

Sale

2116 Crown Centre Drive

2116 Crown Centre Dr Ste 300 Charlotte, NC 28227



PROPERTY DESCRIPTION

2116 Crown Centre Drive, Suite 300 is a well-configured 1,722-square-foot professional office suite located within Tower Pointe Professional Center in southeast Charlotte. The suite features multiple private offices, a reception and lobby area, conference room, open work area, kitchen, and supporting storage space, providing a functional layout for a business owner and staff.

Conveniently located near Independence Boulevard (U.S. 74), NC-51/Monroe Road, and Sardis Road North, the property offers easy access throughout southeast Charlotte and to Uptown. Nearby restaurants, grocery stores, retail, and business services provide added convenience for employees and clients.

The space is well suited for professional services, consulting firms, administrative operations, and other office-oriented businesses. The existing build-out provides an owner-user with a functional office environment that can accommodate a variety of business operations without significant initial reconfiguration. With its professional setting, convenient location, and established office environment, the property offers an excellent opportunity for any business seeking a dedicated office location.

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	1
Price per sq foot	\$275.84
Building Size:	1,722 SF

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PROPERTY HIGHLIGHTS

- Parcel ID: 19337165
- Approximately 1,722 total SF
- Multiple private offices
- Reception area and lobby
- Conference room
- Open office/work area
- Kitchen
- Storage and closet space
- Surface parking and 24-hour building access
- Main HVAC unit purchased in July 2020, secondary unit approximately 11 years. Both HVACs under annual service contracts
- HOA fees, \$424.54 monthly, Paid Quarterly
- HOA responsible for everything outside of suite: ALL exterior walls and maintenance including roof, landscaping, waste management, window washing, sidewalks, exterior pest treatments, exterior lights and electricity. Water bill, overall exterior property insurance.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	655	3,383
Total Population	421	1,483	7,753
Average HH Income	\$59,628	\$61,071	\$74,624

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Photos

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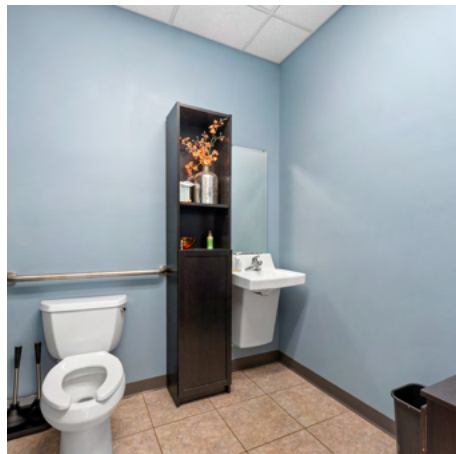
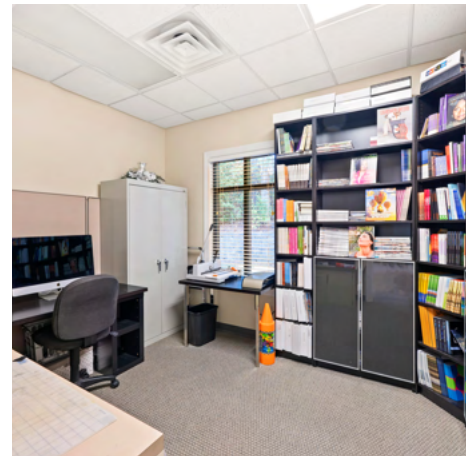


