

3013 GRIFFITH ST

SOUTH END | CHARLOTTE, NC 28203



6,600 SF
FREESTANDING BUILDING

THE NEIGHBORHOOD

Over the last 10 years, South End has grown into one of Charlotte's most dynamic neighborhoods. Formerly an industrial corridor, the area was reinvented and now is the central hub in Charlotte for breweries, vibrant retail shops, trendy restaurants and entertainment destinations. There's a creative and innovative culture that runs through the area playing a significant part in attracting a vibrant community of residents, workers and visitors. Accessed by South Boulevard and South Tryon Street, South End is ideally situated along the Charlotte Light Rail System and the Rail Trail that provides connectivity to the neighborhood.

A sought after and rapidly changing neighborhood, South End continues to grow in popularity for both office space and livability. South End's close proximity to Uptown Charlotte and major highways, along with its thriving economy, make it a prime spot for companies and entrepreneurs expanding their footprints. Major corporations like Allstate, Lowe's, USAA and Lending Tree have expanded South End's vertical footprint with office towers like The Railyard on South Tryon, Lowe's Global Technology Tower and Vantage South End.

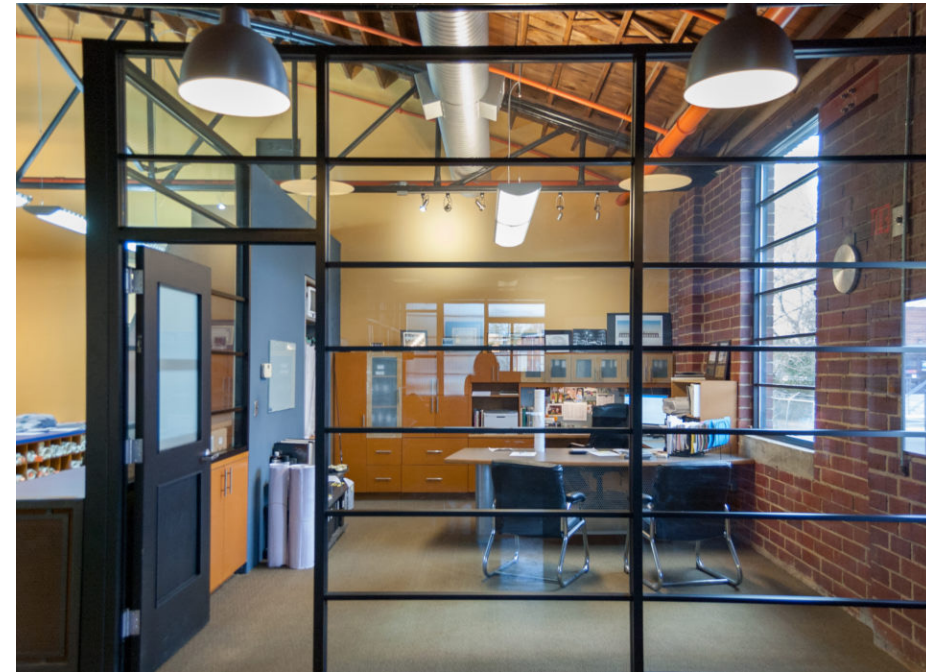


PROPERTY DETAILS

- 6,600 SF fully-renovated office building ideal for a turn-key office or retail user
- The building sits on .4 ac with on-site parking availability in the front and rear of the building with an automatic gate.
- Opportunity for additional outdoor space for an added amenity and abundant storage or additional, usable GLA.
- Well positioned in South End and steps away from the New Bern Light Rail Station, restaurants, breweries and service users. Convenient access to main corridors, South Boulevard and South Tryon.
- Neighbors include:



INTERIOR PHOTOGRAPHY



STREET PHOTOGRAPHY



OVERHEAD AERIAL



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250
Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM



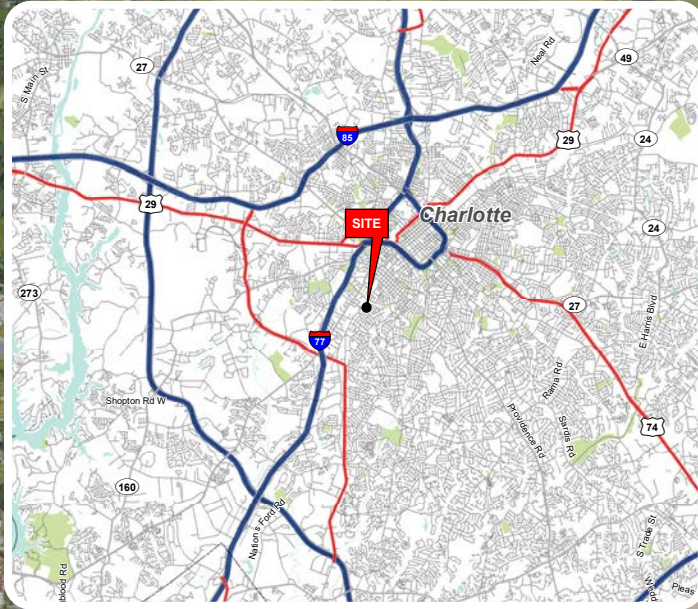
© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



6,600 SF

4 AC

INTERSECTION AERIAL





CORRIDOR AERIAL

2022

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	15,124	103,923	244,729
AVERAGE HH INCOME	\$99,885	\$120,295	\$110,709
BUSINESS ESTABLISHMENTS	1,337	11,243	19,857
DAYTIME EMPLOYMENT	10,243	146,061	252,461
COMBINED POPULATION	25,367	249,984	497,190



10,243
workers in South End*



\$2,782 of Total Household
Retail Expenditure Per Month*



32.2
Median Age*



\$717,568
Estimated Household
Net Worth*



1.8%
Unemployment Rate*



\$435,491
Owner Occupied Median
Home Value*

* within a 1-Mile Radius



3013

GRIFFITH ST

South End | Charlotte, NC

CONTACT

Lauren Faulkenberry
704.315.6594

lfaulkenberry@providencegroup.com

Wes Thurmond
704.644.4595

wthurmond@providencegroup.com



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

www.PROVIDENCEGROUP.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.