

**AVISON
YOUNG**



OFFICE SPACE FOR LEASE OR SALE

1501 E Third Street

Charlotte, NC 28204

Property Features



± 2,340 SF



2 story building with both office and retail capabilities



\$1,175,000



7 on-site parking spaces and shared parking on Torrence Street



Close proximity to I-277 and Uptown Charlotte



Prominent signage opportunity along E 3rd Street



Built in 1964

1501 E Third Street CHARLOTTE, NC 28204

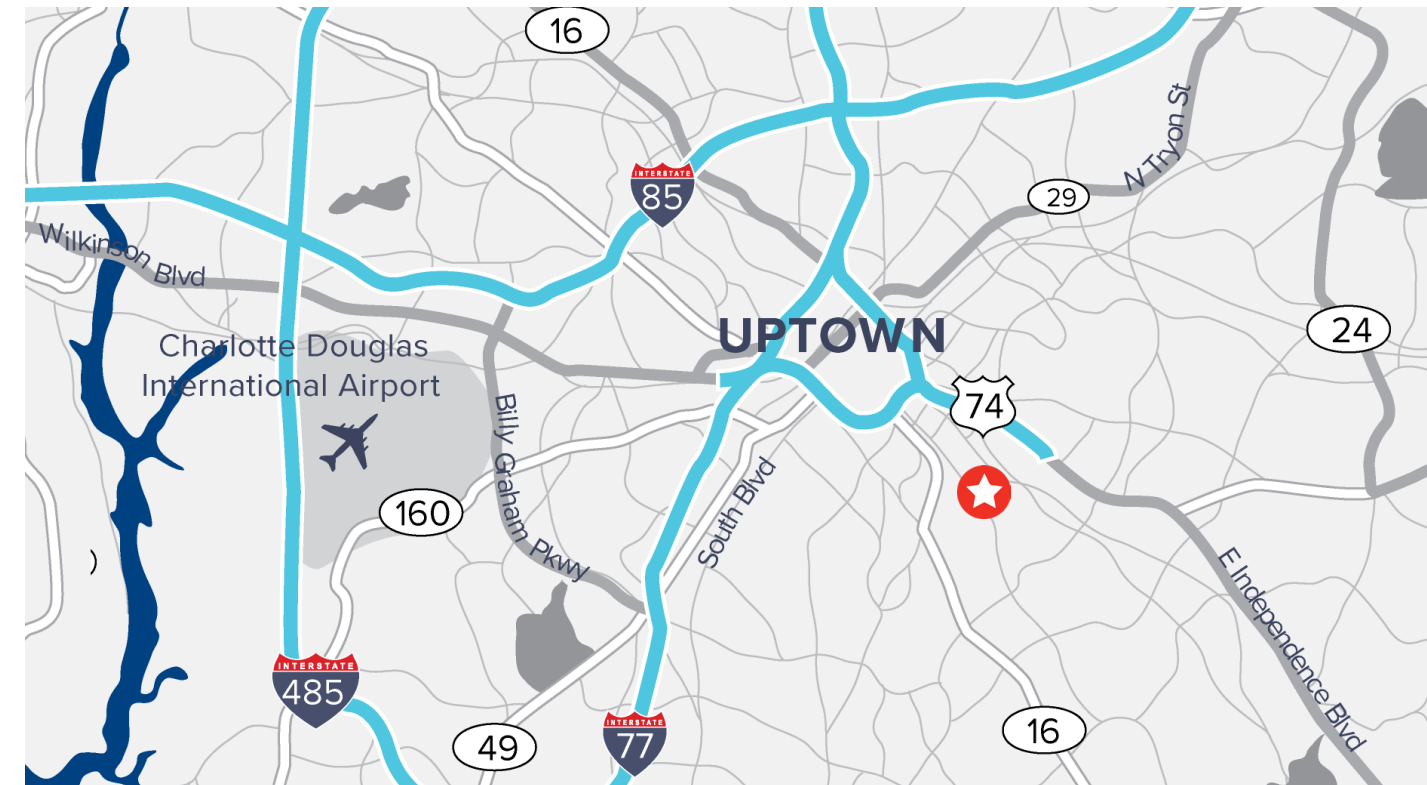
Opportunity

1501 E Third Street is a unique owner/user or investment opportunity in the heart of ever-changing and vibrant Midtown area of Charlotte. Surrounded by amenities, the building features prominent road frontage on Third Street, just steps from Uptown. With both office and retail capabilities, the site provides occupiers a highly visible setting in one of the city's most attractive submarkets.

Building Photos



Location Map



Demographics

Demographics (2019 ESRI)	1 Mile	3 Miles	5 Miles
Total Population	15,122	124,037	275,671
Total Households	7,623	57,807	119,651
Average Household Income	\$123,495	\$114,471	\$93,434
Total Daytime Population	66,890	238,529	436,767

Traffic Counts (ESRI)	Vehicles Per Day
E Third Street	20,800



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