

OFFICE FOR SALE

927 East Boulevard, Charlotte, NC 28203



OFFERING SUMMARY

SALE PRICE:	\$4,100,000
LOT SIZE:	1.12 Acres
YEAR BUILT:	1982
BUILDING SIZE:	+/- 10,819 SF
ZONING:	O-2

PROPERTY OVERVIEW

Brick office building in established historical area of Charlotte. This metro has enjoyed relatively low vacancy rates and rent growth remains well above historical benchmarks. Minutes from Uptown Charlotte and close proximity to CMC Main and Novant Health Presbyterian Medical Center, two of Charlotte's largest hospitals.

PROPERTY HIGHLIGHTS

- First floor offers +/- 4,470 SF
- Second floor offers +/- 4,539 SF
- Unfinished Heated Basement offers +/- 1,810 SF
- Elevator service
- Walkable to many restaurant and retail establishments
- Space could be divided for multiple tenants

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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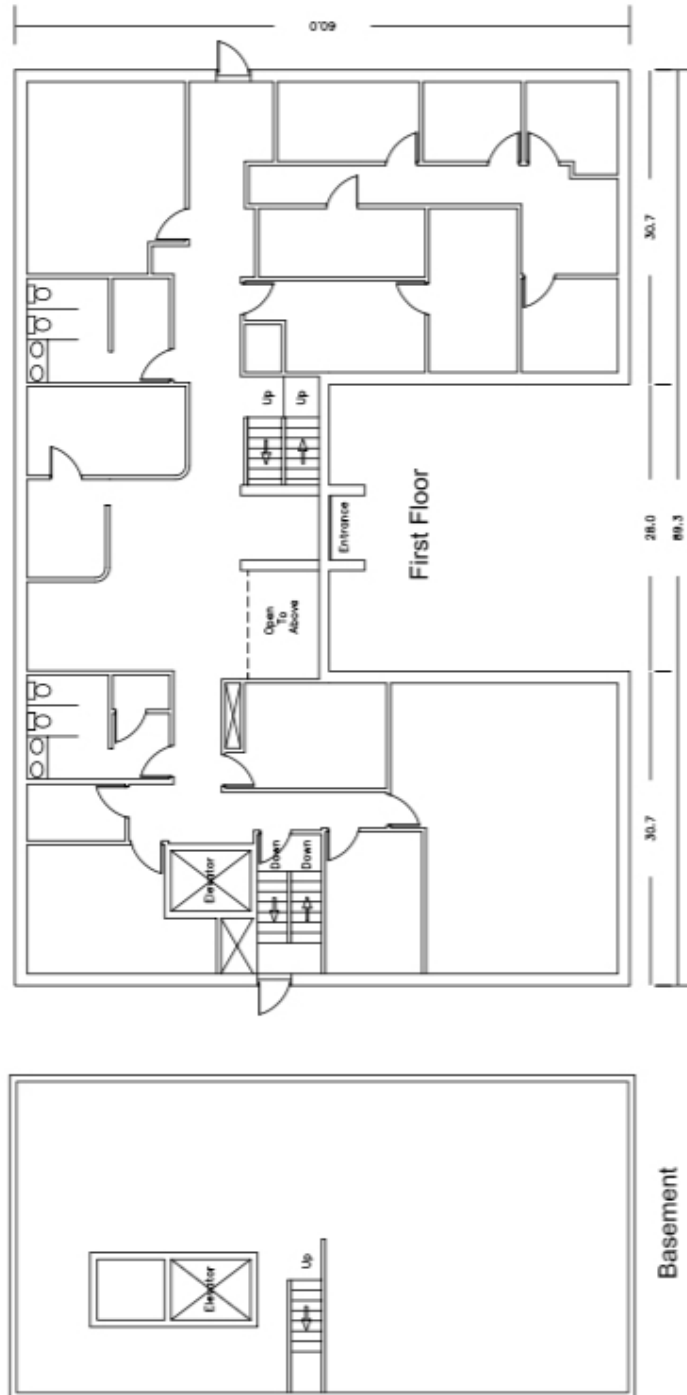
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First Floor	4,470 square feet
Second Floor	4,539 square feet
Basement	1,810 square feet
Total	10,819 square feet



