

SIGNATURE FOOD & BEVERAGE OPPORTUNITY

±2,423 - 4,906 SF AVAILABLE FOR LEASE
(2ND & 3RD FLOOR)

FOUNDRY
COMMERCIAL



1913 CLEVELAND AVE



110 APARTMENT UNITS UNDER CONSTRUCTION

THE AVENUES AT ATHERTON
Snooze AS AN EATERY *Atrium Health* URGENT CARE

300 APARTMENT UNITS TO BE BUILT ABOVE TYBER CREEK



FUTURE LOOK

LOWE'S
GLOBAL TECHNOLOGY CENTER

110 EAST
370,000 SF OFFICE SPACE W/
GROUND LEVEL RETAIL
UNDER CONSTRUCTION
DELIVERING MARCH 2024

DILWORTH / SOUTH END

1913 CLEVELAND AVENUE, CHARLOTTE, NC 28203



PROPERTY DESCRIPTION

- ±2,423 - 4,906 SF Available for Lease (2nd & 3rd floor)
- Ideal space for full service restaurant, bar or brewery.
- Located in the bustling sub-market of Dilworth and South End.
- Walkable location only 0.2 miles from light rail stop.
- Surrounded by notable Dilworth favorites such as Dilworth Tasting Room, Sunflour Baking Company and 300 East.

BUILDING FEATURES

BUILDING SIZE ±9,628 SF

SF AVAILABLE FOR LEASE ±2,423 - 4,906 SF

TRAFFIC

SOUTH BLVD 28,367 VPD

DEMOGRAPHICS

1 MILE RADIUS

20,380
ESTIMATED POPULATION 2023

32.5
AVERAGE AGE

\$538,343
MEDIAN HOME VALUE 2023

\$155,424
AVG HOUSEHOLD INCOME

3 MILE RADIUS

116,489
ESTIMATED POPULATION 2023

33.9
AVERAGE AGE

\$553,998
MEDIAN HOME VALUE 2023

\$152,358
AVG HOUSEHOLD INCOME

5 MILE RADIUS

250,524
ESTIMATED POPULATION 2023

34.9
AVERAGE AGE

\$498,337
MEDIAN HOME VALUE 2023

\$136,895
AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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EXISTING SITE

NEW 3-STORY BUILDING
TO BE CONSTRUCTED
IN ITS PLACE

FUTURE LOOK FRONT ELEVATION



Large Hanger-Style Windows
3 on each floor (2nd & 3rd)

DELIVERING FALL 2024

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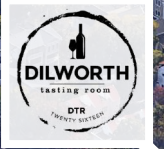
WELCOME TO DILWORTH WELCOME TO DILWORTH ON THE EDGE OF SOUTH END

WITHIN 4 BLOCKS

- 28 RESTAURANTS
- 18 RETAILERS
- 5 COFFEE SHOPS
- 6 BEER/WINE BARS
- 2 GROCERY STORES
- 2,650 MULTI-FAMILY UNITS



1913 CLEVELAND AVE



110 APARTMENT UNITS UNDER CONSTRUCTION

NOVEL ATHERTON
346 APARTMENT UNITS



300 APARTMENT UNITS TO BE BUILT ABOVE TYBER CREEK



FUTURE LOOK

FUTURE LELUIA HALL
OPENING FALL 2023

300 EAST RESTAURANT



110 EAST
370,000 SF OFFICE SPACE W/
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ASHTON SOUTH END
310 UNITS



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WALK THE NEIGHBORHOOD

When we say we're in the heart of Dilworth, we mean it. 1913 Cleveland Avenue sits just a block away from some of Dilworth's most notable restaurants and shops, such as Sunflour Baking Company and 300 East. It is also walking distance to the East/West Light Rail Station. Within a few blocks of the property, there are 2,650 apartment units, 28 restaurants, 6 beer/wine bars, 18 retailers, and the neighborhood is still growing. Within the neighboring community of South End, there is a work force of 19,400 employees and 5 million SF of office space, with 498,000 SF of that office space under construction. Charlotte's Dilworth neighborhood was the city's first streetcar district and is characterized by bungalow-style homes, restaurants, and businesses. With all its development and longstanding popularity, it's no secret Dilworth is the place to be.



