



1406 WINNIFRED STREET

CHARLOTTE, NORTH CAROLINA 28203

FOR LEASE RETAIL/OFFICE SPACE AVAILABLE

1406 WINNIFRED STREET CHARLOTTE, NC 28203



PROPERTY SUMMARY

AVAILABLE FOR LEASE	10,942 SF
TOTAL BUILDING	25,543 SF
CURRENT ZONING	I-2
PARKING SPACES	77

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,190	114,452	237,134
2023 EST. POPULATION	18,930	127,099	263,641
EST. HOUSING UNITS	10,205	54,878	107,194
UNITS OCCUPIED BY RENTERS	73.4%	59.4%	55.9%
EST. AVG. HH INCOME	\$106,976	\$99,634	\$92,413
MEDIAN AGE	30.4	33.9	34.6

PROPERTY FEATURES

- » Located in the heart of South End and in walking distance to Charlotte's city center, the property offers an opportunity to lease space in one of Charlotte's most dynamic submarkets
- » The property is next door to Hoppin' and across the street from Wooden Robot Brewery
- » Situated two blocks from the LYNX Blue Line Bland Street Station
- » Surrounded by South End office, retail and multifamily development projects including The Railyard, a 325,000 SF mixed-use project, and Dimensional Place, the 282,000 SF corporate headquarters of Dimensional

For more information, please contact:

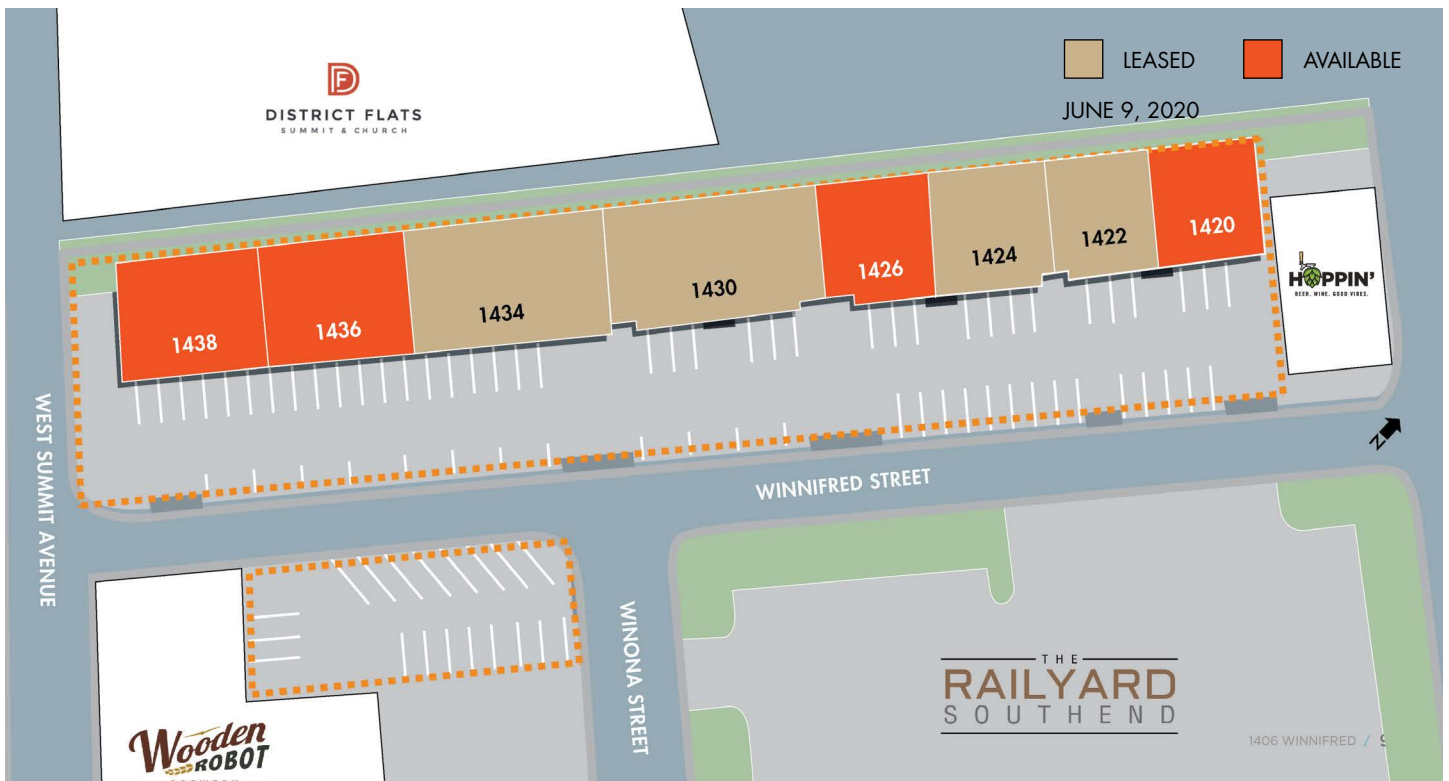
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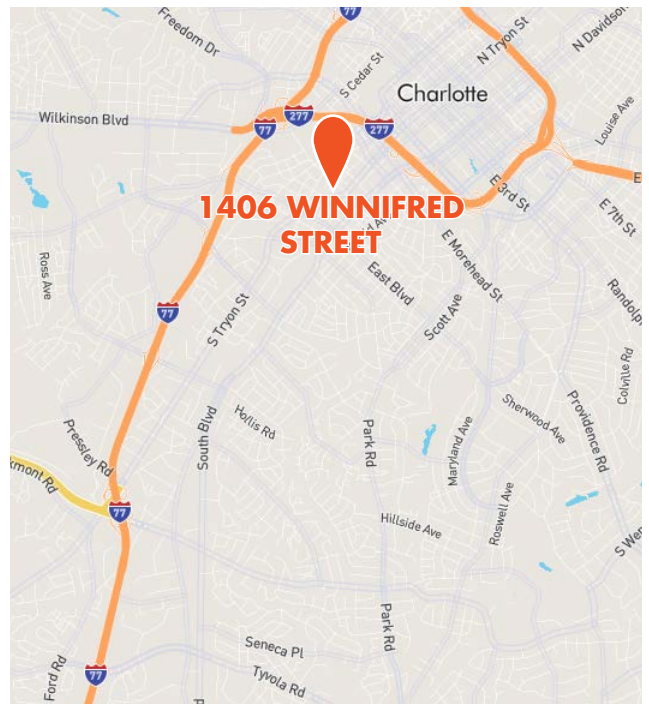
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SITE PLAN



SUITE	TENANT	SF
1420	AVAILABLE	2,431
1422	CHEF'S KITCHEN	2,426
1424	CHEF'S KITCHEN	2,452
1426	AVAILABLE	2,479
1430	SWEAT METHOD	4,751
1434	BULLDOG BEER & WINE	4,973
1436	AVAILABLE	3,015
1438	AVAILABLE	3,017



FOUNDRY
COMMERCIAL

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