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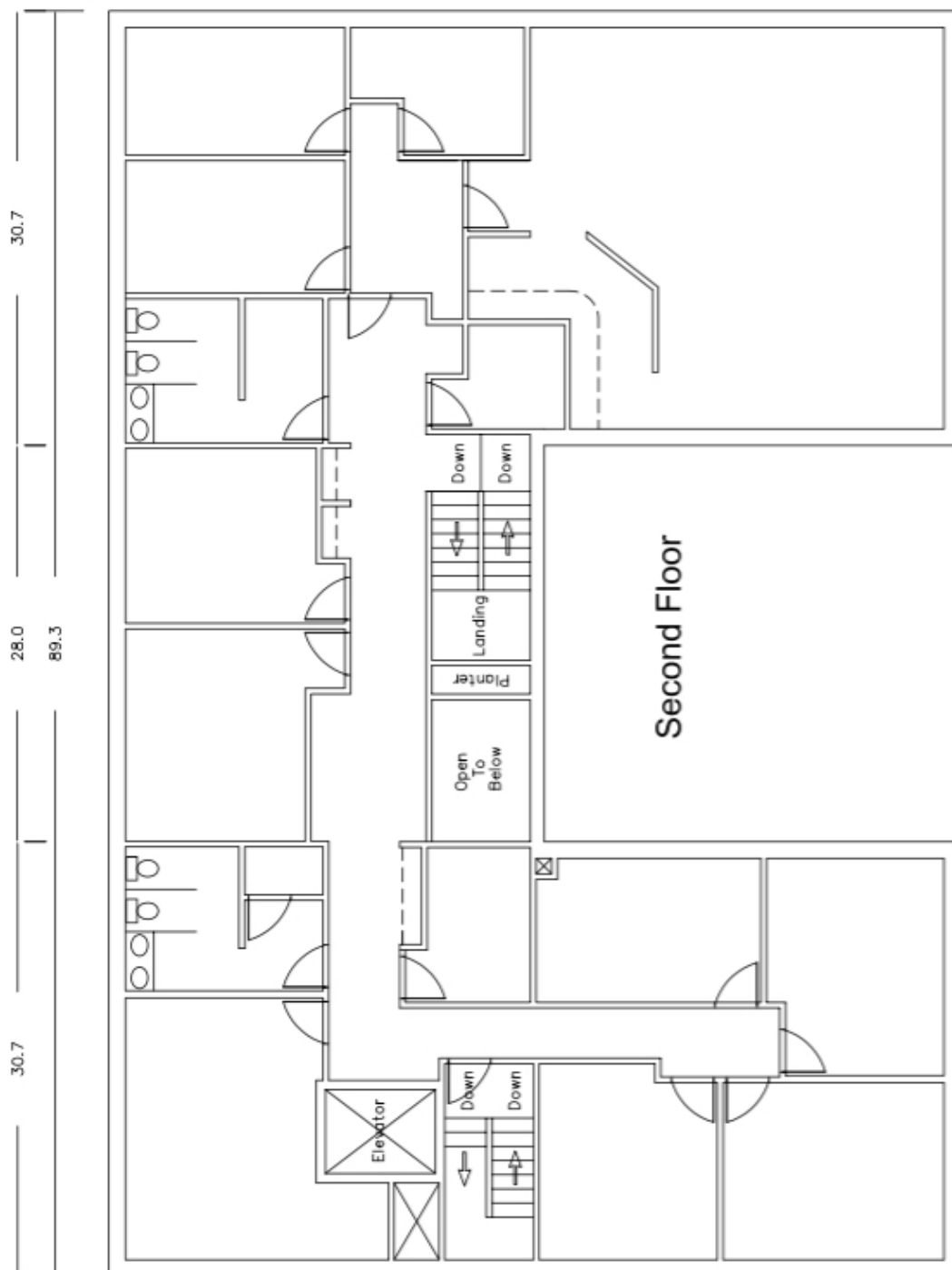
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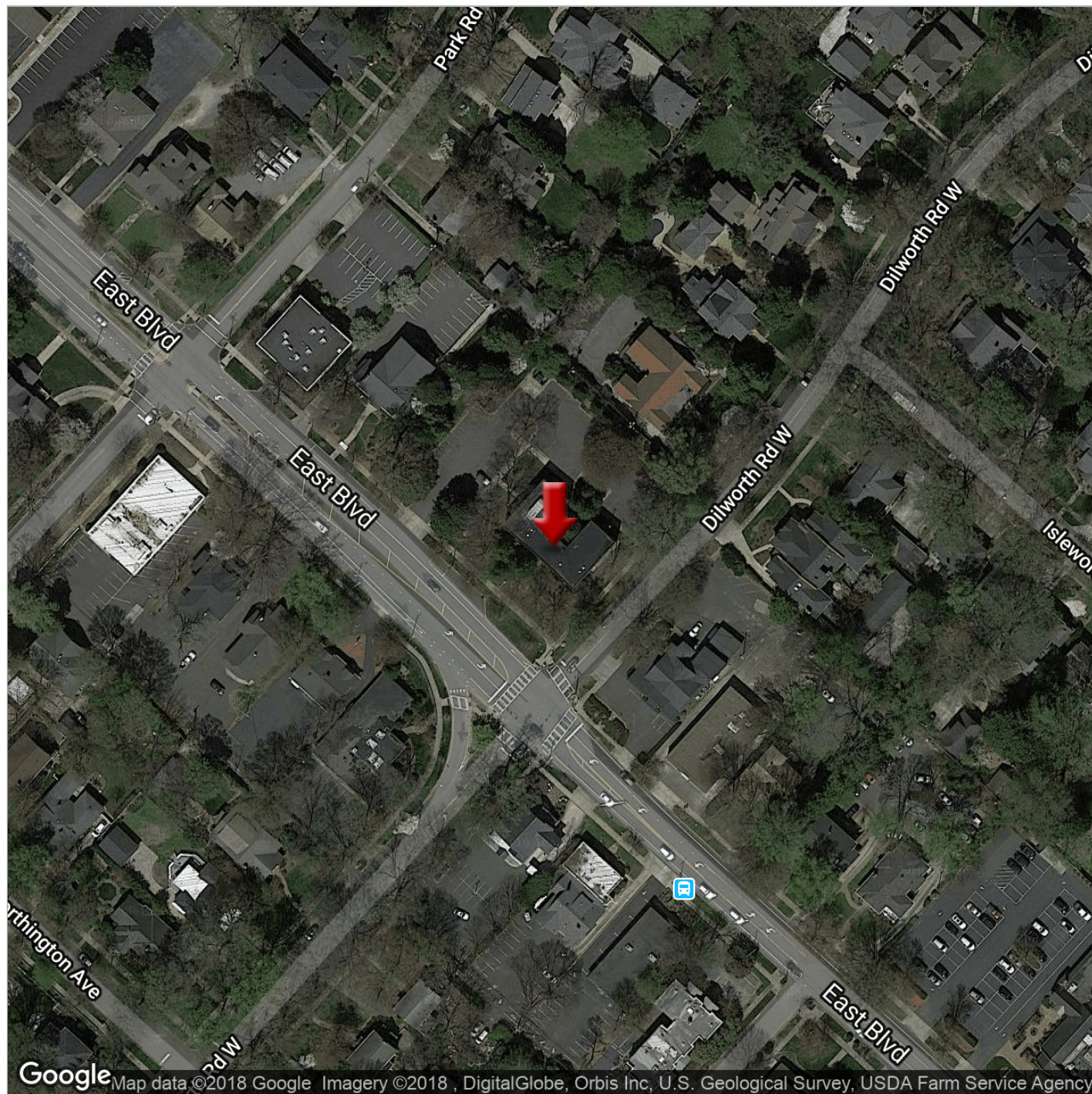
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,597	84,095	205,238
Median age	35.0	34.8	34.9
Median age (male)	36.5	34.3	33.5
Median age (Female)	34.8	35.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,375	39,596	90,489
# of persons per HH	2.0	2.1	2.3
Average HH income	\$112,672	\$99,067	\$81,163
Average house value	\$538,784	\$477,001	\$407,816

** Demographic data derived from 2010 US Census*

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