

LEASE

NEIGHBORHOOD RETAIL CENTER

2331-2333 Statesville Avenue Charlotte, NC 28206



PROPERTY DESCRIPTION

Corner retail strip center located on busy Statesville Avenue. Ideal located for easy right and left turn in. Perfectly situated in between a mix of single family, townhouses/condos, multi-family units and retail centers. Located less 1 mile from I-77 and popular Camp North End mixed use development.

PROPERTY HIGHLIGHTS

- 5,776 SF Available
- Possibility to occupy entire SF or subdivide
- Ideal for F&B, boutique retail, convenience store or office user
- Parking located directly in front with additional spaces in the rear
- Traffic volume approximately 17,000 per TraffixMetrix

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	5,776 SF
Building Size:	5,776 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	460	1,647	3,706
Total Population	926	3,329	7,608
Average HH Income	\$69,138	\$54,962	\$44,413

Ryan Pilsy
980 339 9174



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 year
Total Space:	5,776 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
2333 Statesville Ave	Available	5,776 SF	NNN	\$22.00 SF/yr	-

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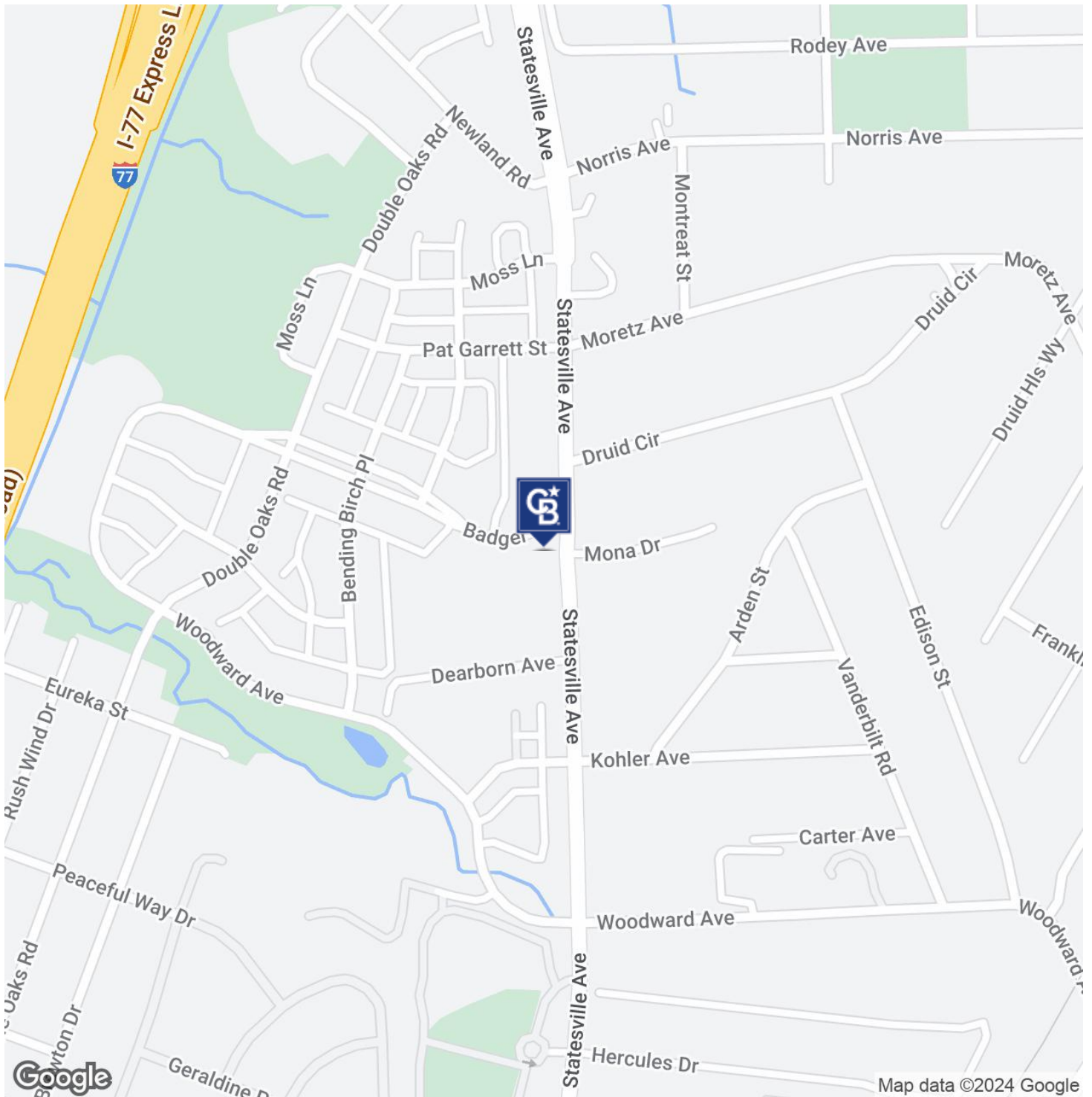


