

341 N. CASWELL ROAD

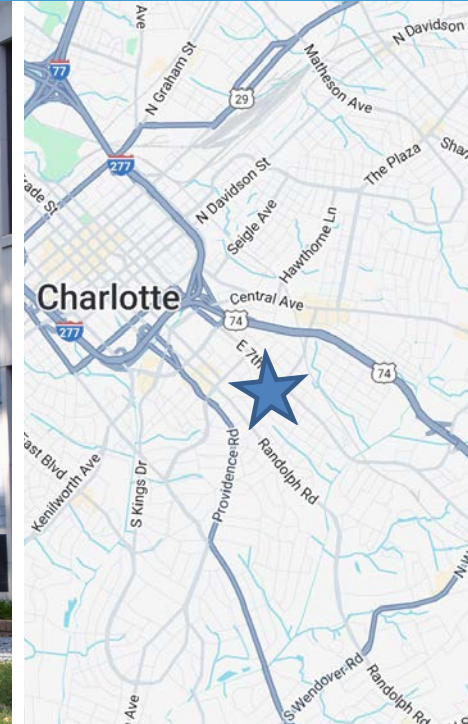
CHARLOTTE, NC 28204

FOR SALE

NS New South
Properties

NEWSOUTHPROP.COM

± 2,046 SF FREESTANDING OFFICE/RETAIL BUNGALOW



PROPERTY HIGHLIGHTS

- ± 2,046 SF freestanding office/retail bungalow on 0.236 acres of land
- Located in the heart of Elizabeth, one block off the intersection of East 7th Street and N. Caswell Road
- Abundant private parking
- Zoned OFC
- Excellent signage
- Ideal space for professional services
- Close proximity to Uptown, I-77, I-74, and CityLYNX Gold Line
- Highly walkable community with many popular restaurants including Rosemont, Catalina Kitchen, Caswell Station, The Crunkleton, Biscuit Belly, Starbucks, Puerta, Showmars, Jersey Mike's and more!
- **Call Brokers for Pricing**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 15,285
3 Miles: 146,571
5 Miles: 315,093



