

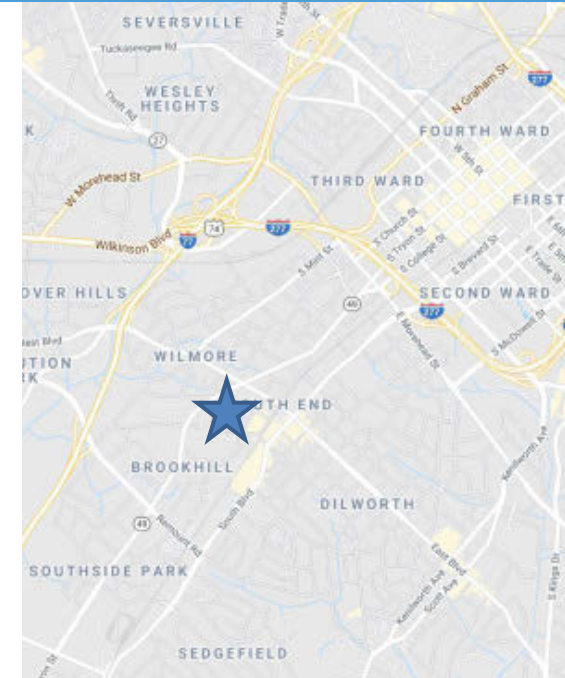
CAMDEN SQUARE VILLAGE WEST

1950 ABBOTT STREET, SUITE 604, CHARLOTTE, NC

OFFICE SPACE
FOR SALE

NS New South
Properties

+/-1,816 SF OFFICE SPACE AVAILABLE | SUITE 604



PROPERTY HIGHLIGHTS

- Located in the heart of South End
- Loft-style office condo with one office and break room
- Abundant natural light
- Walkable amenities include light rail, Superica, Leroy Fox, Common Market, Puttery, Barcelona Wine Bar, Trolley Barn and Blaze Pizza.
- Tenant LED 11/30/2024
- Asking price \$820,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,019	113,055	242,121
Avg. HH Income	\$93,600	\$104,913	\$96,192
Daytime Pop.	17,055	155,733	257,620



COA Dues : \$427.06 per month

Taxes : \$4,074.23 per year

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."

1950 ABBOTT STREET, SUITE 604, CHARLOTTE, NC



New South Properties
NEWSOUTHPROP.COM

+/-1,816 SF OFFICE SPACE AVAILABLE | SUITE 604



"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."



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

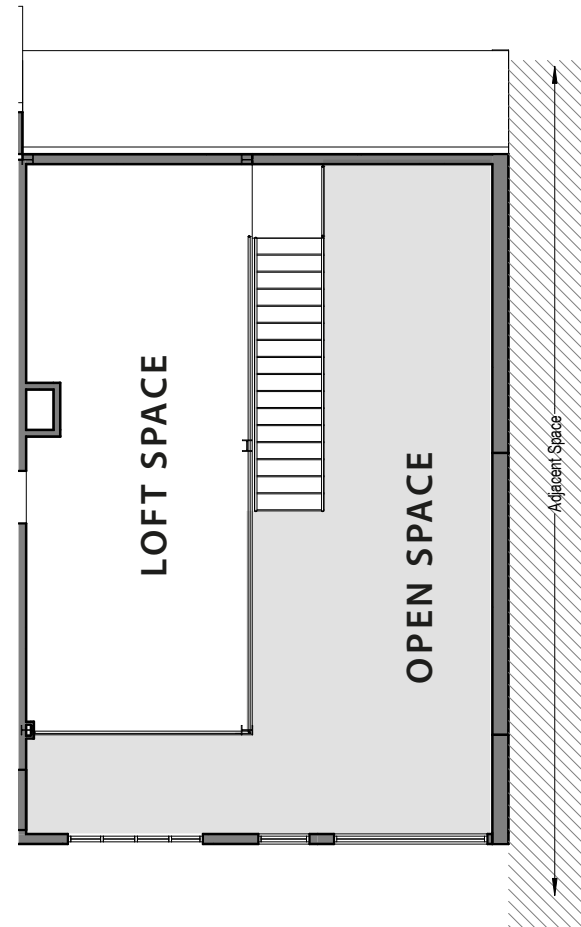
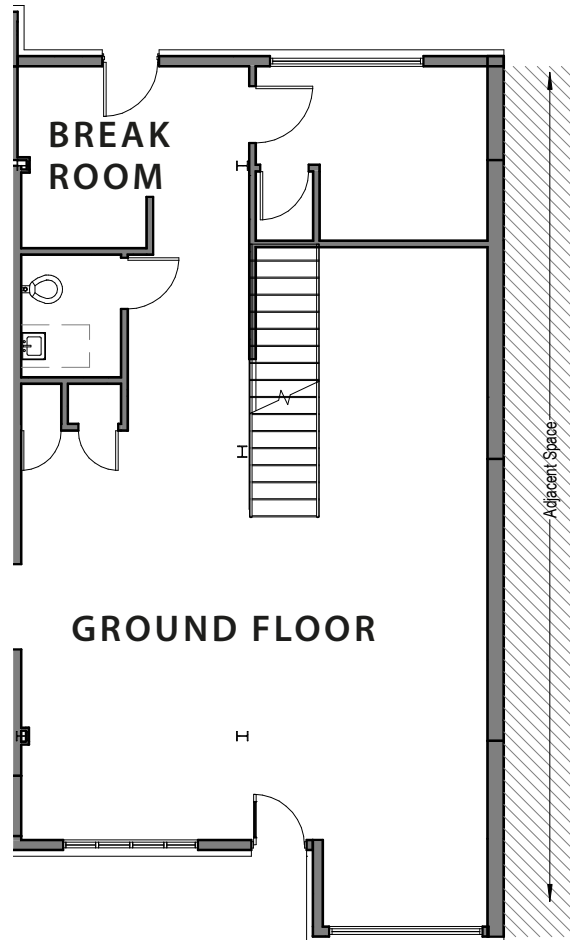
CAMDEN SQUARE VILLAGE WEST

1950 ABBOTT STREET, SUITE 604, CHARLOTTE, NC

FLOOR PLAN

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,816 SF OFFICE SPACE AVAILABLE | SUITE 604



"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."



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