



919 South McDowell St.

Corner of Morehead & McDowell | Charlotte, NC 28204



Available for Lease

+/- 8,022 SF Retail, Restaurant, Office or Medical

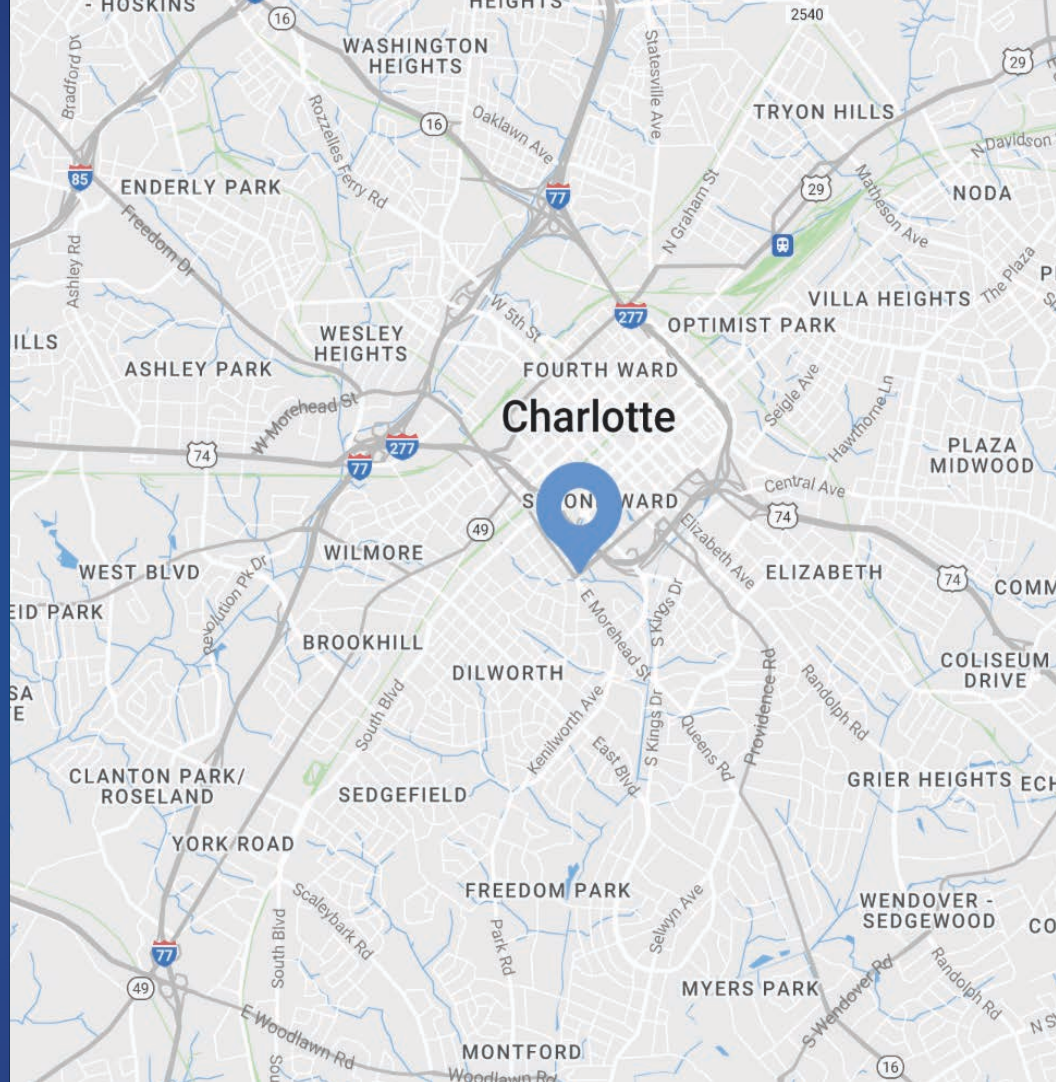
Property Overview

919 South McDowell St. Available for Lease

Up to +/- 8,022 SF across two floors in a freestanding building in the heart of midtown's Dilworth neighborhood along South McDowell St, one of Charlotte's premier thoroughfares to and from uptown Charlotte. The building is located at the lighted intersection of East Morehead Street and South McDowell Street on the fringe of Uptown Charlotte. This is a great opportunity for retail, restaurant, office or medical uses.