AVG. HH INCOME

1 Mile: \$172,329
3 Miles: \$169,024
5 Miles: \$145,441



DAYTIME EMPLOYEES

1 Mile: 20,638
3 Miles: 121,875
5 Miles: 227,715

BROKER CONTACT

HOLLY ALEXANDER

704.927.2884

halexander@newsouthprop.com

KENNY SMITH

704.927.2882

ksmith@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

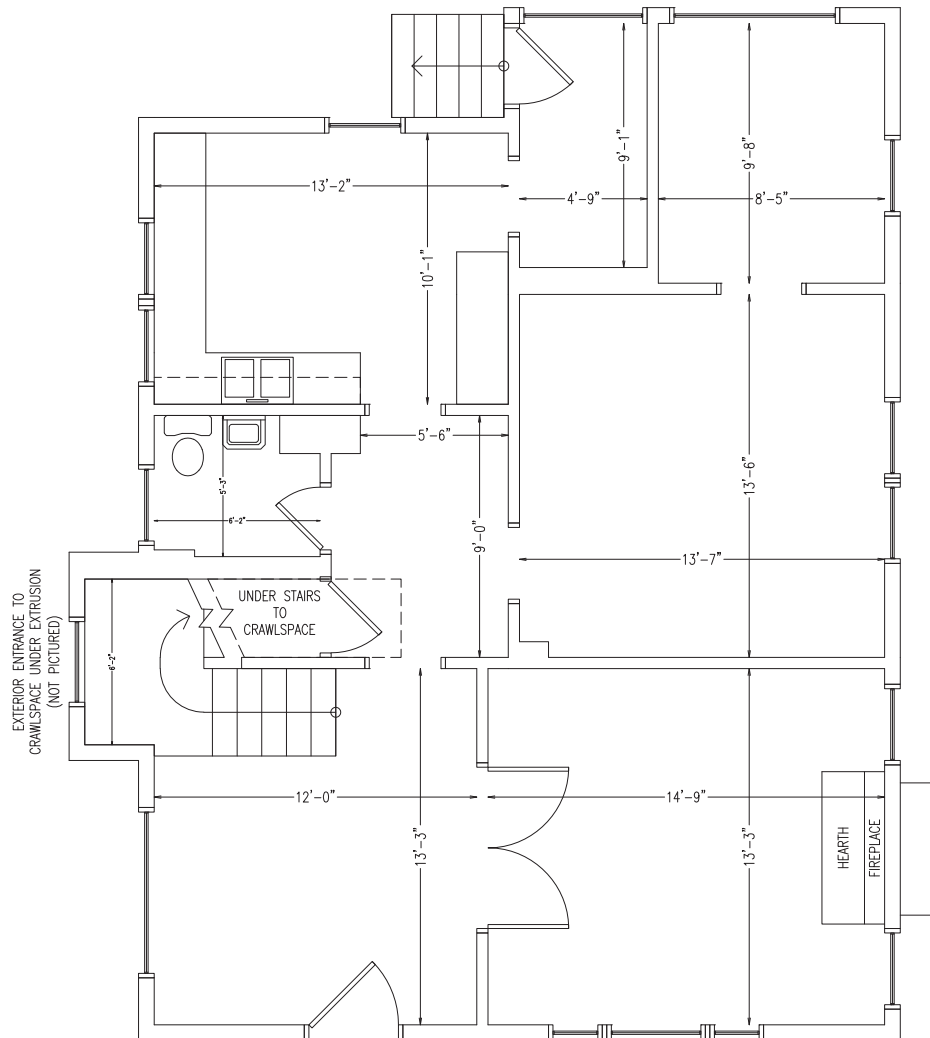
341 N. CASWELL ROAD

CHARLOTTE, NC 28204

EXISTING
FLOOR PLAN

NS New South
Properties
NEWSOUTHPROP.COM

± 2,046 SF FREESTANDING OFFICE/RETAIL BUNGALOW

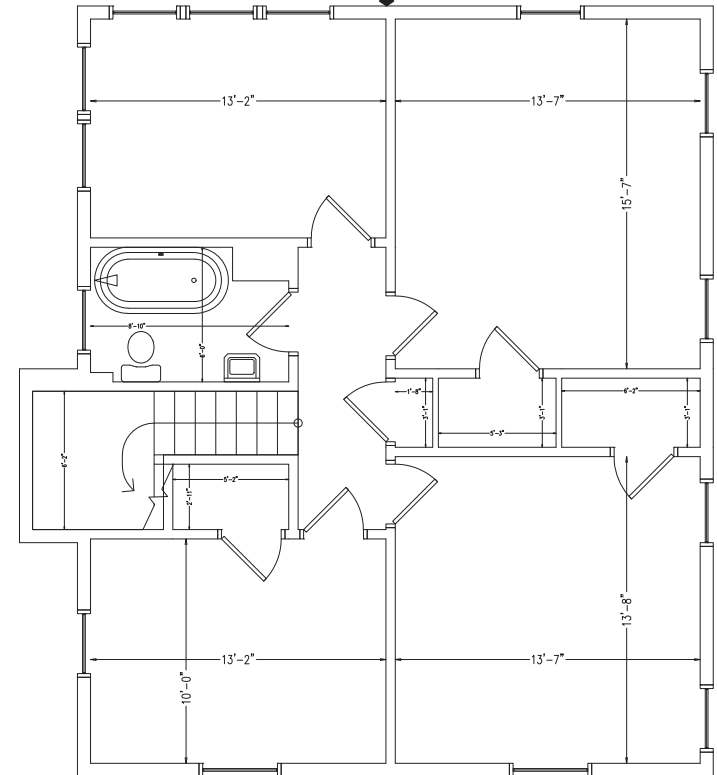


FIRST FLOOR

VIEW OF



UPTOWN!



