



1301 East Blvd

Charlotte, North Carolina 28203



Fully Leased

+/- 4,000 SF 2nd Generation Turnkey Restaurant Space in Dilworth

Property Overview

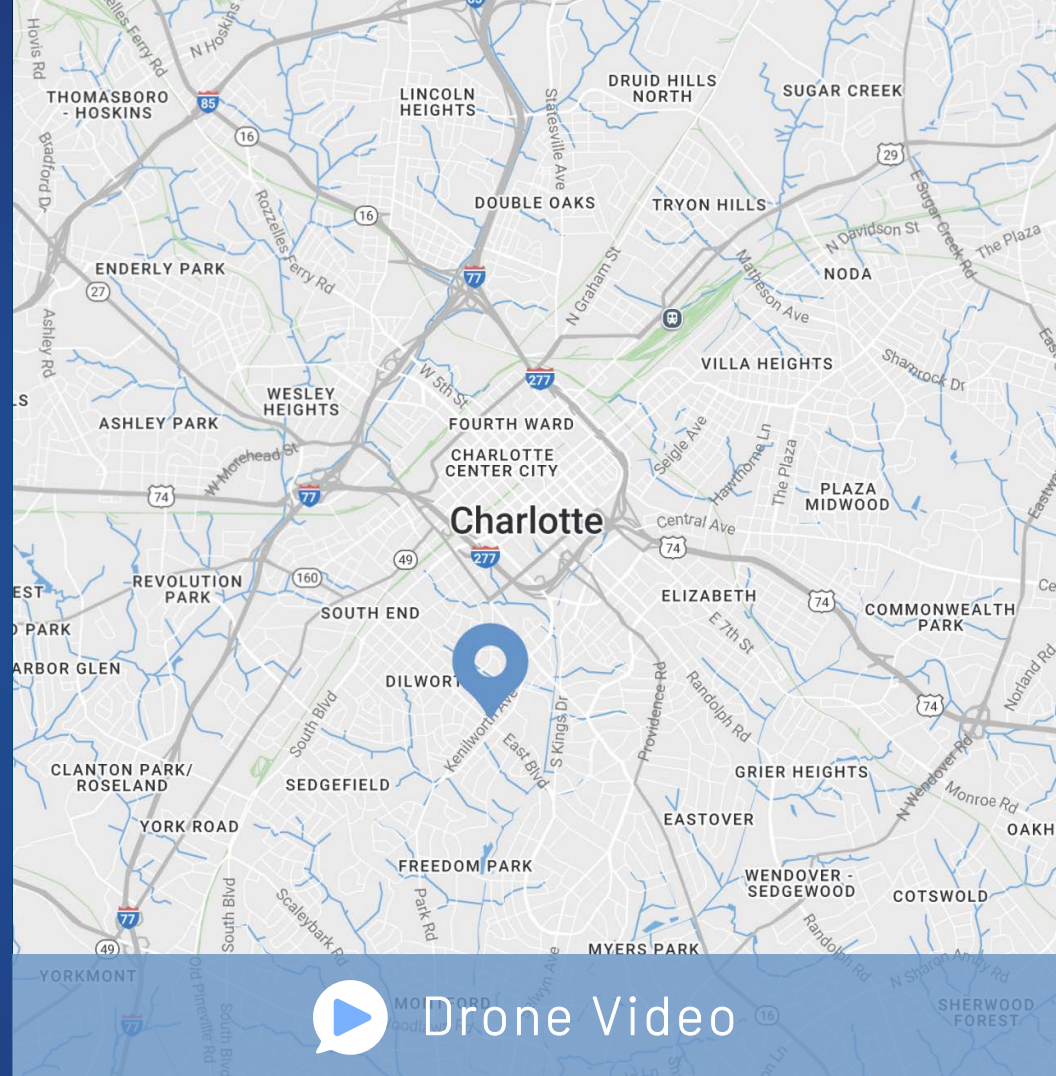
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Fully Leased

+/- 4,000 SF second generation restaurant space in Charlotte's Dilworth neighborhood, a historic area with upscale dining and shopping along East Boulevard. The area is known for its walkable, urban village atmosphere with a mix of restaurants, shops, and residential properties. Located in close proximity to South End and Uptown, vibrant local dining, and entertainment.

