

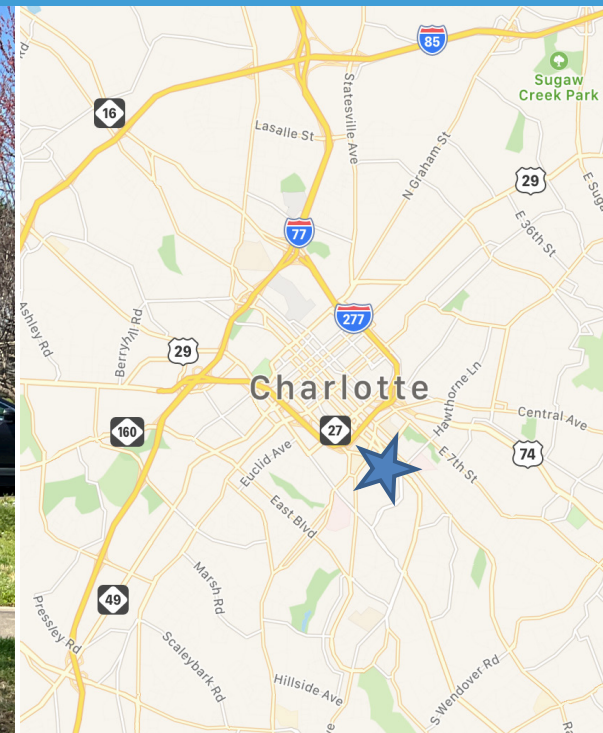
# 218 BALDWIN AVENUE

CHARLOTTE, NC 28204

FOR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

+/-2,240 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- Rare Midtown purchase opportunity
- +/- 2,240 SF available
- Site can accommodate up to a 9,000 SF building
- 0.284 acres; Zoned Neighborhood Commercial (NC)
- 8 per 1,000 parking ratio
- 2 breakrooms, 1 workroom, 7 offices (4 with sinks), 1 conference room, reception & lobby, 2 bathrooms, and attic storage
- 3 exit doors, 1 handicap operated door

- Close proximity to Novant and Atrium hospitals
- Excellent building branding opportunity
- Asking Price: \$1,187,200

## DEMOGRAPHICS (2024)



### POPULATION

1 Mile: 15,172  
3 Miles: 131,919  
5 Miles: 280,608



### AVG. HH INCOME

1 Mile: \$167,811  
3 Miles: \$152,674  
5 Miles: \$132,705



### DAYTIME EMPLOYEES

1 Mile: 34,575  
3 Miles: 145,390  
5 Miles: 282,325

## BROKER CONTACT

**HOLLY ALEXANDER**

704.927.2884

[halexander@newsouthprop.com](mailto:halexander@newsouthprop.com)

**KENNY SMITH**

704.927.2882

[ksmith@newsouthprop.com](mailto:ksmith@newsouthprop.com)



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MARKET AERIAL

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HOLLY ALEXANDER | 704.927.2884 | [halexander@newsouthprop.com](mailto:halexander@newsouthprop.com)  
KENNY SMITH | 704.927.2882 | [ksmith@newsouthprop.com](mailto:ksmith@newsouthprop.com)



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SITE AERIAL

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