

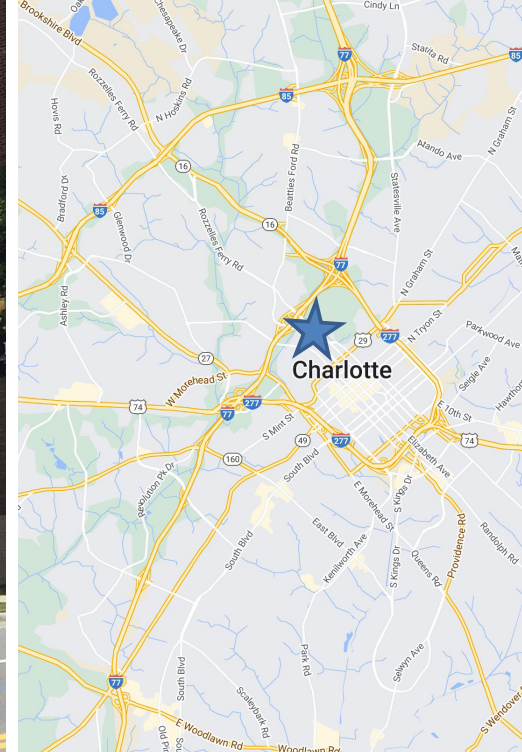
916 W. 5TH STREET

CHARLOTTE, NC 28202

FOR SALE
OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 7,480 SF FREESTANDING BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

- Free-standing office building conveniently located inside the I-277 loop
- Located .15 miles from I-77, within walking distance to Johnson & Wales, Gateway Village, and the Irwin Avenue City Lynx stop
- Zoned UC
- 25 free parking spaces onsite
- Owner will consider leasing
- **Asking Price: \$2,995,000**

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	22,530	118,437	253,061
Avg. HH Income	\$108,981	\$116,360	\$121,416
Daytime Pop.	41,203	140,928	246,455

BROKER CONTACT

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"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."

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AERIAL

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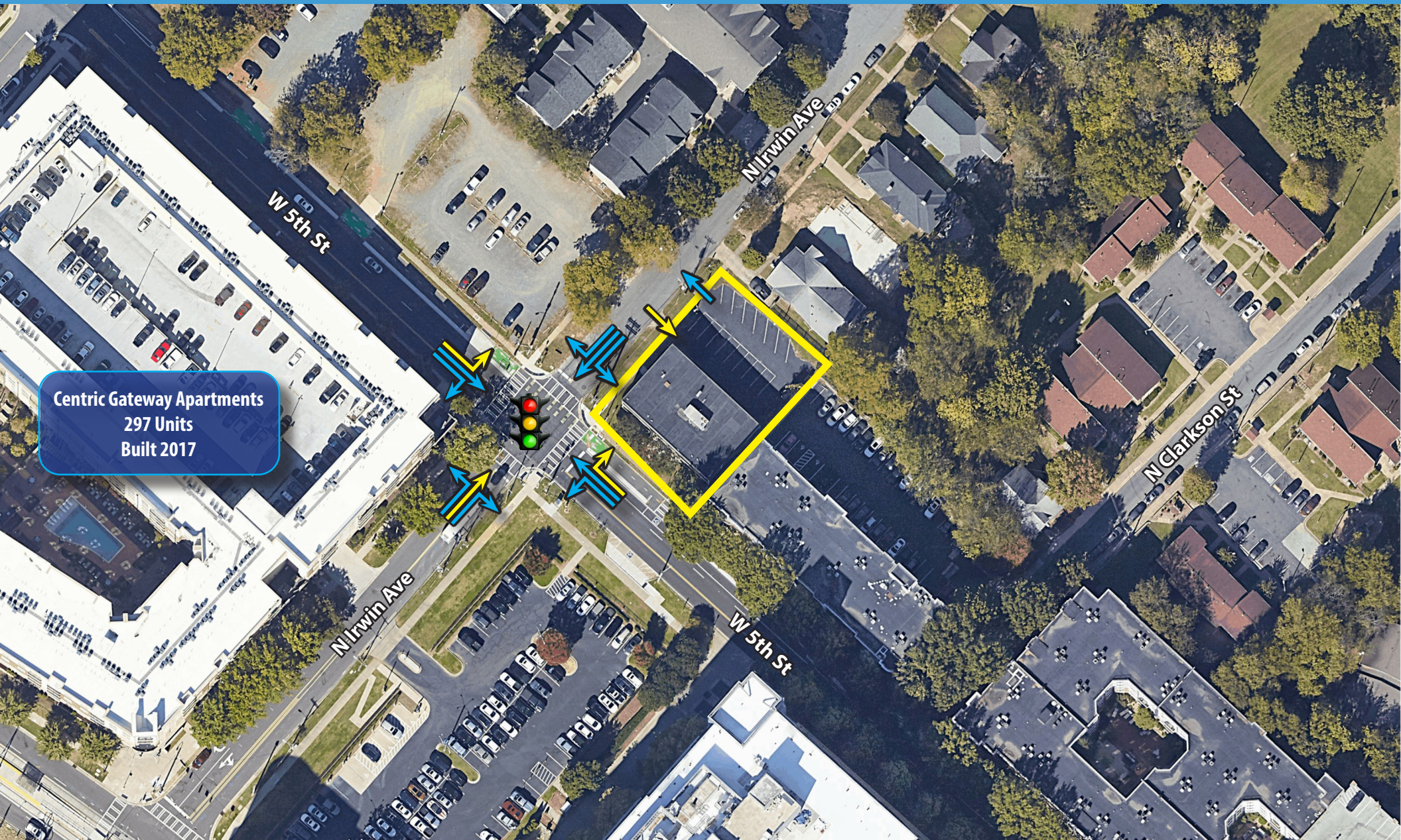
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SITE ACCESS