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Photos

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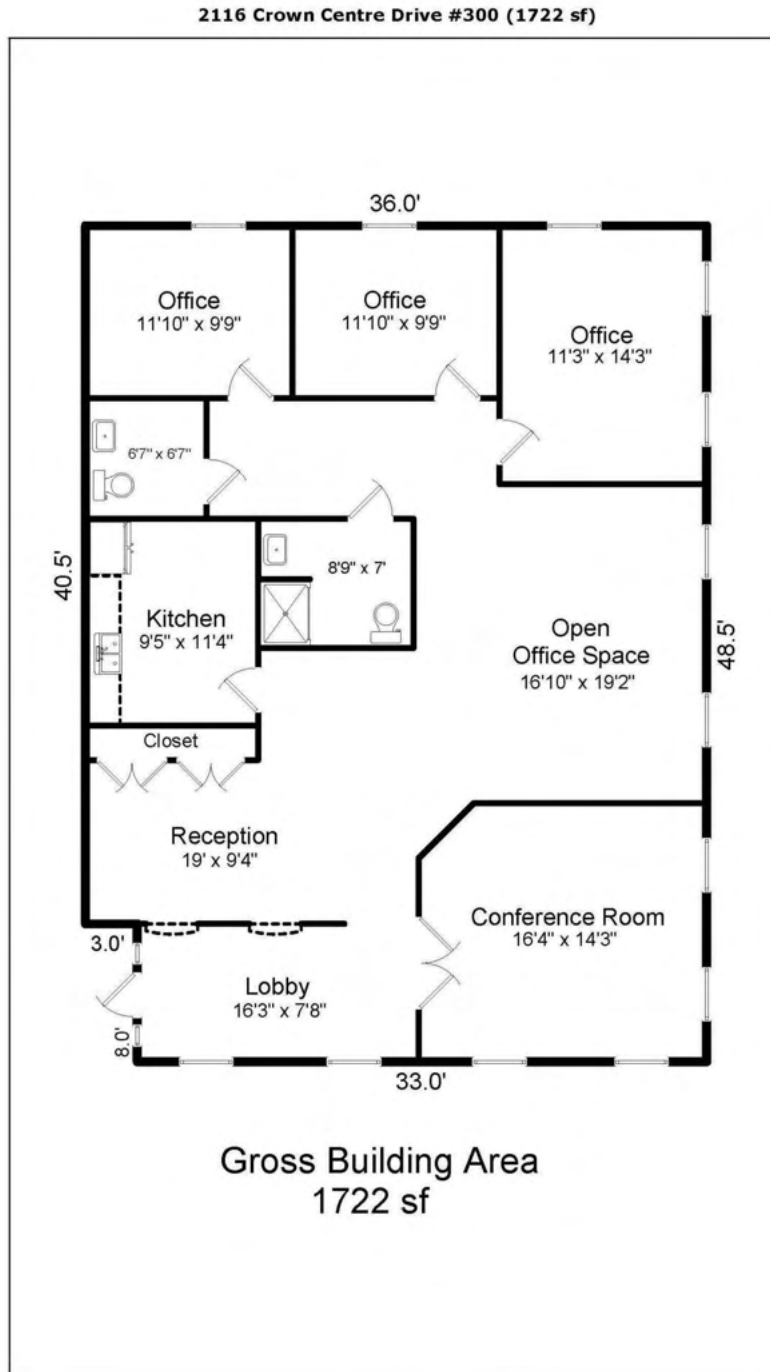


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Page 1

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Retailer Map

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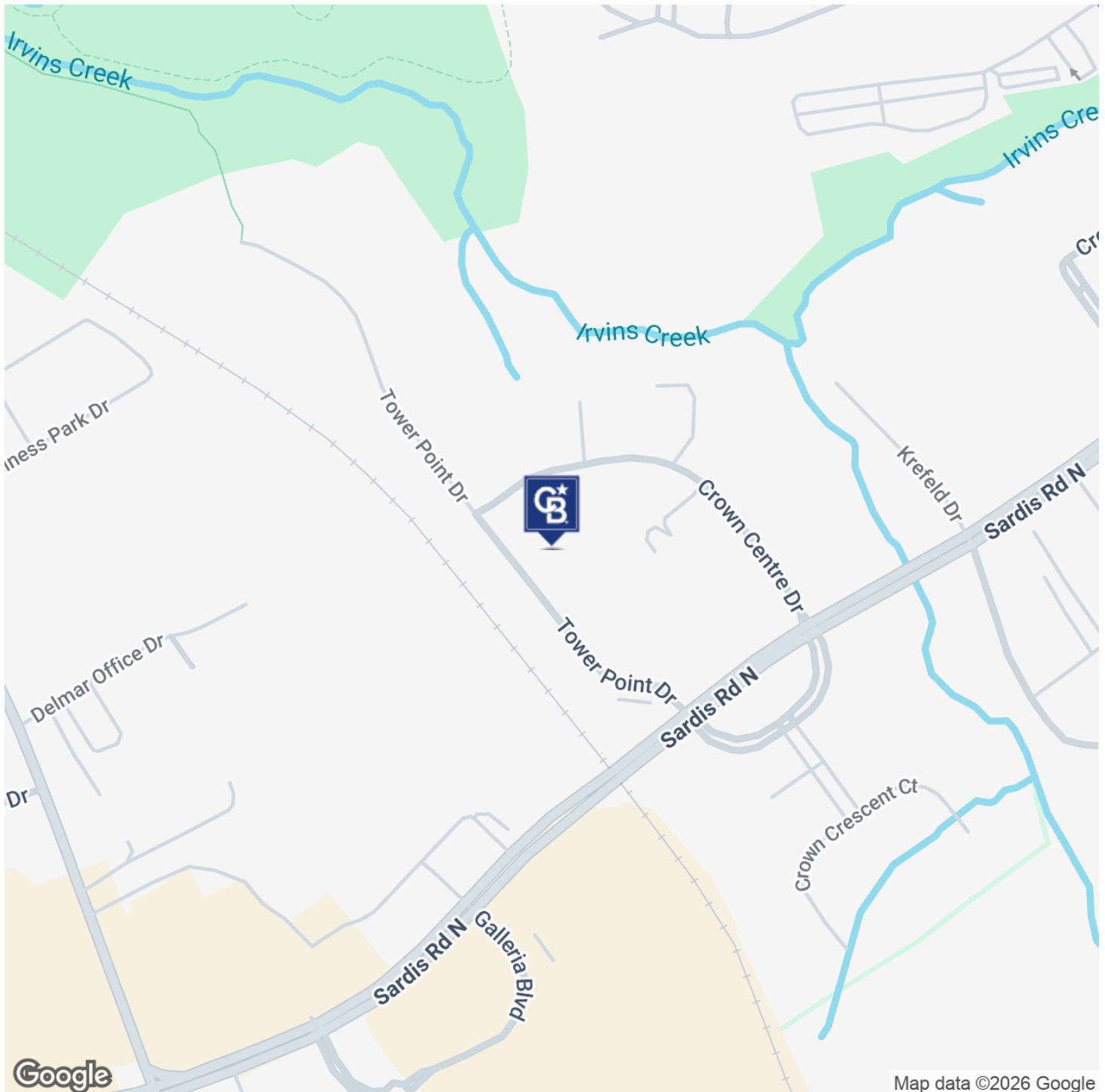


