

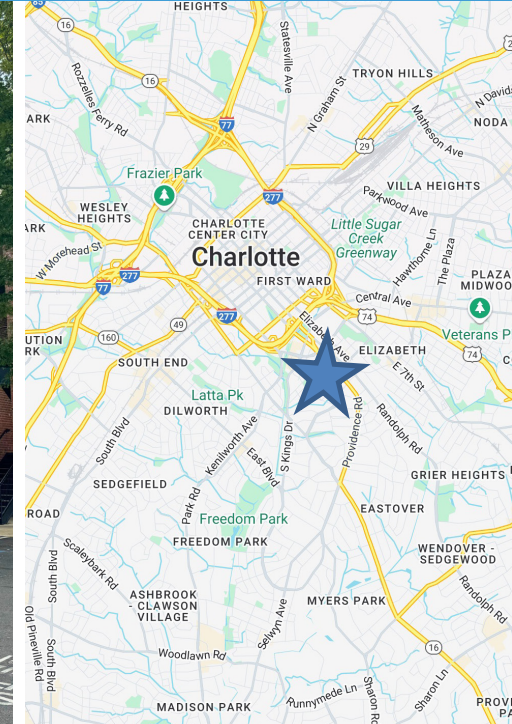
THIRD STREET STATION

1518 E. THIRD STREET, SUIT 150, CHARLOTTE, NC 28204

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2,604 SF HIGH PROFILE MIDTOWN ENDCAP STREET LEVEL SPACE






PROPERTY HIGHLIGHTS

Strategically located in Midtown Charlotte in the heart of the medical community - just blocks from Presbyterian Hospital, Carolinas Medical Center-Mercy, CMC-Main, OrthoCarolina, I-277/John Belk Freeway and Charlottetowne Ave. / Independence Boulevard.

- ± 2,604 SF on ground floor; former animal hospital
- Co-Tenants: Fortune Cookie, Urology Specialists, Gorgeous Glo and New South Properties of the Carolinas
- Ideal uses are retail or medical
- Available now for occupancy

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
 Population	15,608	138,469	292,356
 Avg. HH Income	\$159,968	\$165,892	\$141,907
 Daytime Pop.	35,354	151,173	294,879



