

# 2720 E WT HARRIS BOULEVARD

CHARLOTTE, NC 28212

UNIVERSITY COMMONS OFFICE PARK



- Great value-add or owner occupier opportunity.
- Ideal for co-working firm, law firm, insurance agency, accountant, architect or medical office user.
- Ample building parking (including cross easement parking).
- Located in Charlotte-Mecklenburg Business Investment Program (BIP) area.
- Great access to I-85 and I-485.
- 100% occupancy on 1st floor (month-to-month tenants in place); 2nd floor 100% vacant.
- Direct access from Rocky River Road and E WT Harris Boulevard.



4725 Piedmont Row Drive | Suite 800 | Charlotte, NC 28210 | 704.714.7600

## OFFICE BUILDING FOR SALE

Andre Collins

704.716.8633

andre.collins@lincolnharris.com

Marshall Williamson

704.714.7626

marshall.williamson@lincolnharris.com

|                |   |
|----------------|---|
| PRICE          | \$800,000   |
| BUILT          | 1996<br>All brick construction                      |
| SIZE           | 6,000 SF  |
| ACRES          | 0.610 ACRES   |
| PIN            | # 105-021-42  |
| ZONING         | O-1 (CD)  |
| TRAFFIC COUNTS | Rocky River Rd at<br>E WT Harris Blvd<br>36,523 CPD |

### DEMOGRAPHICS

|      | Average HH Income | Total Population |
|------|-------------------|------------------|
| 1 mi | \$67,433          | 6,633            |
| 3 mi | \$62,338          | 80,458           |
| 5 mi | \$64,648          | 216,365          |

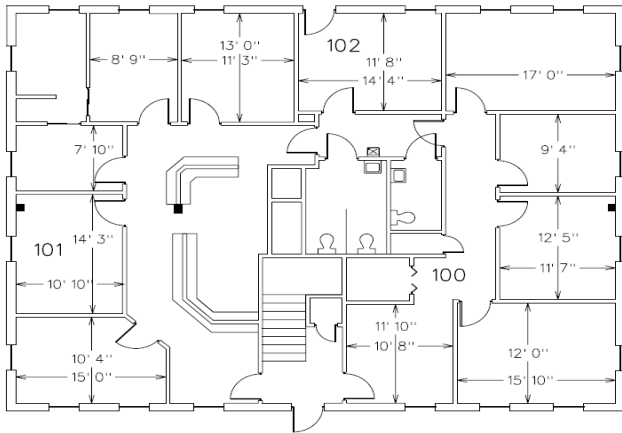
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# 2720 E WT HARRIS BLVD

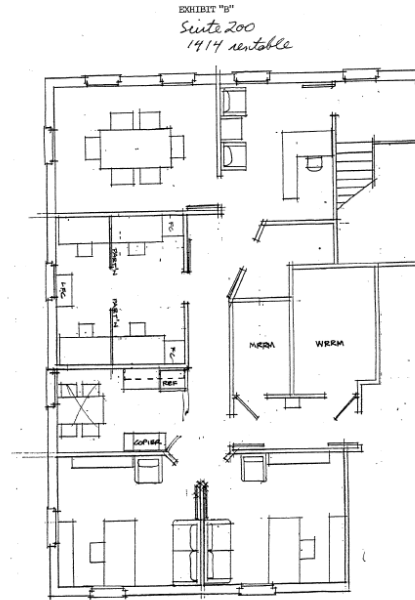
Charlotte, NC 28213

First Floor

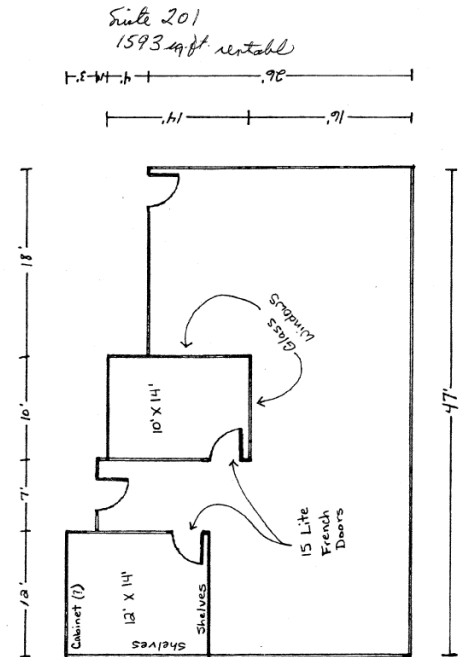


2720 E W.T. Harris Blvd.  
University Commons Office Park  
First Floor  
Suite 100 984 USF 1,079 RSF  
Suite 101 1,380 USF 1,381 RSF  
Suite 102 175 USF 192 RSF

