

**AVISON
YOUNG**



2326

DISTRIBUTION STREET

CHARLOTTE, NC

±8,940 SF AVAILABLE

SOUTHEND CREATIVE OFFICE/RETAIL
FOR SALE

OFFERING OVERVIEW

Avison Young is pleased to present the opportunity to acquire 2326 Distribution Street, a rare stand alone office/retail building in the booming SouthEnd neighborhood of Charlotte. 2326 Distribution Street gives an owner-occupier the ability to acquire a fully customizable, functional facility with above standard finishes. Formerly a high end commercial furniture showroom, this facility is move-in-ready. The total building size is $\pm 8,940$ sf, made up of two duplex units which are separately metered; providing the ability to be split into two $\pm 4,470$ sf units.



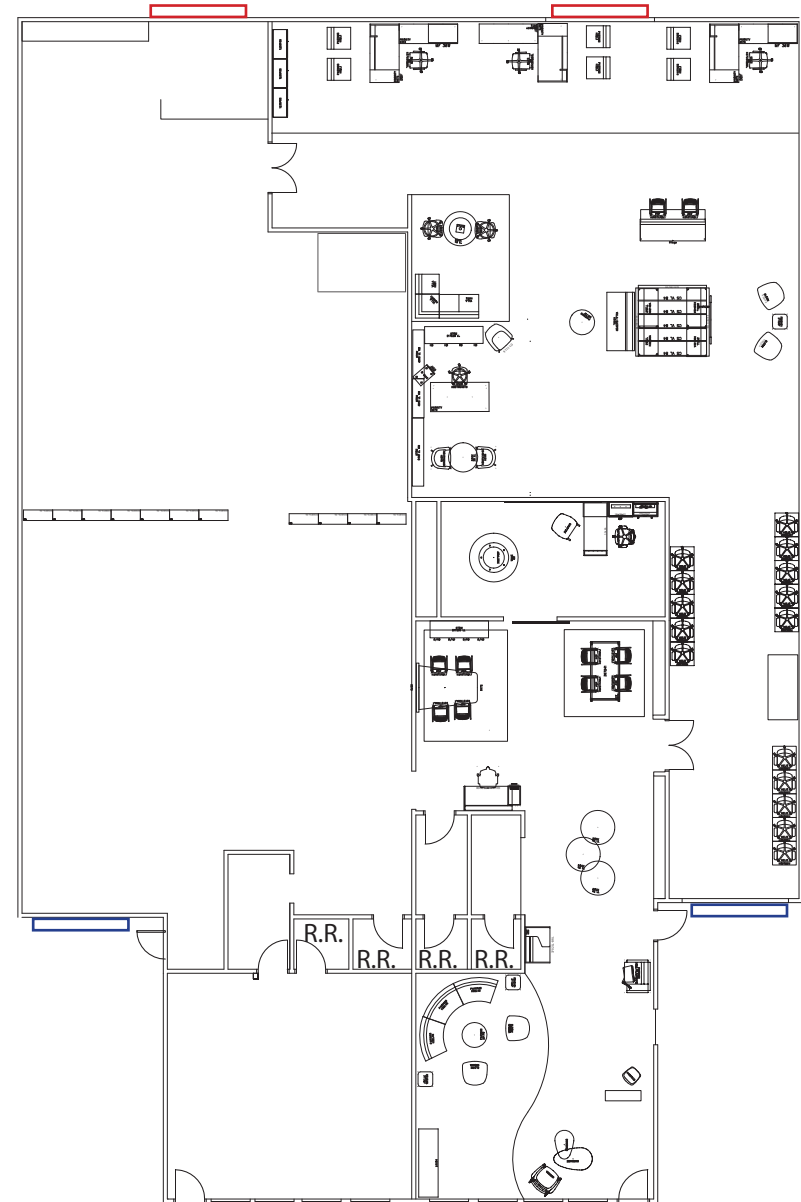
PROPERTY OVERVIEW

BUILDING SIZE	±8,940 SF ABILITY TO DEMISE TO TWO ±4,470 SF UNITS
PARCEL ID	12104316
SITE AREA	.404 ACRES
ZONING	TOD-NC TRANSIT ORIENTED DEVELOPMENT - NEIGHBORHOOD CENTER
YEAR BUILT	1964
STRUCTURE/EXTERIOR	MASONRY
CEILING	EXPOSED CEILING, PAINTED WITH 12'10" HEIGHT
HVAC	100% AIR CONDITIONED
LIGHTING	LED LIGHTING
DOCK DOORS	TWO (2) DH LOADING DOORS TWO (2) INACTIVE RAIL DOORS
RESTROOMS	TWO (2) SETS OF RESTROOMS
PARKING	TEN (10) SPACES
OTHER	<ul style="list-style-type: none"> EXISTING WHITE NOISE SYSTEM IN PLACE (RIGHT SIDE) FURNITURE NEGOTIABLE
SALES PRICE	\$2,500,000

