



# 300 E Tremont Ave

Charlotte, NC 28203

**Available for Sale**

+/- 5,556 SF Mixed Use Building

## Property Overview

# 300 E Tremont Ave Available for Sale

Unique opportunity to purchase +/- 5,556 SF of mixed-use space on 0.110 acres in Charlotte's dynamic South End / Dilworth area. The building offers a versatile layout with Dilworth Tasting Room occupying the first floor and office or live/work space on the second floor (currently well-appointed living space).

Located steps from South Boulevard, this high-visibility property sits at the epicenter of a thriving urban scene, where luxury residential towers, restaurants, and retail converge. This location is ideal for retail, restaurant, or office users and offers immediate access to Charlotte's most walkable, amenity-rich neighborhood.

## Property Details

**Address** 300 E Tremont Ave | Charlotte, NC 28203

**Availability** +/- 5,556 SF Mixed-Use Building  
Available for Sale

**Acreage** +/- 0.110 AC

**Use** Retail, Restaurant, Office, Live/Work

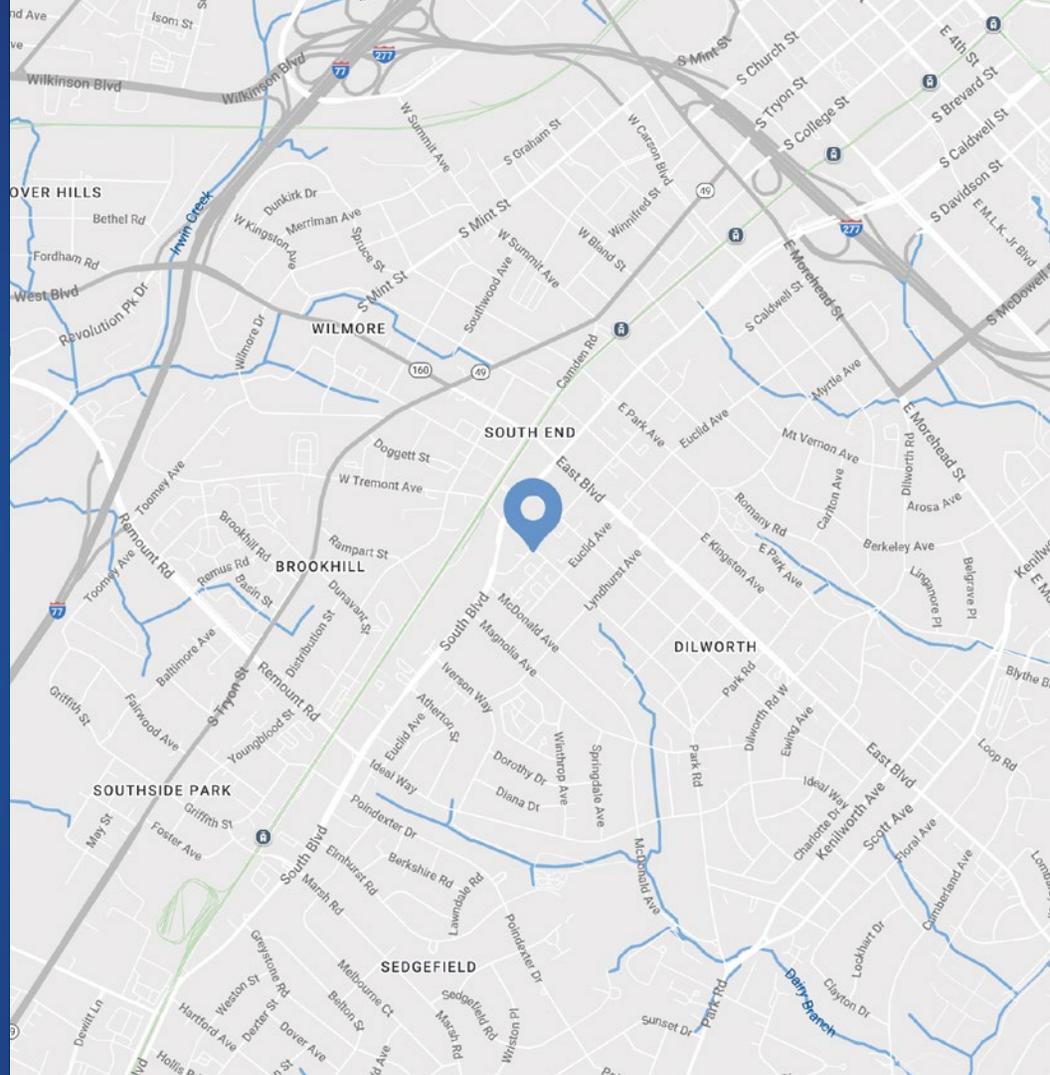
**Zoning** TOD-NC (HDO)