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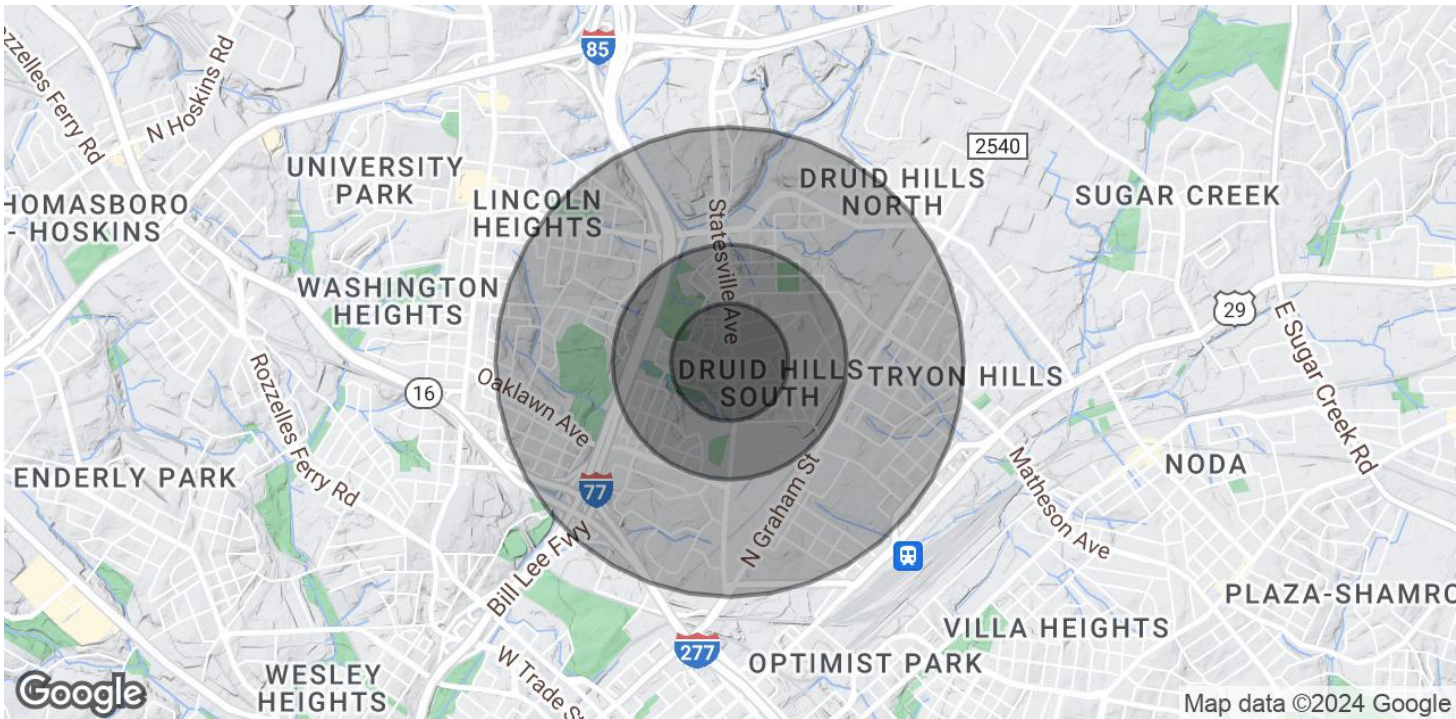


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	926	3,329	7,608
Average Age	36.1	35.4	39.2
Average Age (Male)	32.9	31.1	36.3
Average Age (Female)	40.7	40.1	42.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	460	1,647	3,706
# of Persons per HH	2	2	2.1
Average HH Income	\$69,138	\$54,962	\$44,413
Average House Value	\$231,407	\$185,630	\$140,300

* Demographic data derived from 2020 ACS - US Census

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