



ASCENT
REAL ESTATE PARTNERS



CHARLOTTE, NC 28203

320 RENSSELAER AVE

790 SF AVAILABLE FOR LEASE

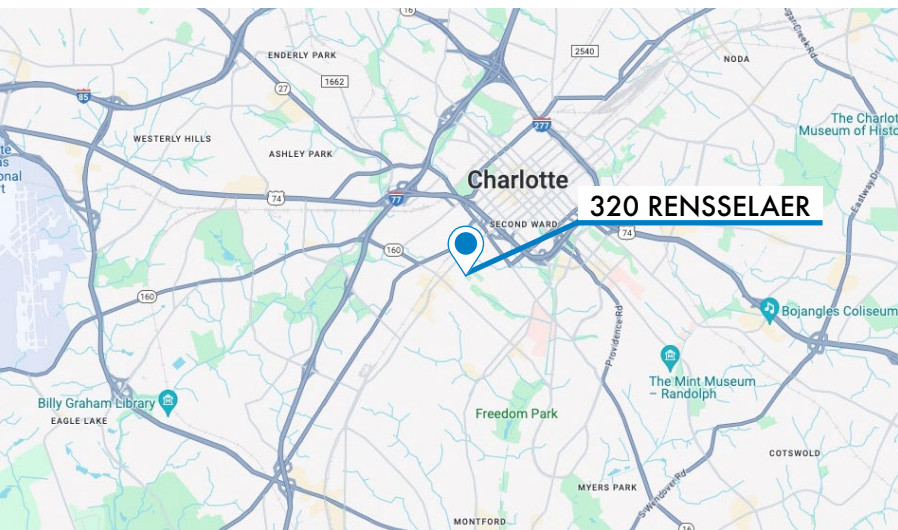
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PROPERTY INFORMATION

- 790 SF single tenant office building
- Located in Dilworth, one of Charlotte's most desirable neighborhoods with popular walkable amenities, including restaurants, etc.
- Building includes offices, seating/reception area, kitchenette and a recently updated restroom
- Minutes to Uptown Charlotte, and popular South End neighborhood
- Lease Rate: \$38.00 psf + Utilities
- Available immediately



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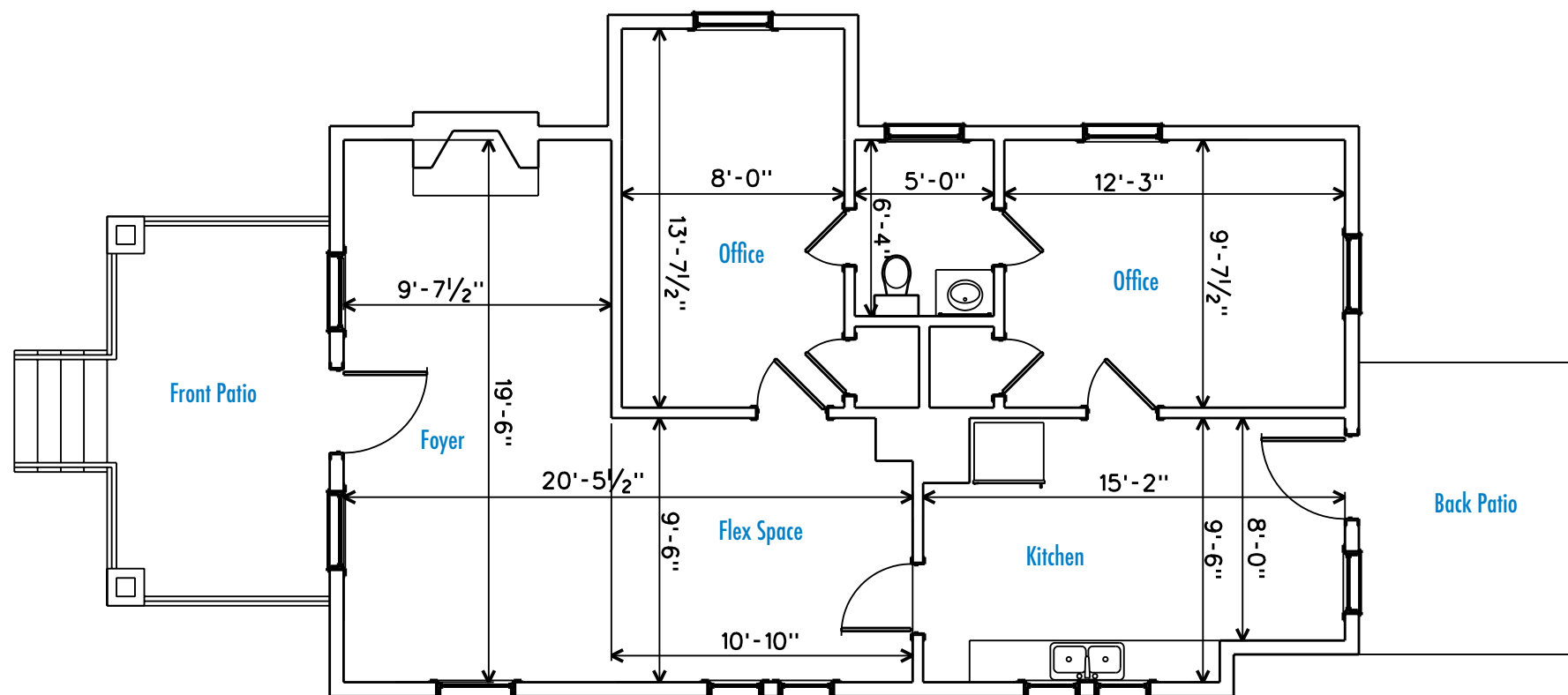
AREA OVERVIEW

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TRAFFIC COUNTS	VPD
E Park Ave	4,426
E Morehead St	23,000
East Blvd	15,680
South Blvd	28,505

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	24,173	136,768	278,763
Population (2030)	26,646	150,456	305,501
Household Income	\$135,231	\$27,533	\$117,656
Median Age	33.4	35.1	35.8
Businesses	3,799	18,392	30,066
Employees	43,022	152,668	257,549



PROPERTY PHOTOS

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