**Parking** Street parking

**Traffic Counts** South Blvd | 31,000 VPD

**Additional Details** First floor is currently fully leased

**Sale Price** Call for Details



## Demographics

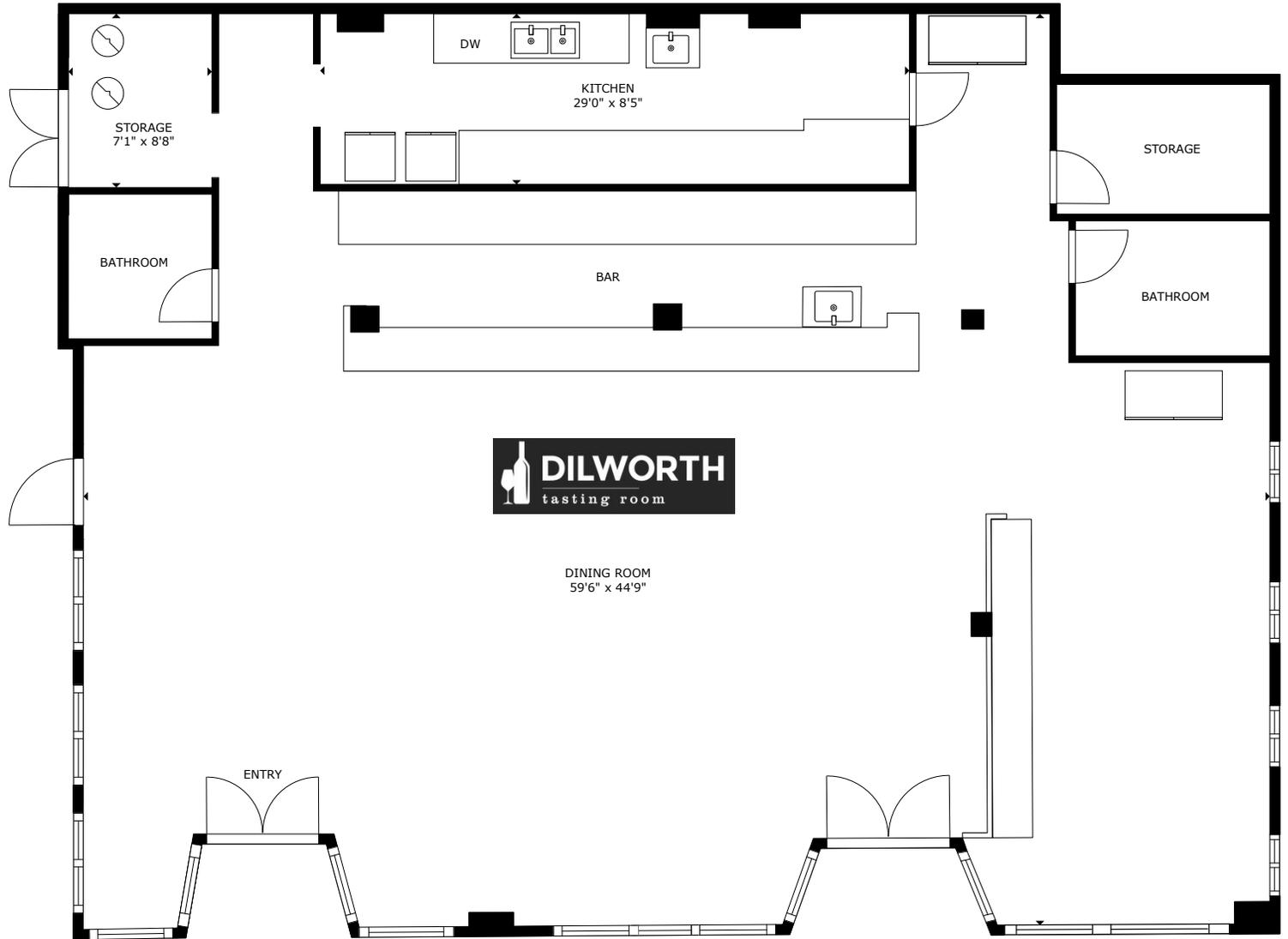
RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	24,276	129,028	267,696
<b>Avg. Household Income</b>	\$156,883	\$153,596	\$142,908
<b>Median Household Income</b>	\$110,577	\$99,384	\$88,329
<b>Households</b>	15,086	67,857	130,486
<b>Daytime Employees</b>	27,761	153,754	264,460