Property Details

Address	919 South McDowell St. Charlotte, NC 28204
Availability	+/- 8,022 SF Available for Lease 2-Story Freestanding Building
Use	Retail, Restaurant, Office or Medical
Zoning	NC
GLA	+/- 8,022 SF
Parcel	12520186
Parking	18 Parking Spaces
Signage	Building signage opportunity available
Traffic Counts	South McDowell St - 10,000 VPD East Morehead St - 26,000 VPD
Lease Rate	Call for Leasing Details
Additional Details	Adjacent to Dilworth favorites like Dilworth Neighborhood Grille at Calvaris Village



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	20,675	130,369	267,353
Avg. Household Income	\$143,684	\$134,672	\$119,337
Median Household Income	\$101,518	\$85,469	\$72,934
Households	12,951	67,359	126,189
Daytime Employees	82,393	166,535	273,790

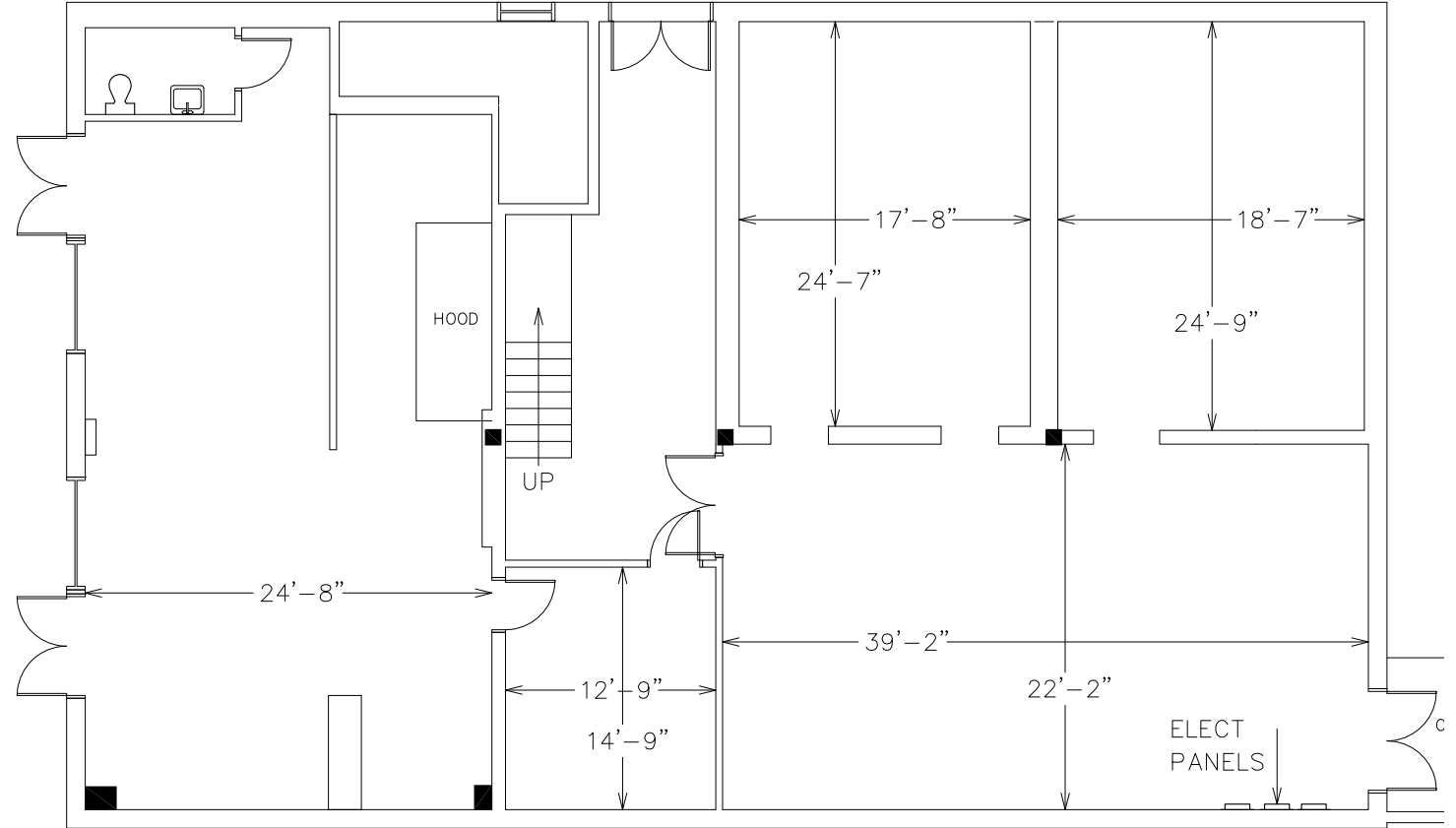


Drone Video

Available

First Floor
+/- 4,011 SF

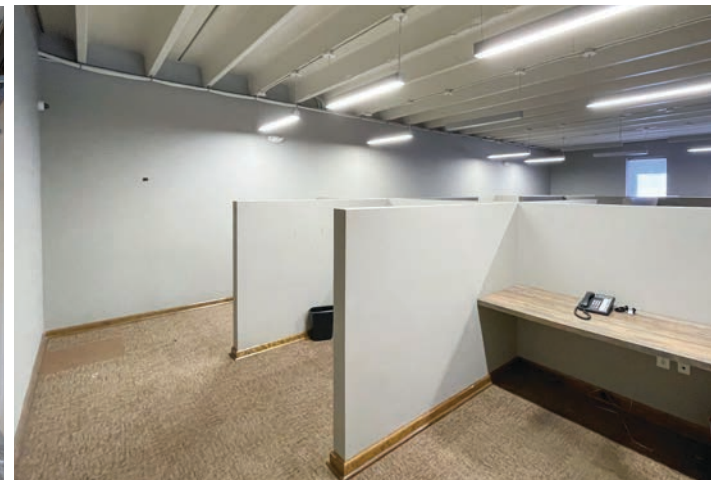
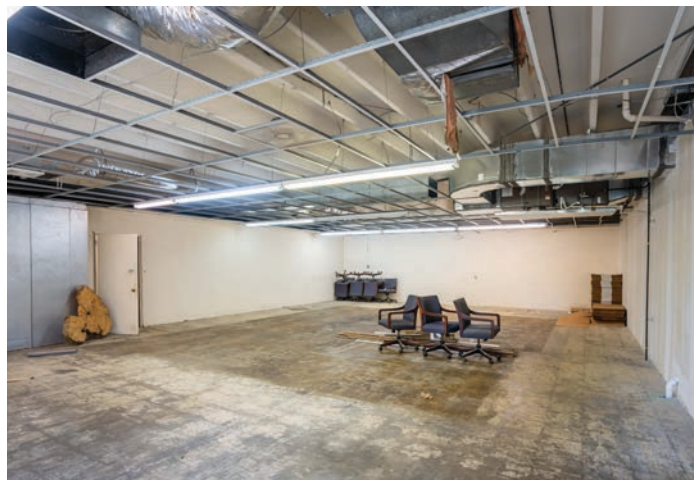
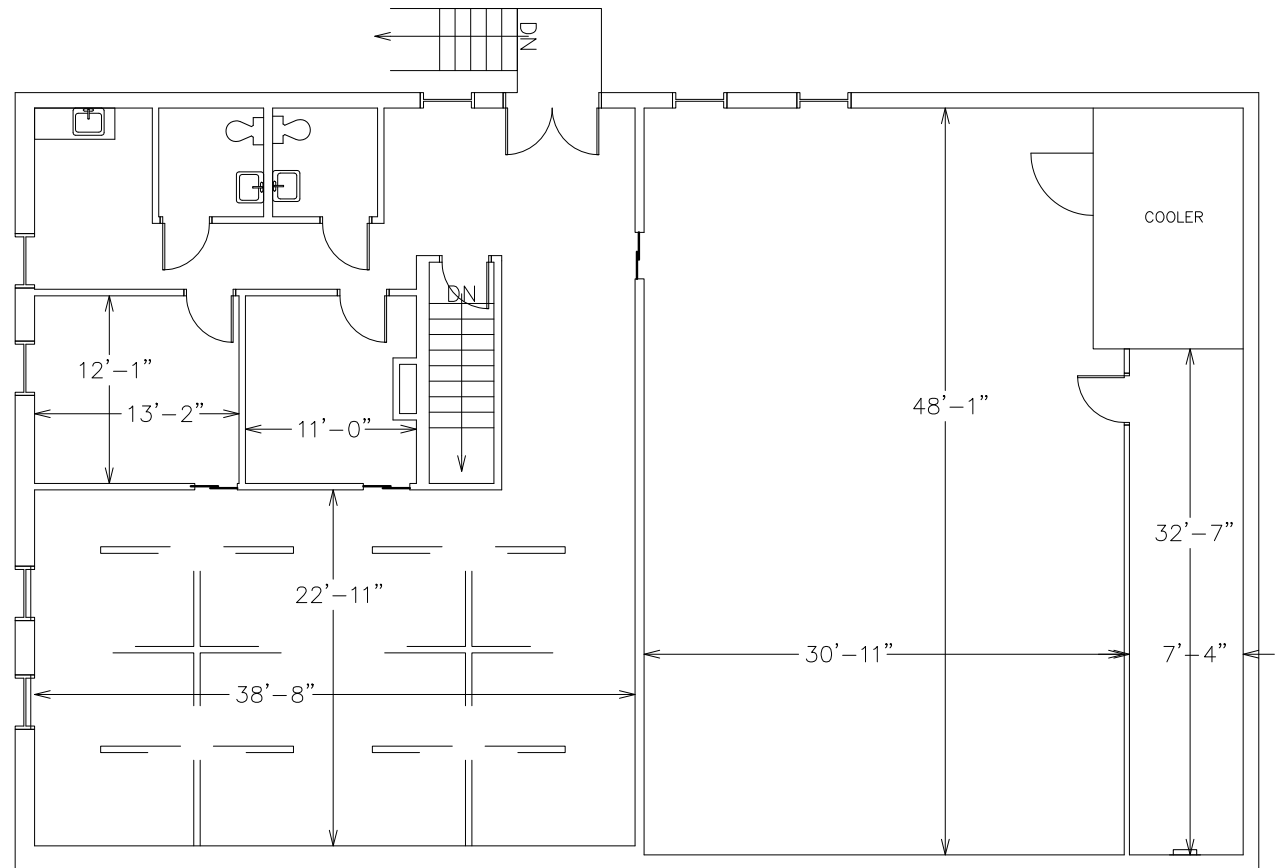
 Virtual Tour



