

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



<b>SALE PRICE:</b>	\$166,000
<b>BUILDING SIZE:</b>	1,050 SF
<b>BUILDING CLASS:</b>	A
<b>YEAR BUILT:</b>	2004
<b>ZONING:</b>	I-1
<b>CONTACT:</b>	Peter Rieke Peterrieke@kw.com 704.575.1993

## PROPERTY OVERVIEW

This office condo is conveniently located near heavily traveled Independence Boulevard with Highway 51 in close proximity.

## PROPERTY FEATURES

- Three private offices, large reception area, bathroom, utility room and break room.
- Dues of \$467.25/quarter.

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

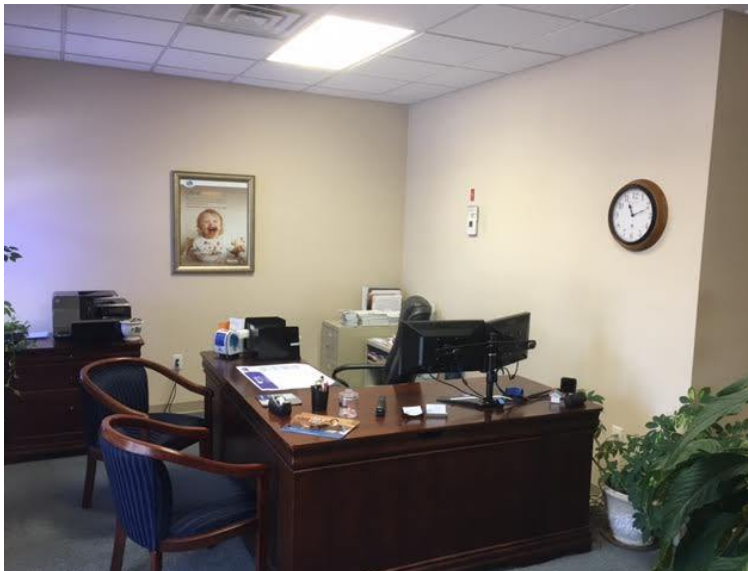
**MATTHEW HAGLER**  
Broker  
704.408.8867  
mhagler@kwcommercial.com  
NC #206869 - SC #12321

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.

**OFFICE FOR SALE**

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



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

**MATTHEW HAGLER**  
Broker  
704.408.8867  
mhagler@kwcommercial.com  
NC #206869 - SC #12321

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.

[www.kwcommercial.com](http://www.kwcommercial.com)

**OFFICE FOR SALE**

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



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

**MATTHEW HAGLER**  
Broker  
704.408.8867  
mhagler@kwcommercial.com  
NC #206869 - SC #12321

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.

[www.kwcommercial.com](http://www.kwcommercial.com)

**OFFICE FOR SALE**

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



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

**MATTHEW HAGLER**  
Broker  
704.408.8867  
mhagler@kwcommercial.com  
NC #206869 - SC #12321

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.

[www.kwcommercial.com](http://www.kwcommercial.com)

**OFFICE FOR SALE**

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



**KW COMMERCIAL**  
3430 Toringdon Way,  
Suite 200  
Charlotte, NC 28227

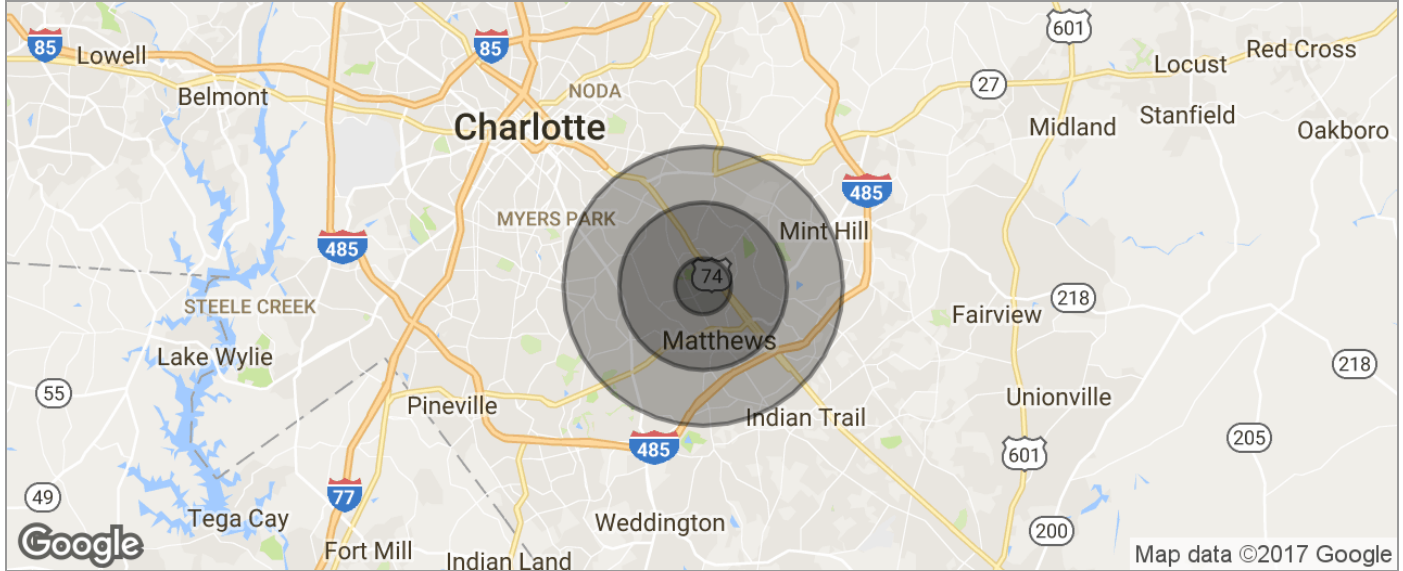
**MATTHEW HAGLER**  
Broker  
704.408.8867  
mhagler@kwcommercial.com  
NC #206869 - SC #12321

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.

[www.kwcommercial.com](http://www.kwcommercial.com)

# TOWER POINTE PROFESSIONAL CENTER

2116 Crown Centre Drive, Suite 200, Charlotte, NC 28227



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,586	67,466	184,644
MEDIAN AGE	33.9	35.5	36.5
MEDIAN AGE (MALE)	34.0	35.0	35.4
MEDIAN AGE (FEMALE)	34.5	36.5	37.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,682	28,009	74,561
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$62,691	\$69,602	\$77,190
AVERAGE HOUSE VALUE	\$154,807	\$222,077	\$272,055
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	66.0%	65.2%	66.2%
% BLACK	23.5%	22.5%	21.7%
% ASIAN	3.6%	3.9%	3.8%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.2%	0.5%	0.4%
% OTHER	4.3%	5.4%	5.7%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	7.3%	11.5%	11.3%

\* Demographic data derived from 2010 US Census

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

**MATTHEW HAGLER**  
 Broker  
 704.408.8867  
 mhagler@kwcommercial.com  
 NC #206869 - SC #12321

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.