CALL BROKERS FOR PRICING

BROKER CONTACT

WILL WHITLEY
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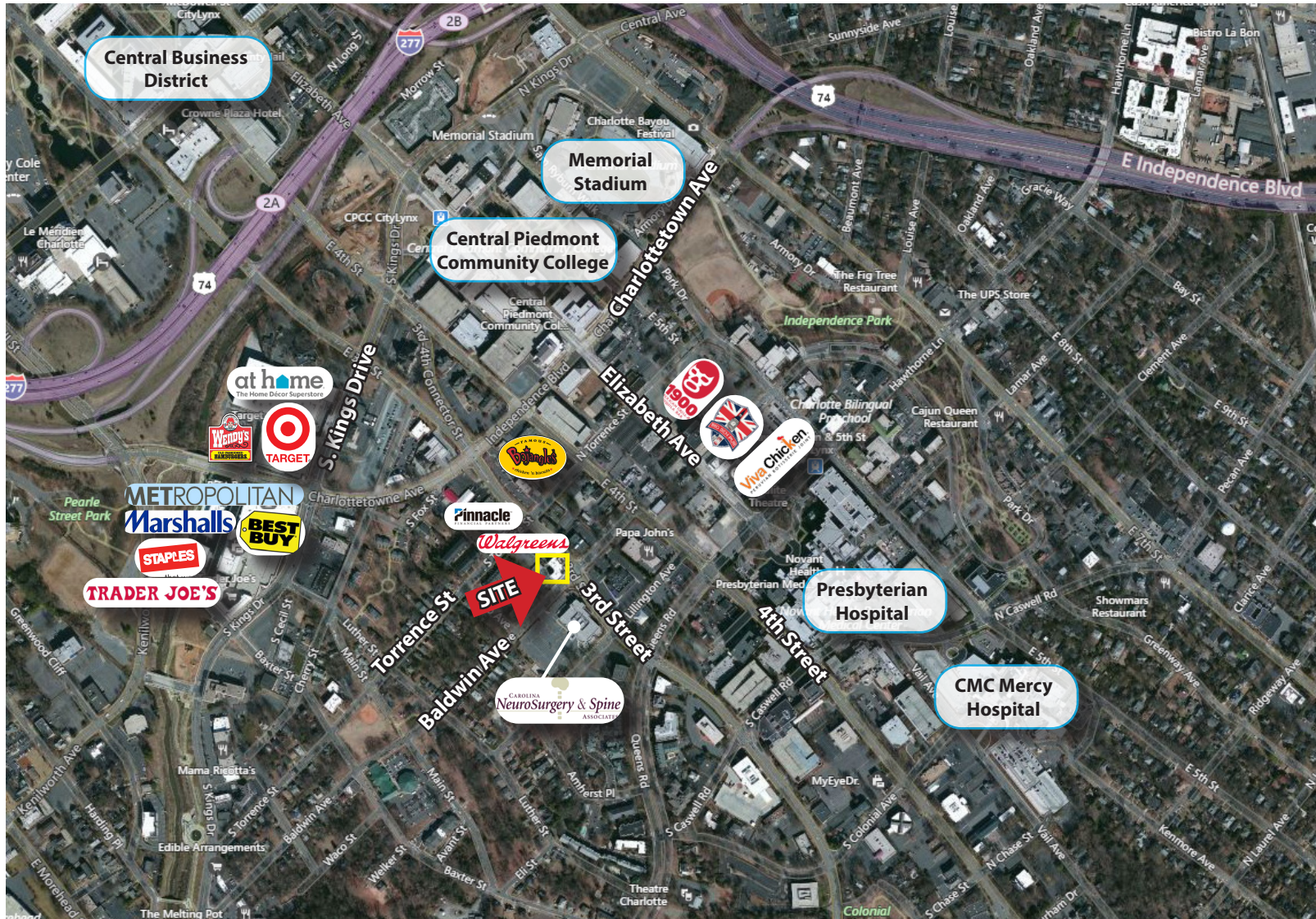
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AREA AERIAL

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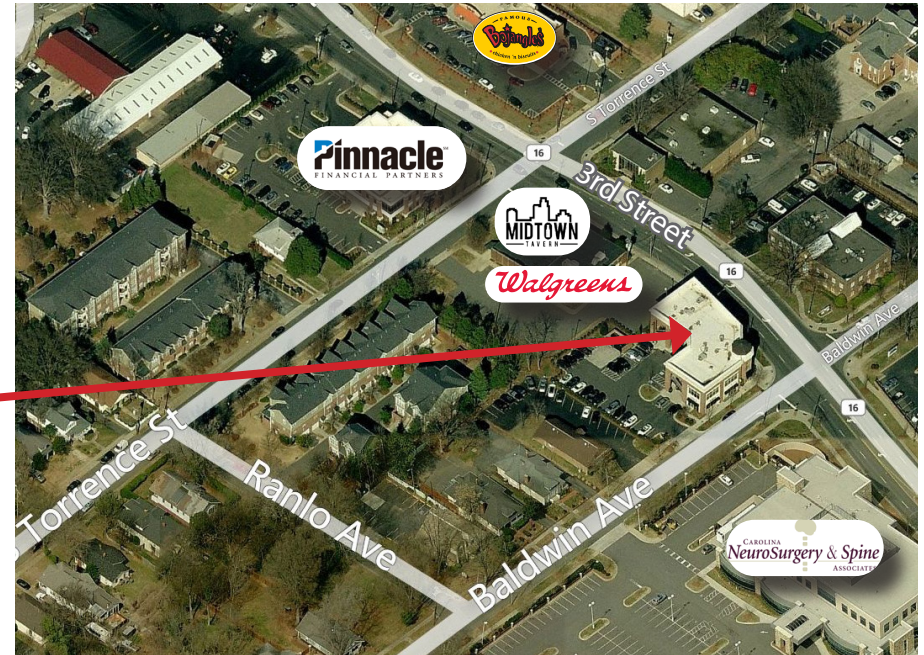
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SITE PLAN

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GROUND LEVEL SITE PLAN



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FLOOR PLAN

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PARKING LOT



E 3RD STREET

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