Available

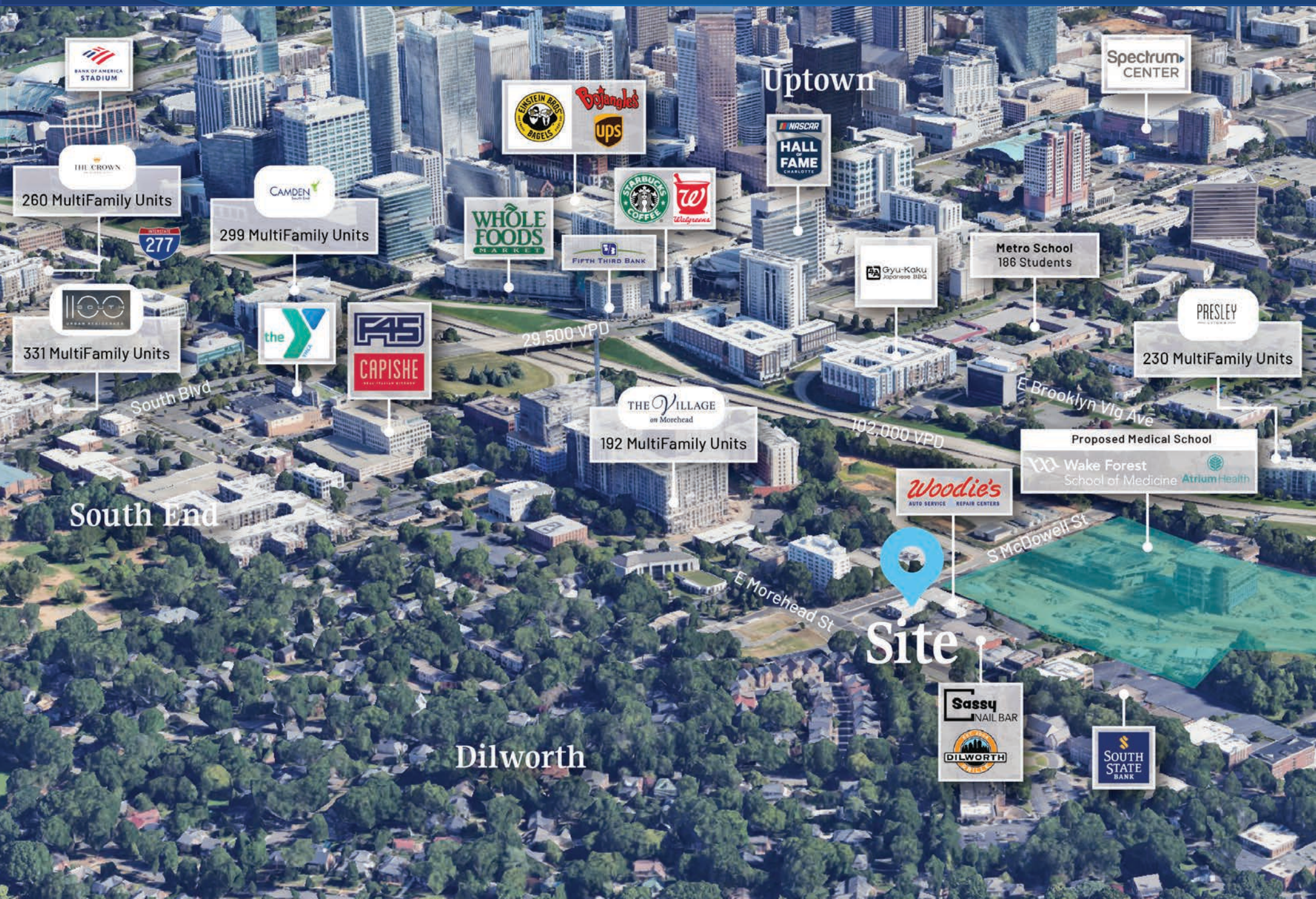
Second Floor
+/- 4,011 SF

 Virtual Tour





Market Overview



**DIRECTLY
BEHIND SITE**



20-ACRE SITE AT MCDOWELL & MOREHEAD

Wake Forest School of Medicine

Charlotte Campus

"A Silicon Valley for healthcare innovation that spans from Winston-Salem to Charlotte, in which physicians, inventors, scientists and visionaries will be able to collaborate on new technologies, techniques and treatments that make lives better in North Carolina, in Georgia, throughout the Southeast and the nation."

Gene Woods
ATRIUM HEALTH CEO

Dilworth

Charlotte, NC

Beloved for its charming bungalows bordered by white picket fences, picturesque Dilworth was Charlotte's first streetcar suburb, which explains why a large portion of the neighborhood is listed on the National Register of Historic Places. Today, block parties, yard sales and festivals pop up in this pedestrian-friendly enclave, seated just minutes from Center City and blocks from South End. Although year-round run clubs, fall pumpkin patches and Christmas tree lots give compact Dilworth its cozy-yet-spirited vibe, much of its character draws on its historical qualities.



Contact for Details

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Uptown

Site



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.