Second Floor



Second Floor

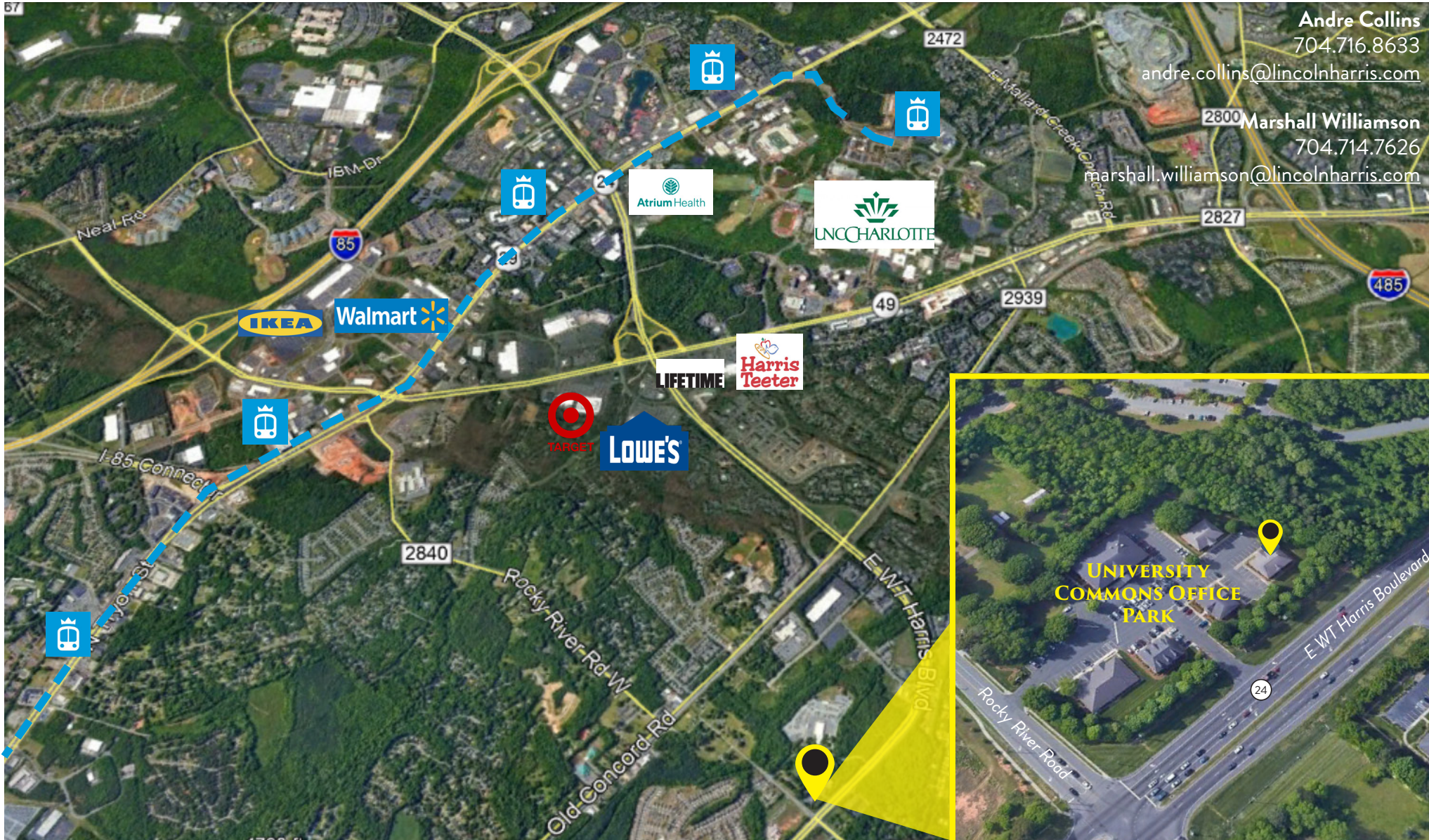


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LINCOLN  
HARRIS

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