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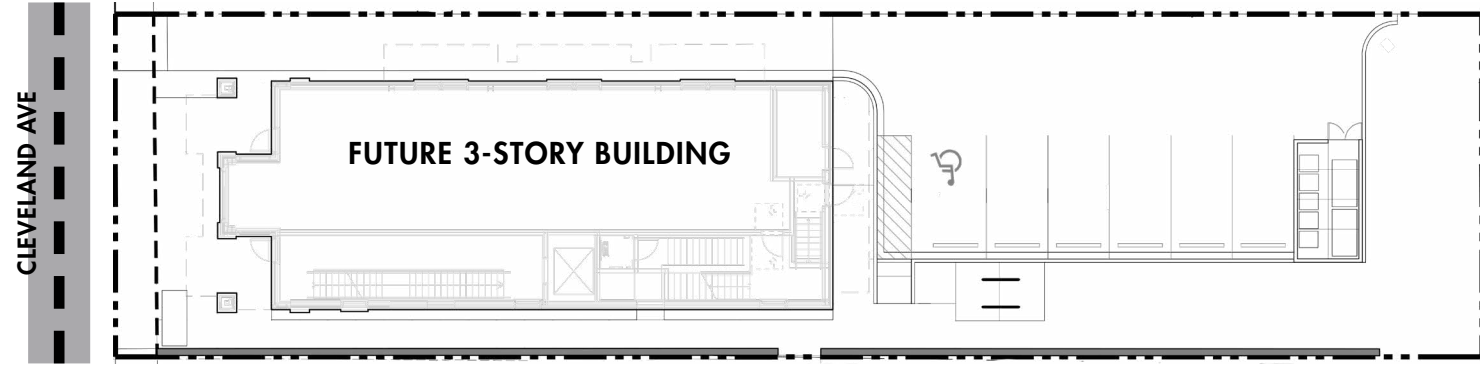
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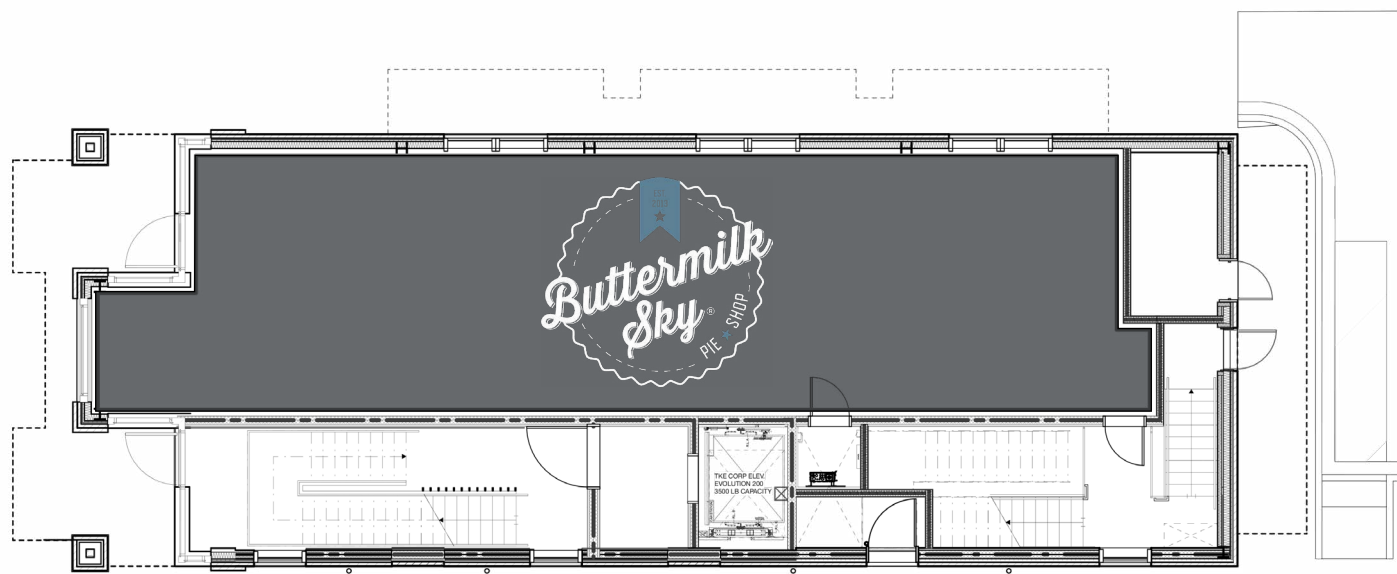
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SAMPLE SITE & FLOOR PLANS

