

406 LOUISE AVE (ELIZABETH OFFICE/RETAIL)

406 LOUISE AVE. | CHARLOTTE, NC 28204



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



X TEAM
EXTENSIVE EXPERIENCE
EXCLUSIVELY RETAIL

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PROPERTY DETAILS

- **2,360sf Available for Lease**
- **Located in Charlotte's historic Elizabeth Neighborhood**
- **On 7th Street, only a few blocks from Uptown Charlotte and I-277**
- **Dedicated parking spaces and on street parking**
- **Close to Elizabeth Park, the first public park in the city**



DEMOGRAPHICS

EST. POPULATION	AVG. HH INCOME	TOTAL BUSINESSES	TOTAL EMPLOYEES
14,324 1 mi	\$102,659 1 mi	1,609 1 mi	29,293 1 mi
97,954 3 mi	\$93,736 3 mi	6,733 3 mi	133,760 3 mi
153,411 5 mi	\$63,689 5 mi	7,725 5 mi	97,279 5 mi



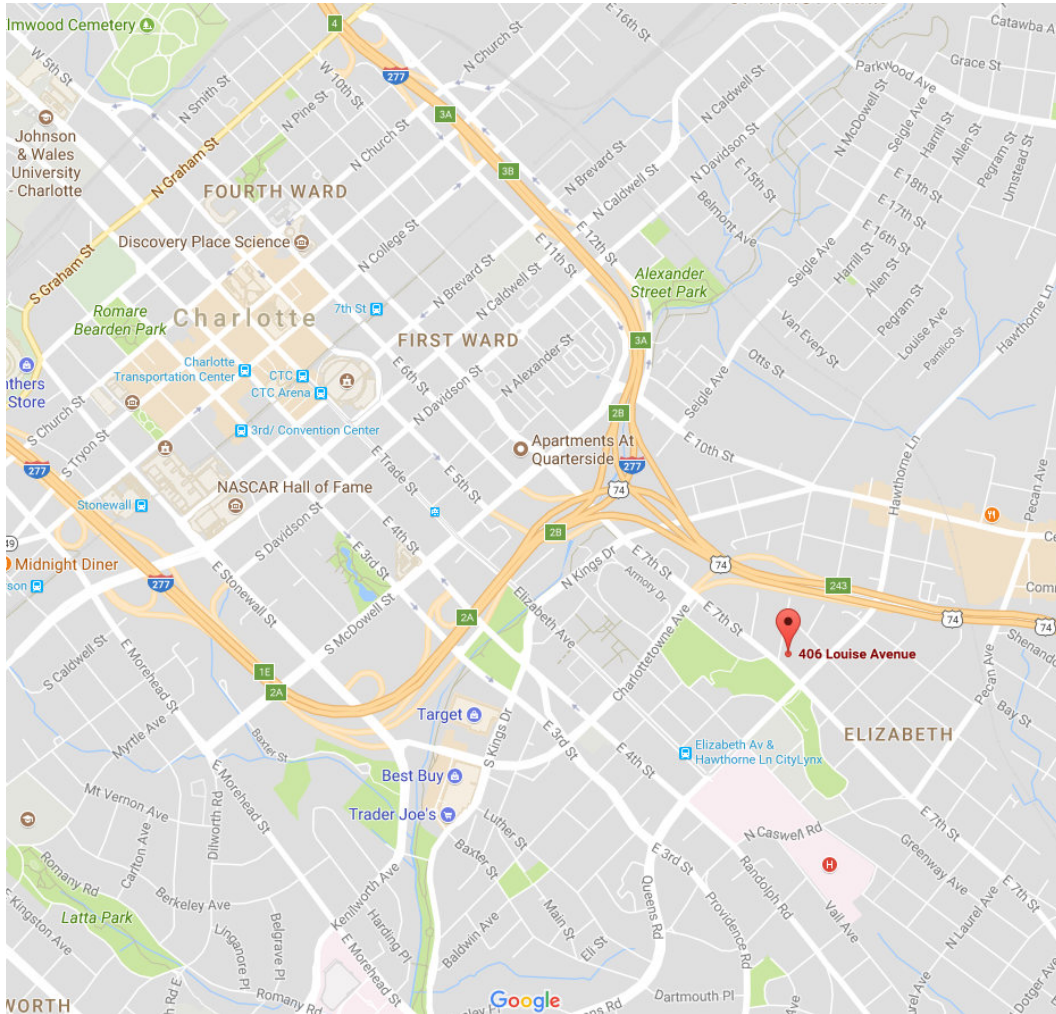
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MARKET DETAILS

