

Office Space in Elizabeth Neighborhood

FOR LEASE

1611 E. 7th Street • Charlotte, NC



Fantastic Opportunity for Office Space Just Outside Uptown Charlotte

4,700 SF Available on E. 7th Street in the Popular Elizabeth Neighborhood



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Providence Commercial
REAL ESTATE ADVISORS

FEATURES

- 4,700 SF of Office Space Available for Lease in the Elizabeth Neighborhood
- Space includes Reception Area, 3 Conference/Multi-Purpose Rooms, 8 Private Offices, a Kitchenette and 2 Restrooms.
- Great location on E. 7th Street just outside of Uptown Charlotte.
- Office is surrounded by abundant retail and restaurant amenities in the Elizabeth area.
- Property offers 20 Dedicated Off-Street Parking Spaces
- 15,097 VPD Traffic Count on E. 7th St. in front of the property

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" page on: ProvidenceCommercial.com

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Local Amenities

- | | |
|---------------------------|-----------------------------|
| 1 MADabolic | 16 Organic Nails by Adriana |
| 2 Unique Boutique | 17 Cajun Queen |
| 3 Sunflour Baking Company | 18 Hawthorne's NY Pizza |
| 4 Pet Supplies Plus | 19 Fig Tree |
| 5 Bang Bang Burgers | 20 Sabor Latin Street Grill |
| 6 Jersey Mike's | 21 The UPS Store |
| 7 Oasis Day Spa | 22 Viva Chicken |
| 8 Showmars | 23 Earl's Grocery |
| 9 Caswell Station | 24 1900 Mexican Grill |
| 10 Starbucks | 25 Visualite Theatre |
| 11 The Stanley | 26 The Spoke Easy |
| 12 8th Street Studio | 27 Jones Dry Cleaning |
| 13 The Crunkleton | 28 Devil's Logic Brewing |
| 14 Burn Boot Camp | 29 Camille's Sidewalk Cafe |
| 15 2001 Cleaners Inc. | 30 Autobell Car Wash |

LOCATION HIGHLIGHTS

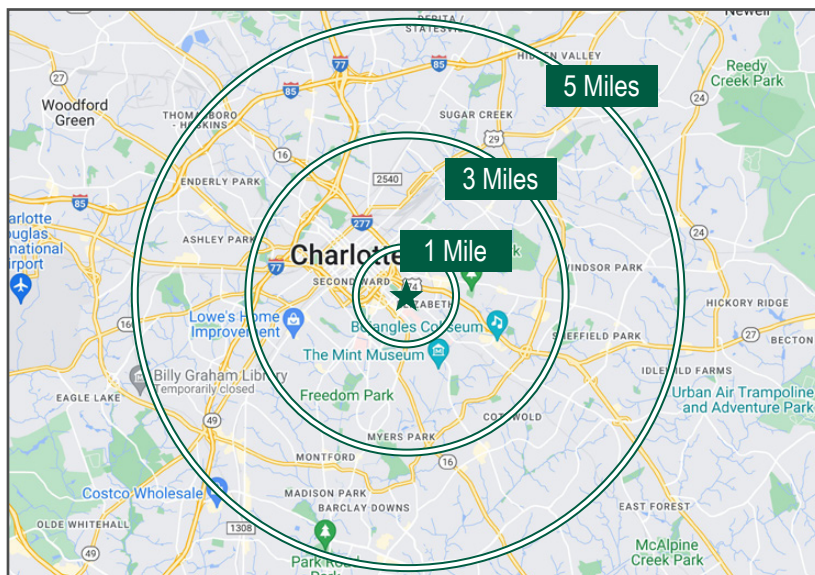
- Excellent walkability to neighboring shops and restaurants, Conveniently located near the on-ramp for Independence Blvd. (Hwy 74) and less than 1 mile to Uptown Charlotte. Close proximity to Novant Presbyterian & Mercy Hospitals, I-77 & I-277 and Retail & Restaurants along 7th Street, Elizabeth Avenue and Central Avenue.
- The Elizabeth Neighborhood is Charlotte's second oldest streetcar suburb and is best known for its historic charm, treelined streets and close knit community. The neighborhood is also known for its Craftsman-Style bungalow homes, locally owned businesses, Restaurants & Music Halls. The Elizabeth community is a mixture of urban vitality + historic heritage.
- The Neighborhood also Borders prominent Plaza Midwood, Eastover + the Myers Park residential neighborhoods, is 10 minutes from Cotswold and MoRA, 20 minutes from SouthPark and less than 2 miles from Charlotte's Central Business District.
- Property is Just down the street from the CityLYNX Gold Line Trolley + is on a CATS route.

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DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2022 Population	19,491	144,054	317,343
2027 Population	21,923	161,424	351,319
Pop. Growth 2022-2027	12.48%	12.06%	10.71%
2022 Total Households	9,175	67,401	135,348
2027 Total Households	10,322	75,812	150,128
HH Growth 2022-2027	12.50%	12.48%	10.92%
Median HH Income	\$ 73,883	\$ 75,749	\$ 58,971

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Floor Plan
4,700 SF