SECOND FLOOR

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

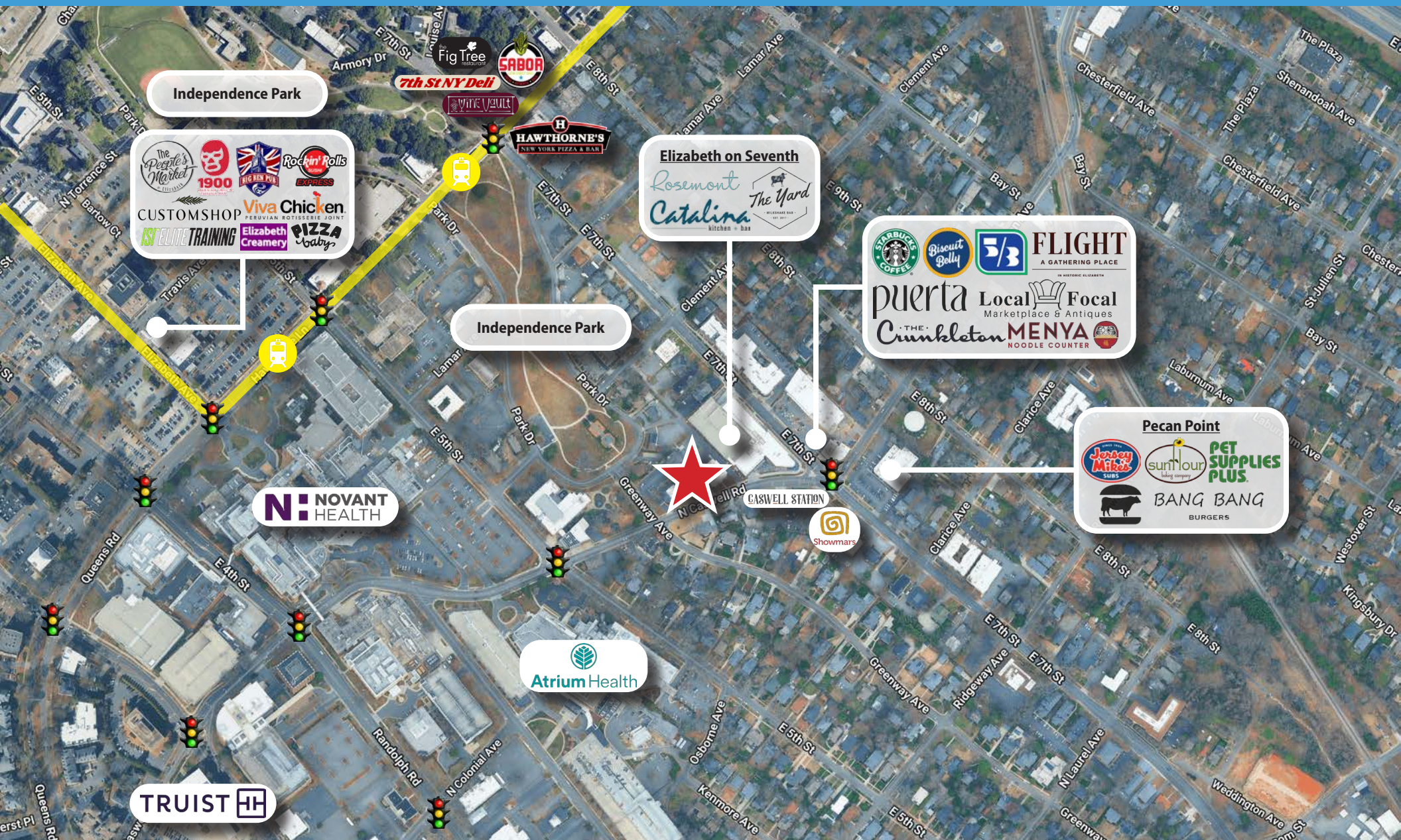
341 N. CASWELL ROAD

CHARLOTTE, NC 28204

AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 2,046 SF FREESTANDING OFFICE/RETAIL BUNGALOW



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

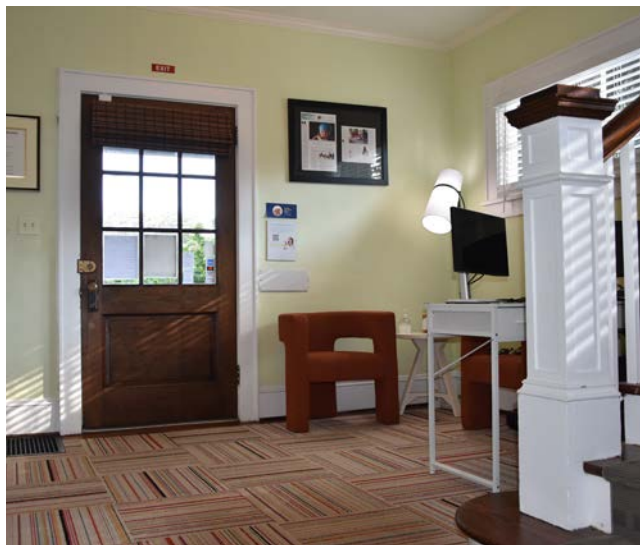
341 N. CASWELL ROAD

CHARLOTTE, NC 28204

INTERIOR
PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 2,046 SF FREESTANDING OFFICE/RETAIL BUNGALOW



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

341 N. CASWELL ROAD

CHARLOTTE, NC 28204

EXTERIOR
PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 2,046 SF FREESTANDING OFFICE/RETAIL BUNGALOW



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com