CHARLOTTE, NORTH CAROLINA

- **#2 Largest Financial Center with \$2 Trillion in Assets**
- **#1 Largest Population Increase (%)**
- **Uptown boasts 70 retailers, 160 restaurants, 25 entertainment venues, 10 institutions of higher learning, 19 hotels, and 11 MM visitors**
- **100,000 jobs in Downtown Charlotte from major employers, such as Bank of America, Wells Fargo, and Duke Energy**
- **Strong commercial development planned in First Ward**
- **Extremely close to 11 local colleges and universities - a combined enrollment reaching nearly 30,000 students**
- **Hundreds of Nightlife and Dining establishments surrounding the site ranging from casual bars to five star restaurants**



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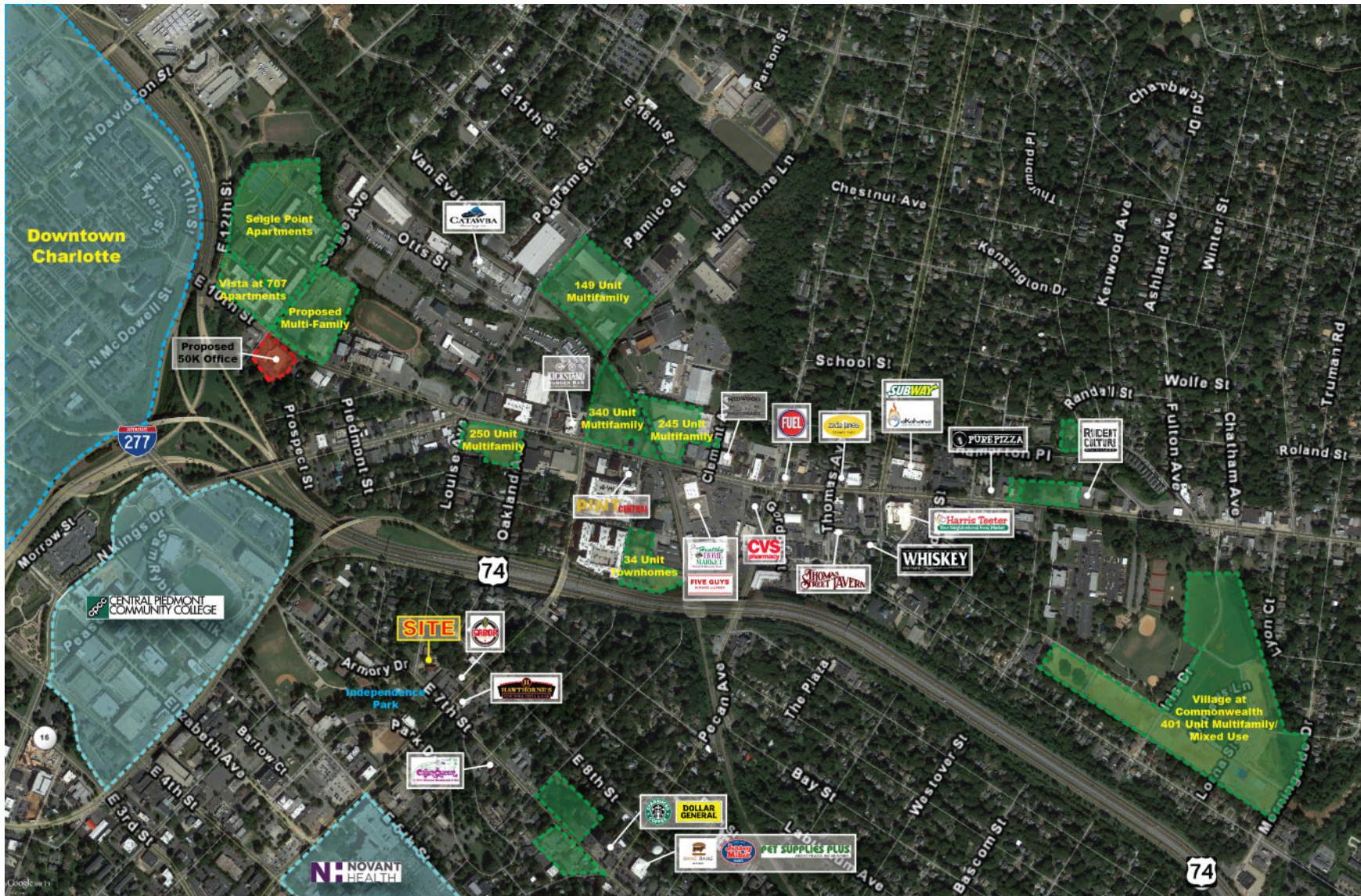
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