 EXISTING DH LOADING DOORS

 INACTIVE RAIL DOORS

FLOOR PLAN



* FURNITURE FOR CONCEPTUAL PURPOSES *

INTERIOR PHOTOS




LOCATION OVERVIEW

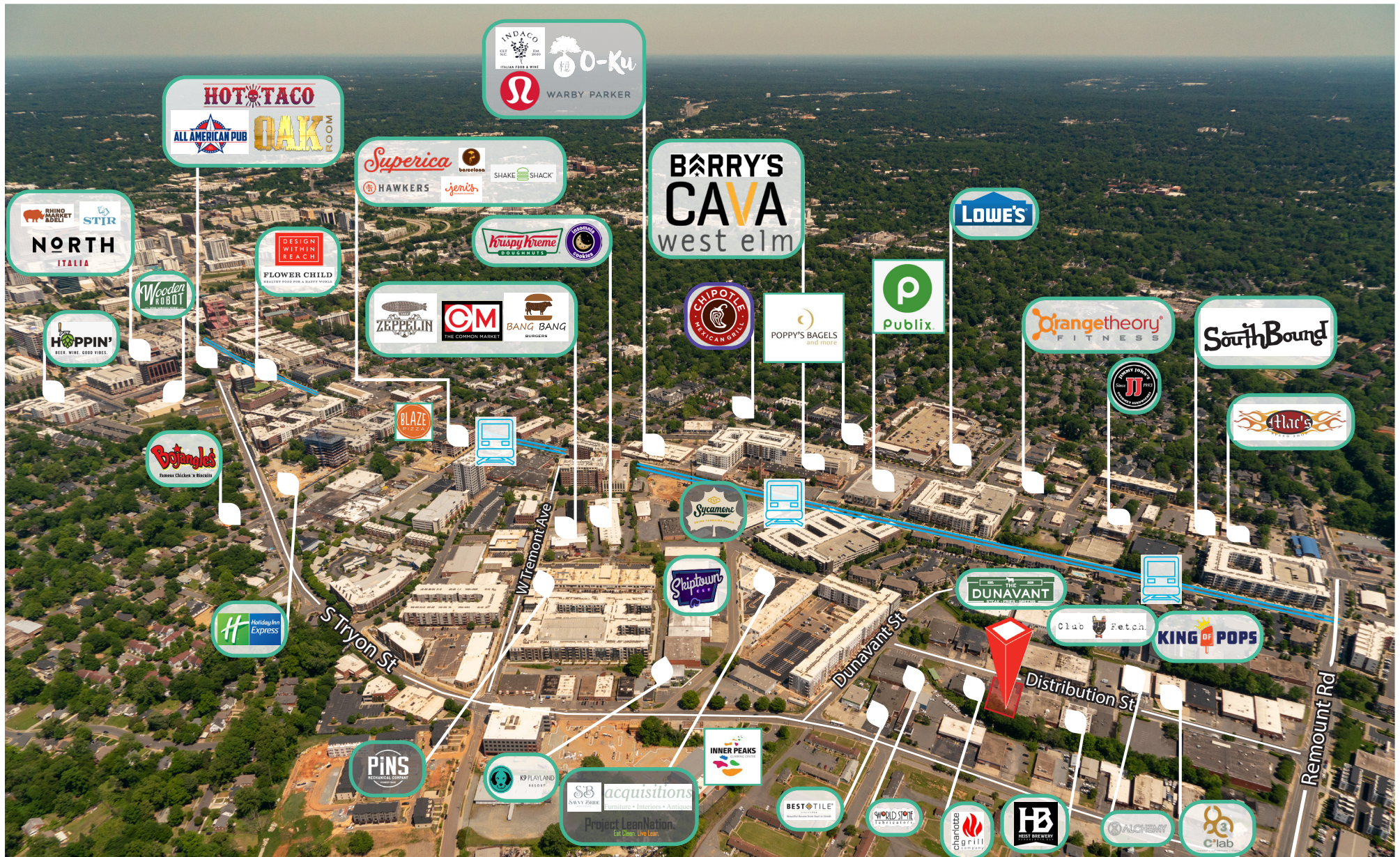


CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
← ±5 Miles

UPTOWN CHARLOTTE
±2 Miles

 **Lynx Blue Line Stops**
New Bern Station - .6 Miles
East/West Station - .9 Miles

AMENITIES MAP



SOUTH END OVERVIEW

Only minutes from Uptown, Southend has transformed into one of the most vibrant and fastest growing areas in the country. With the implementation and continued growth of the Charlotte Light Rail, much of the city is now connected via a short train ride. Not only does Southend feature dozens of restaurants, breweries and venues for nightlife and entertainment, it has also become a premier office destination for companies on the cutting edge. As the submarket continues to thrive, it has fully adopted the ability to offer a place where people can live, work and play.

