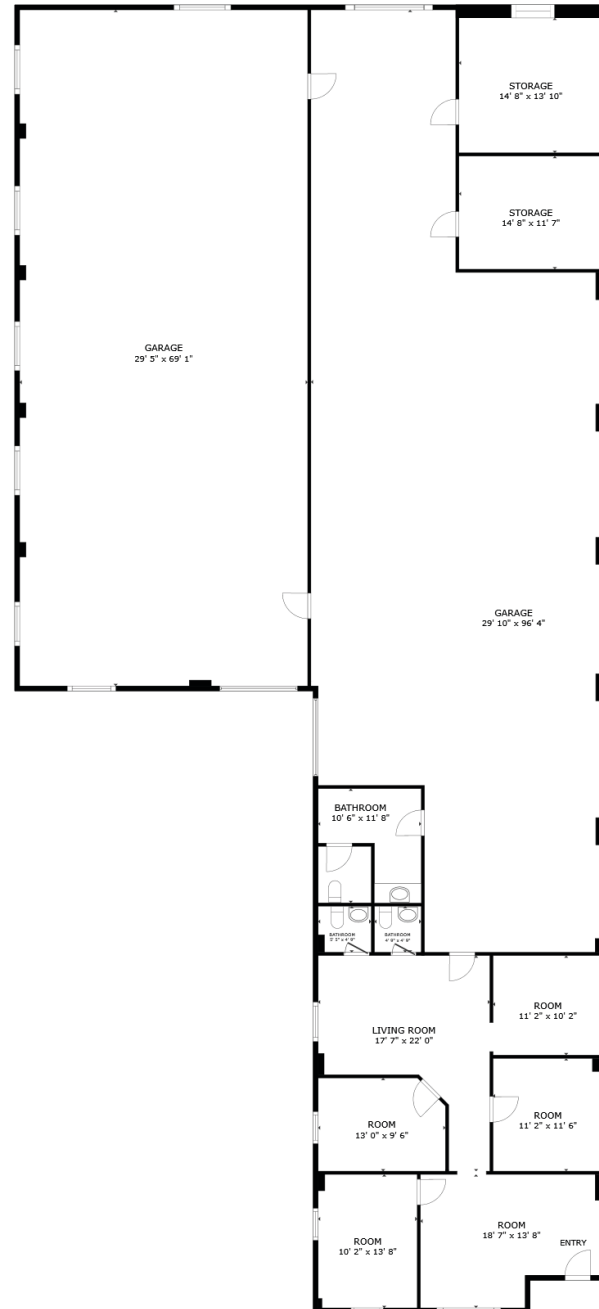
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	16,121	109,945	253,634
Avg. Household Income	\$126,119	\$134,443	\$123,768
Median Household Income	\$90,050	\$86,333	\$77,124
Households	9,125	56,994	119,133
Daytime Employees	13,317	166,686	280,993

Available

+/- 6,380 SF

 Virtual Tour



Interior Photos



SOUTH END



CHARLOTTE CONVENTION CENTER 5 stops

CAROLINA PANTHERS 4 stops

SPECTRUM CENTER 7 stops

Publix
LOWE'S < 1 mile

ATHERTON 1 stop

Uptown

East/West Blvd Station

SUFFOLK PUNCH

New Bern Station

HOPE COMMUNITY CHURCH

FREEDOM HOUSE

Beulah's

Site

Griffith St

New Bern St

Foster Ave

Excellent accessibility via
Lynx Blue Line, Bike Rentals, and Walkability

Market Overview



South End

Charlotte, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.

 South End Development Report



SOUTH END

\$3.4B

Commercial Development

371K SF

Retail Planned/Under Construction

2.2MM SF

Office Planned/Under Construction

3,802

Residential Units Planned/Under Construction

380

Hotel Rooms Planned/Under Construction





Contact for Details

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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.