



**ASCENT**  
REAL ESTATE PARTNERS



CHARLOTTE, NC 28203

# 320 RENSSELAER AVE

790 SF AVAILABLE FOR LEASE

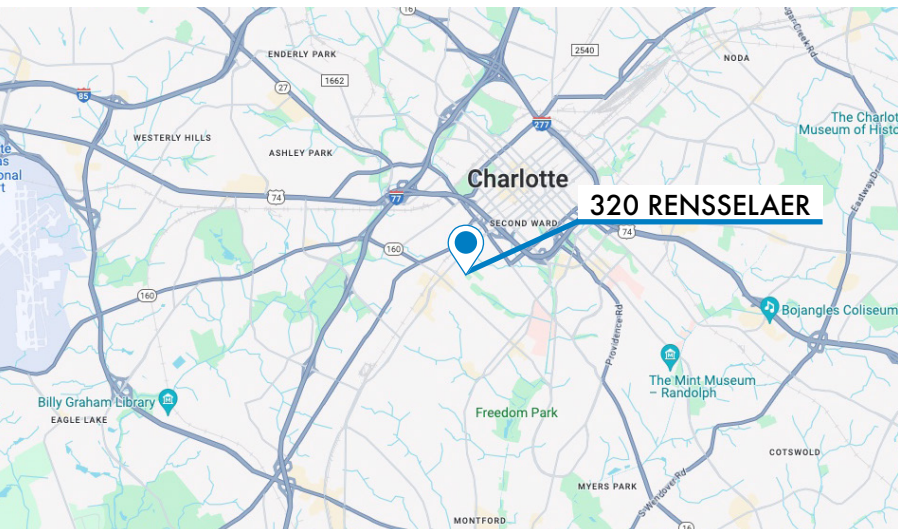
# 790 SF FOR LEASE

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CHARLOTTE, NC

### 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 for 06/1/2024



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## AREA OVERVIEW

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| TRAFFIC COUNTS | VPD    |
|----------------|--------|
| S Tryon        | 12,000 |
| E Morehead St  | 23,000 |
| East Blvd      | 15,500 |
| South Blvd     | 32,500 |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Population        | 22,509    | 134,948   | 270,038   |
| Population (2028) | 24,367    | 141,274   | 279,379   |
| Household Income  | \$120,859 | \$110,931 | \$100,377 |
| Median Age        | 39.6      | 37.1      | 36.9      |
| Businesses        | 4,429     | 16,403    | 27,144    |
| Employees         | 39,130    | 146,012   | 248,192   |

