

South End/Dilworth Office

315 RENSSELAER AVENUE, CHARLOTTE, NC 28203



Office

FOR
Sale

SIZE
±0.44 AC

PRICE
\$2,500,000



Overview

±4,800 SF office building for sale

Property needs to be subdivided from the parent parcel

18 parking spaces on-site

5 minute pedestrian access to the LYNX Bland Street Station

City of Charlotte Zoning: TOD-NC (HD) Historic District Overlay

±4,800 SF Office Building
For Sale in South End /
Dilworth Neighborhood



Bailey Patrick
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Bailey Patrick, Jr.
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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Demographics

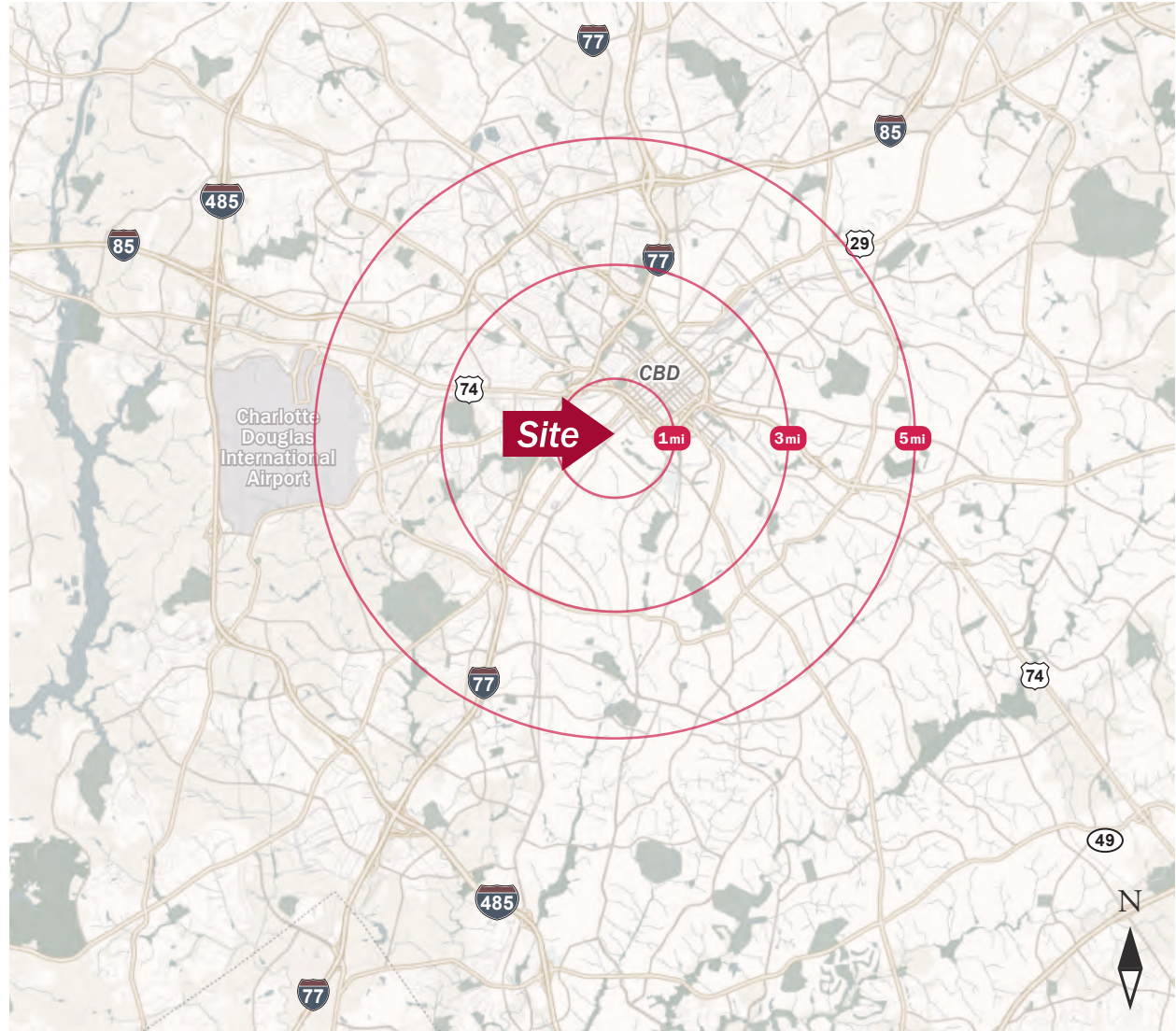
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	24,788	131,654	265,364
Growth Rate	6.31%	3.90%	2.86%
Avg. HH Income	\$155,711	\$151,023	\$139,867