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Centric Gateway Apartments
297 Units
Built 2017

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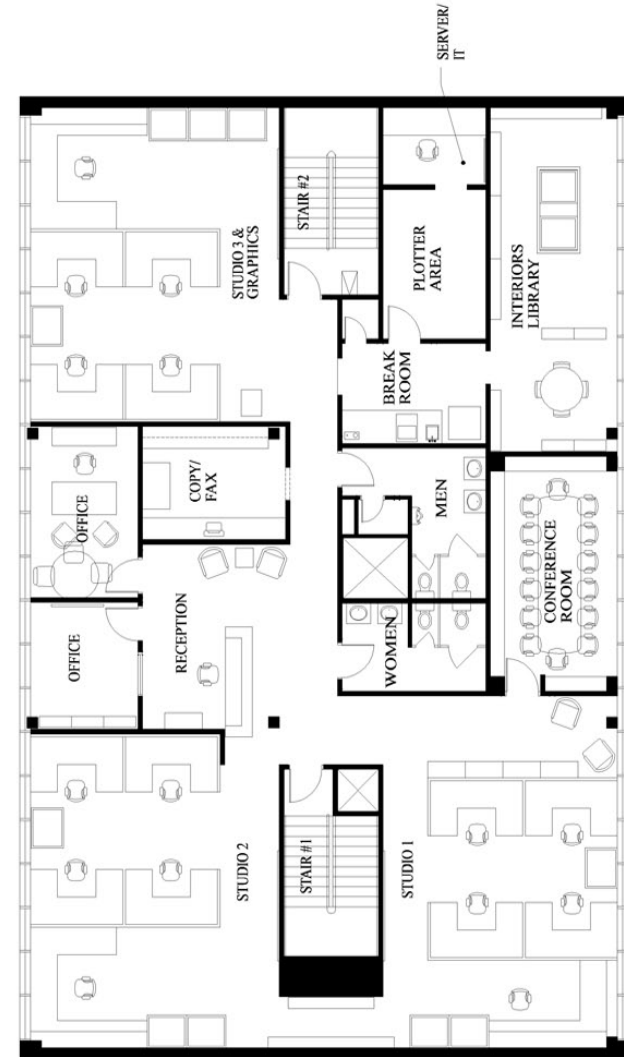
FLOOR PLAN

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FIRST FLOOR
2,882 SF



SECOND FLOOR
4,598 SF

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