LIVE HERE



12,000 Residents



5,176 Market Rate Housing Units



54% of Residents Between 20-39 Years Old



\$81,094 Median Household Income

WORK HERE



17,180 Workers



3.35 Million SF Office Under Construction

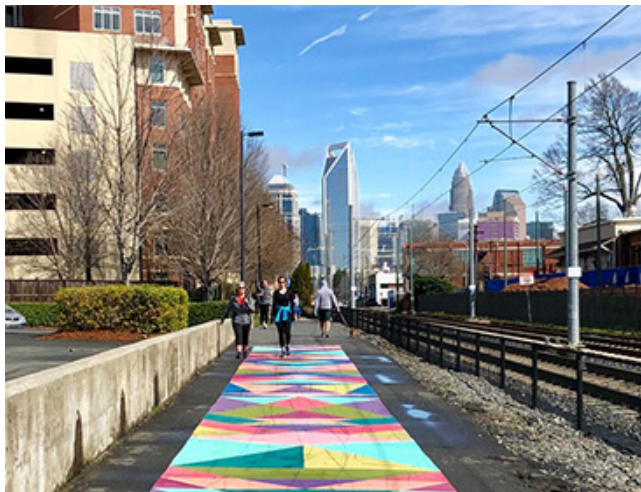
PLAY HERE



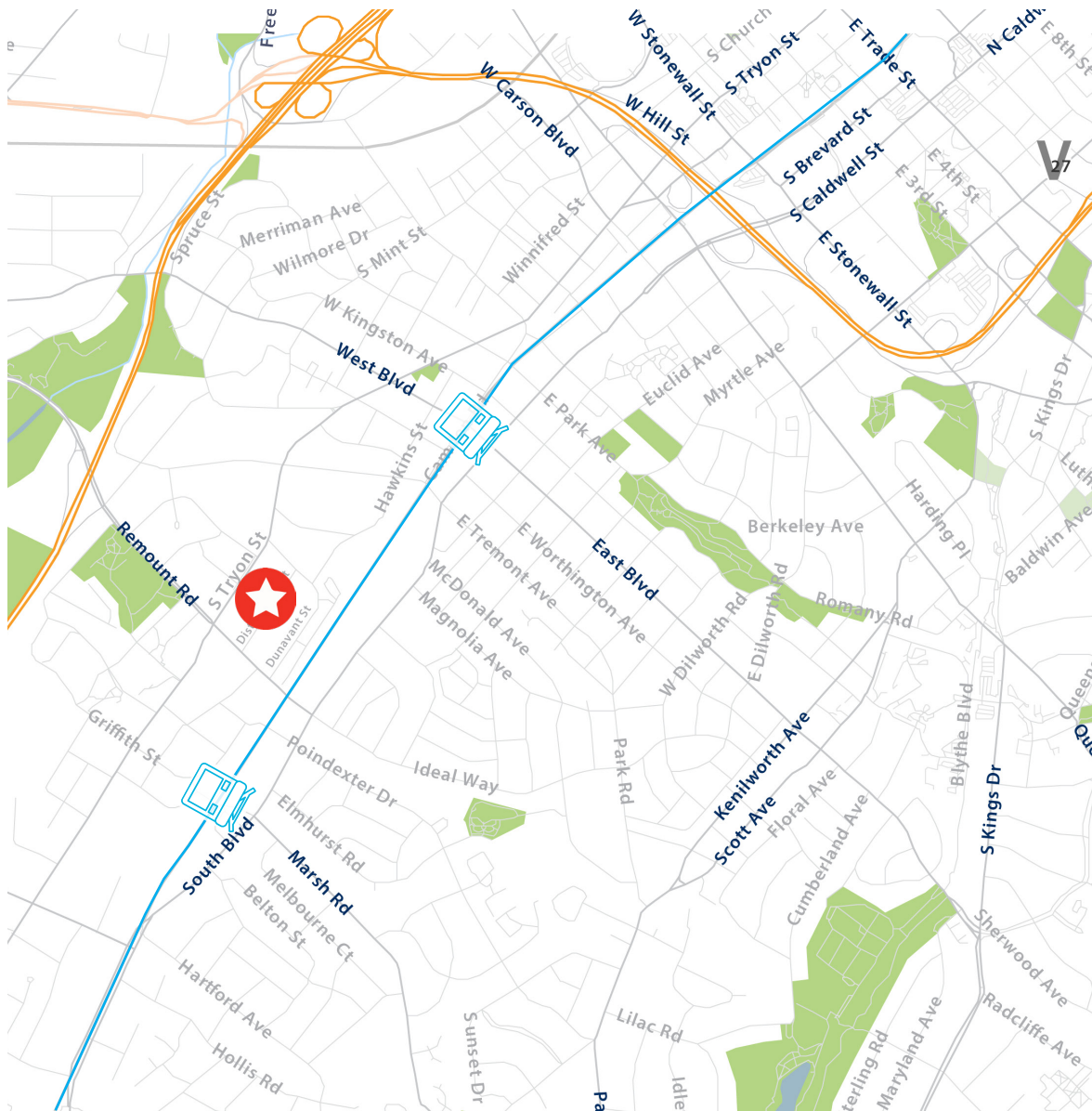
1.95 Million SF of Retail and Restaurants



Nearing 10 Breweries in Southend and LoSo



LOCATION MAP



For More Information, Please Contact:

Tom Tropeano

Vice President

704.413.0228

tom.tropeano@avisonyoung.com

Chris Loyd

Vice President

704.612.0238

chris.loyd@avisonyoung.com

Nick Claudio

Vice President

704.512.0231

nick.claudio@avisonyoung.com