Traffic Count

Source: NCDOT

	AADT
South Boulevard	29,424 (2025)





South Blvd



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Site Aerial



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Property Photos



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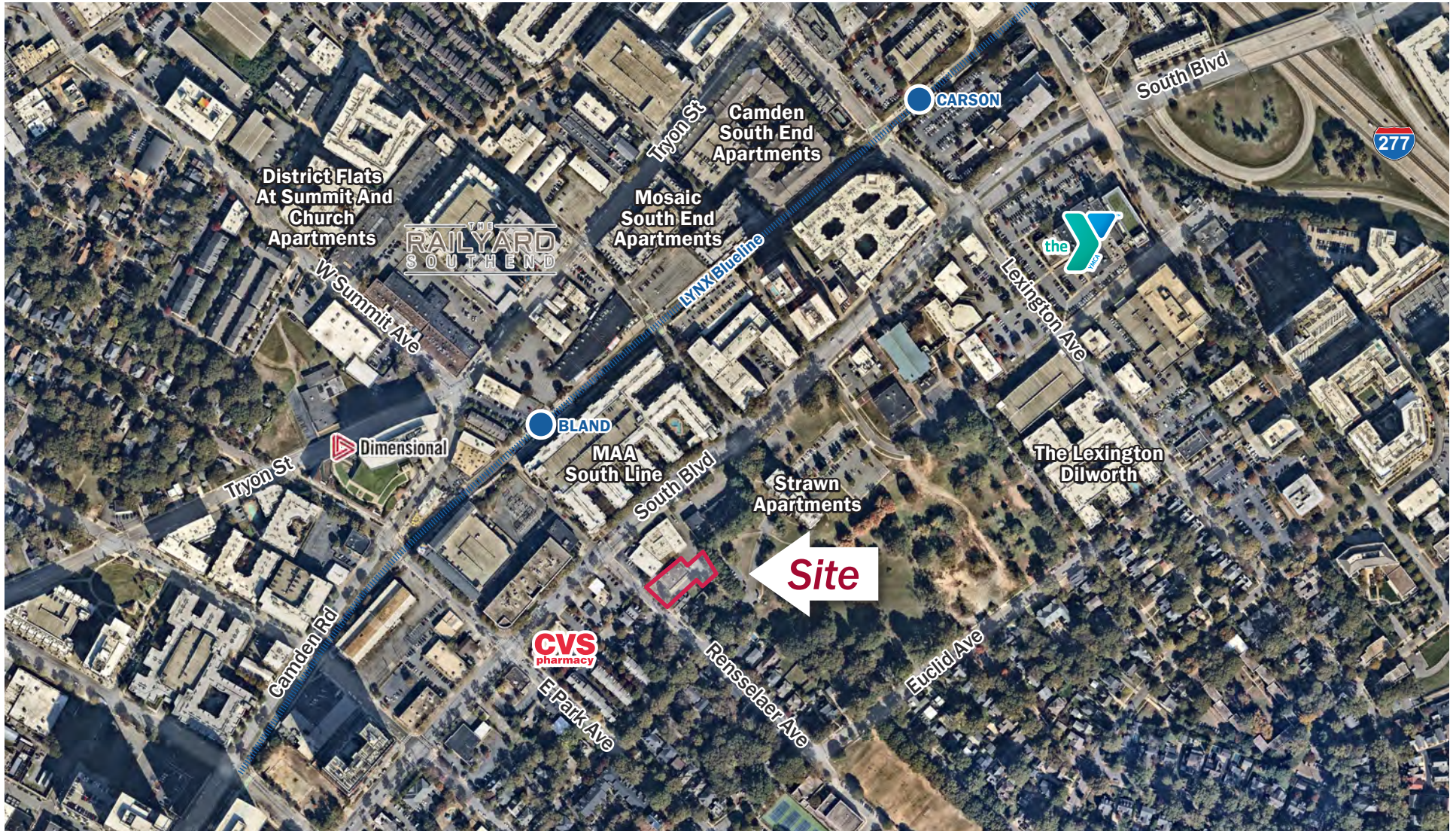
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Location Aerial