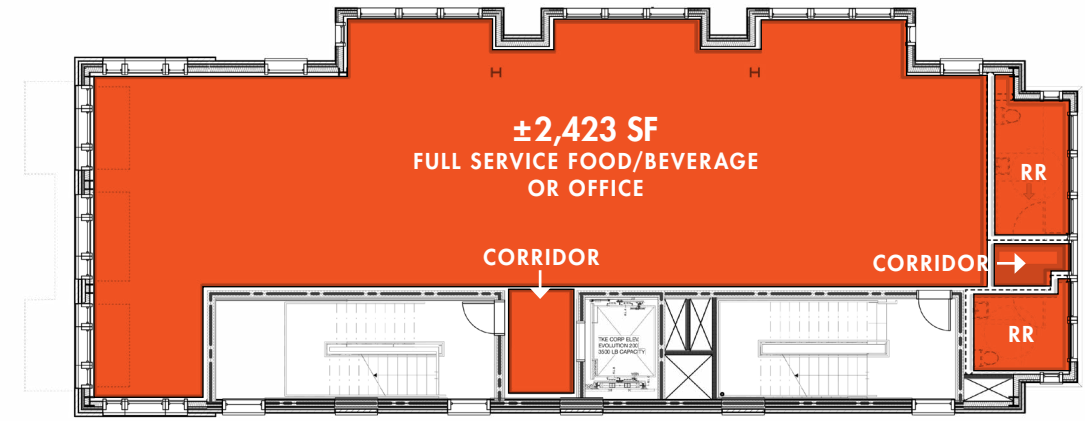
SITE PLAN



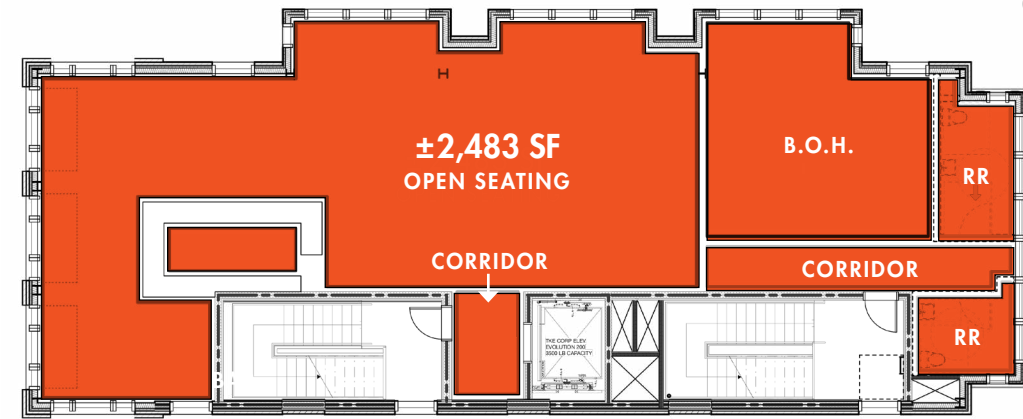
FIRST FLOOR



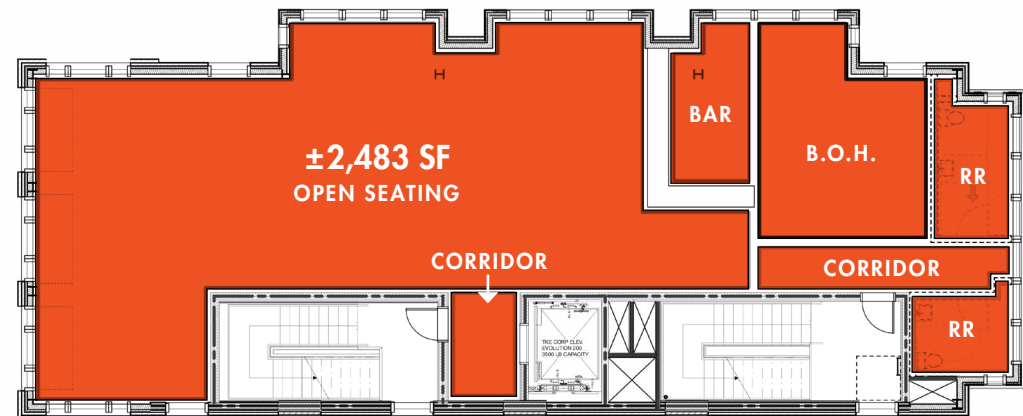
SECOND FLOOR



THIRD FLOOR OPTION 1



OPTION 2



*Both second and third floors can be configured per customization requests of the tenant

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