Property Details

Address	1301 East Blvd Charlotte, NC 28203
Square Footage	+/- 4,000 SF 2nd Generation Restaurant
Parcel ID	12312106
Zoning	NC - Neighborhood Center
Parking	Limited onsite and offsite parking available
Additional Details	FF&E is included and space is turnkey
Traffic Counts	East Blvd 16,500 VPD Kenilworth Ave 11,500 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	15,347	134,251	289,063
Avg. Household Income	\$214,877	\$161,549	\$144,704
Median Household Income	\$134,435	\$104,222	\$89,764
Households	8,060	71,182	139,836
Daytime Employees	32,503	158,407	255,834

Parking Map



giving tree REALTY
Employee & Valet Parking
16 Parking Spaces
M-F after 6:00 PM
All day Sat-Sun

Berrybrook Farm
14 Parking Spaces
Mon - Sat after 5:30 PM
All day Sunday

Harris Holt FRAMING & ART SERVICES
WOOF GANG BAKERY
Your Neighborhood Pet Store®
10 Parking Spaces
Mon - Sun Anytime after 6:00 PM

Street Parking Available

Site

Giving Tree Realty and Berrybrook Farm parking arrangements are with third parties and are subject to change.

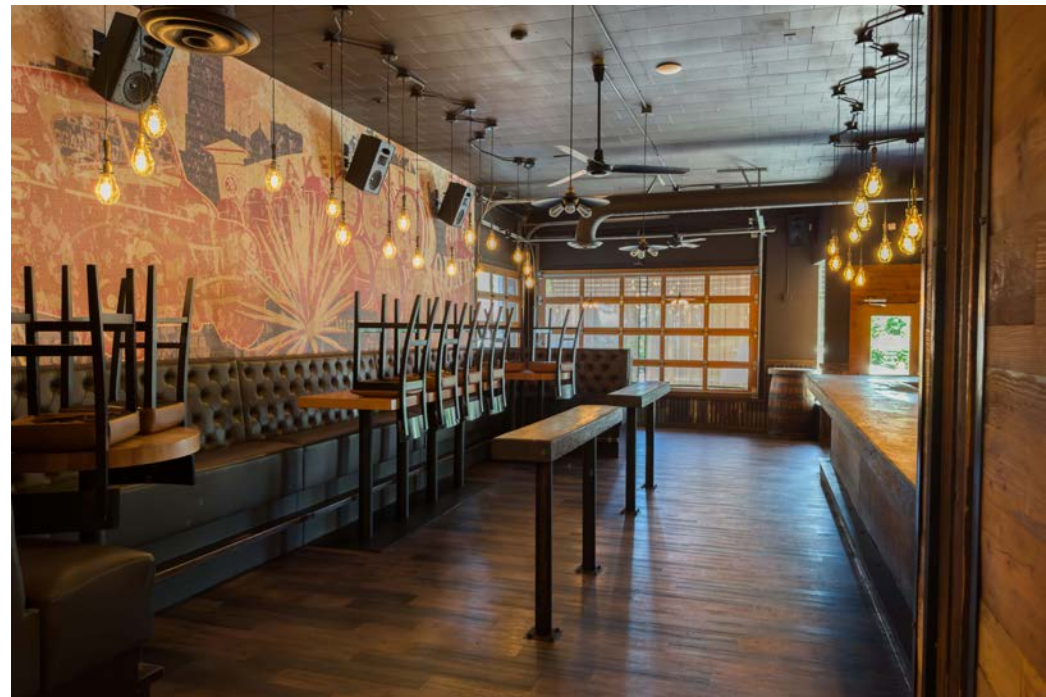
16,500 VPD

11,500 VPD

Kenilworth Ave

East Blvd

Property Photos





Dilworth

Big City Convenience and Laid Back Suburban Living

Dilworth is one of Charlotte's most charming and historic neighborhoods, offering a perfect blend of old-world character and modern urban living. The area features tree-lined streets adorned with beautifully restored bungalows and Queen Anne homes, while the bustling East Boulevard is a hub of trendy boutiques and restaurants. Nestled between South End and Myers Park near the southern edge of Uptown Charlotte, Dilworth couples a leafy setting with unrivaled convenience for commuters headed into Uptown Charlotte. The neighborhood is exceptionally pedestrian-friendly, with sidewalk streets that welcome relaxed biking or strolling.



2.3 Mi

Distance to Uptown



158,407

Daytime Population (3 Mile)



89

Walkability Score



16,500

Vehicles per Day on East Blvd



Contact for Details

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Site



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Phone

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.