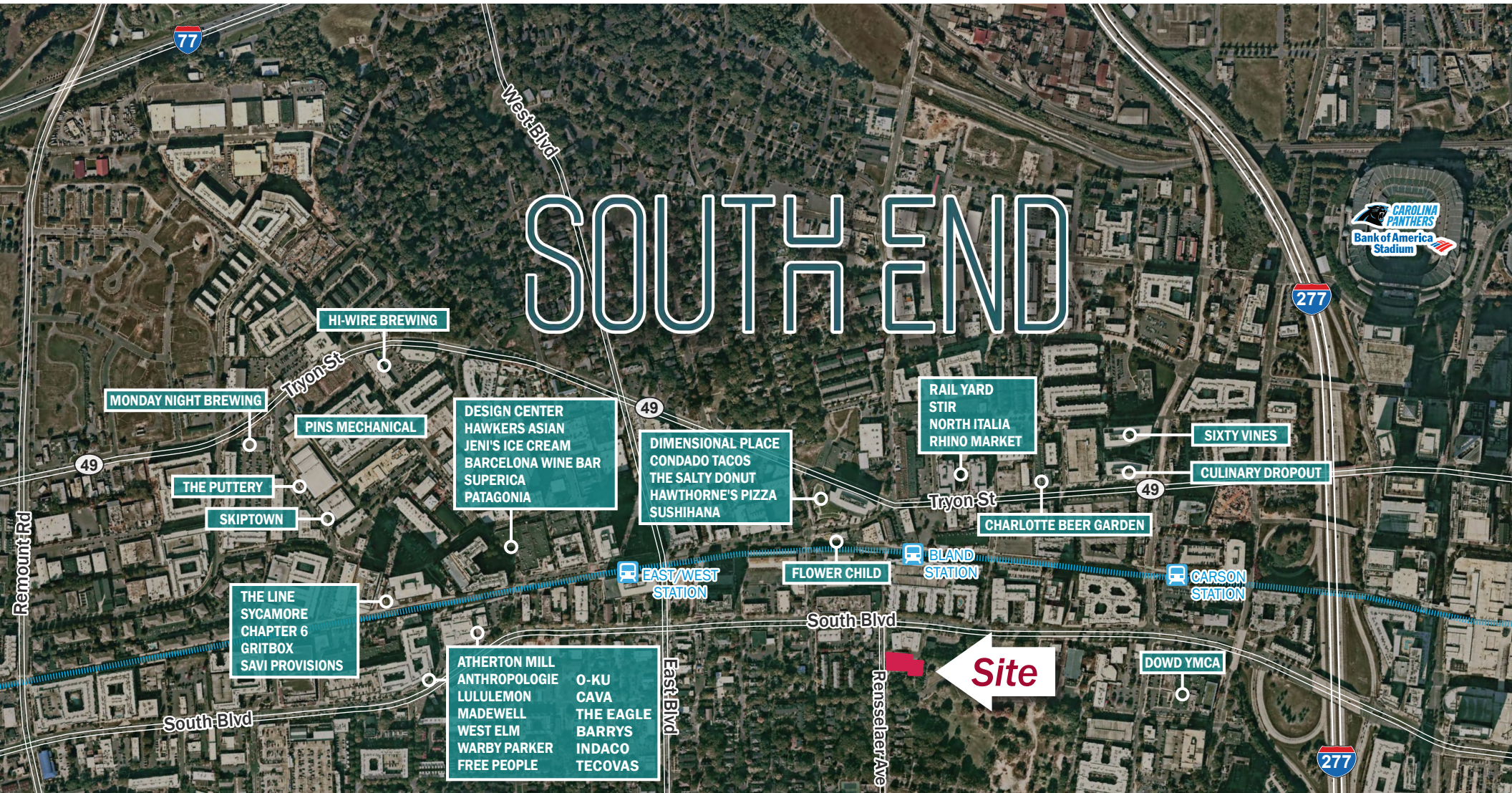


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South End Stats*

19,700+ workers

13,100+ residents

5.5 M sq ft of office space

148 restaurants

118 shops

1.3 M sq ft of retail shops

& restaurants

25,900 avg daily light rail riders

9,600+ apartment homes

28 fitness studios

11 craft breweries

Median age of **30**

7 coworking spaces

*as of September 2024

Source: <https://southendclt.org/business/fast-facts>

RECENT CORPORATE RELOCATIONS TO SOUTH END



SOUTH END

SOUTH END

SOUTH END

SOUTH END

DRINK

EAT

STAY

NEW BERN STATION



EAST/WEST STATION



BLAND STATION



CARSON STATION



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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