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Location Map

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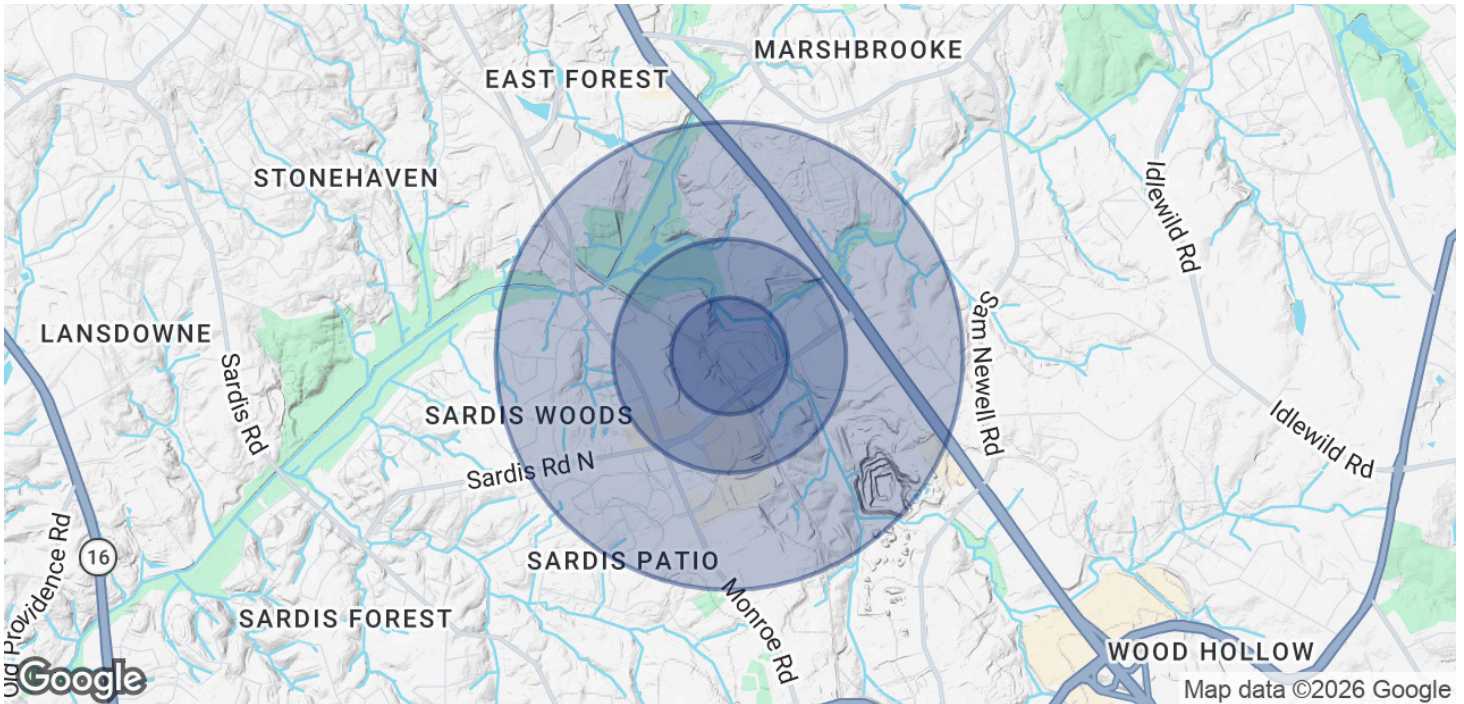


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Demographics Map

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	421	1,483	7,753
Average Age	29.5	30	34.1
Average Age (Male)	27.9	28.8	32.7
Average Age (Female)	33	33.2	37.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	655	3,383
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$59,628	\$61,071	\$74,624
Average House Value		\$304,918	\$336,524

2023 American Community Survey (ACS)

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