# First Floor

Fully Leased  
+/- 2,519 SF

 Virtual Tour



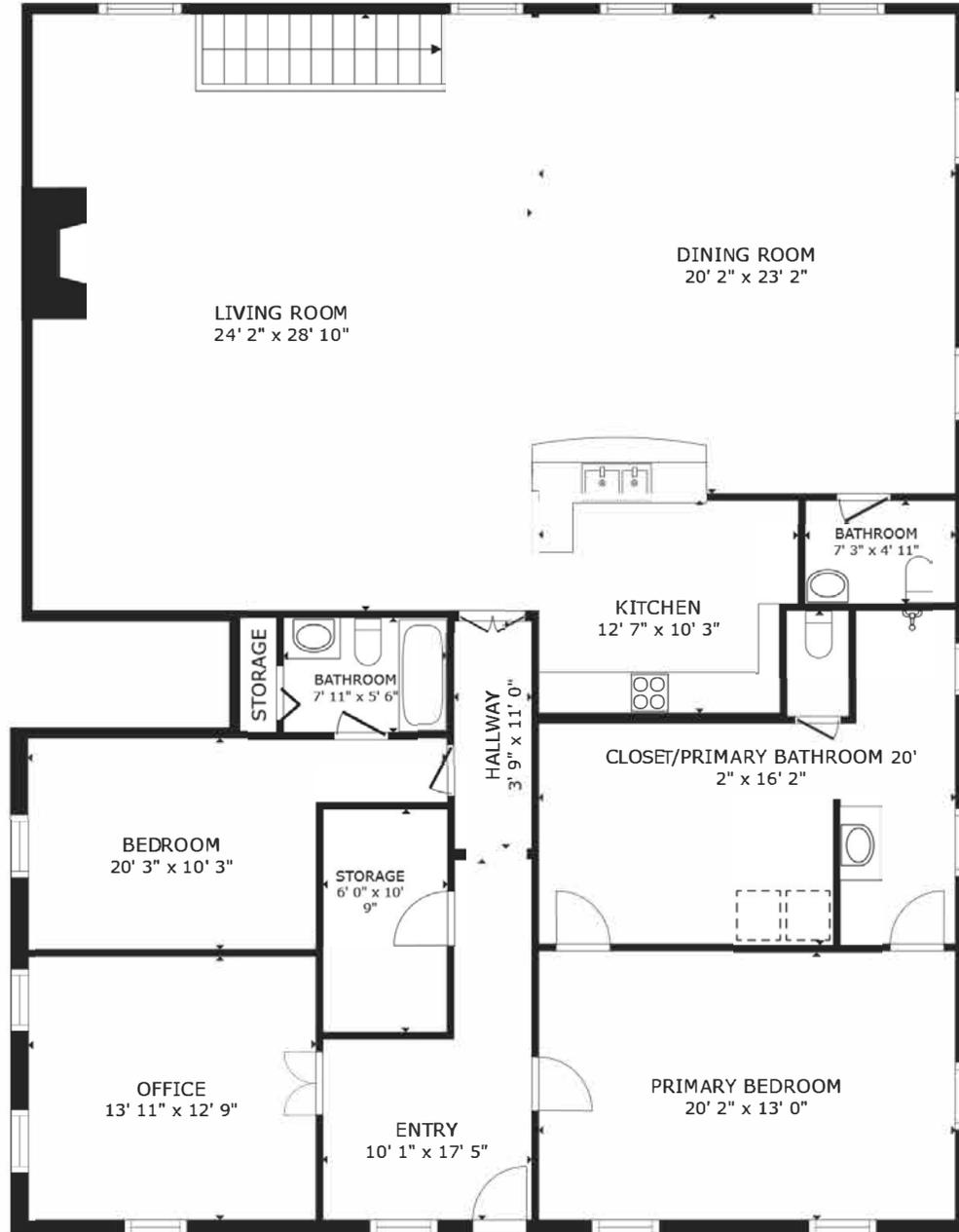
Property Photos



# Second Floor

+/- 2,549 SF

 Virtual Tour



Property Photos





 **DILWORTH**  
tasting room

E Tremont Ave

Cleveland Ave

# Market Overview





# South End

## The Pulse of the Queen City

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



**\$3.7B**

Development Underway or  
Planned in Charlotte's Urban Core



**153,754**

Daytime Population  
(3 Mile)



**93**

Walkability  
Score



**31,000**

Vehicles per Day  
on South Blvd





# 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.



2.0 Mi

Distance to Uptown



153,754

Daytime Population (3 Mile)



93

Walkability Score



15,500

Vehicles per Day on East Blvd

Contact for Details

**Josh Beaver**

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Mixed-Use Development  
+/- 5,737 SF Retail  
300 MultiFamily Units



**Website**  
[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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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.