

# ATHERTON PARK

218 E. TREMONT AVE CHARLOTTE, NC 28203

## CONTACT

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300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
[www.PROVIDENCEGROUP.COM](http://www.PROVIDENCEGROUP.COM)

**AVAILABLE**  
FOR LEASE

PROUD PARTNER  
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## PROPERTY / LEASING INFORMATION

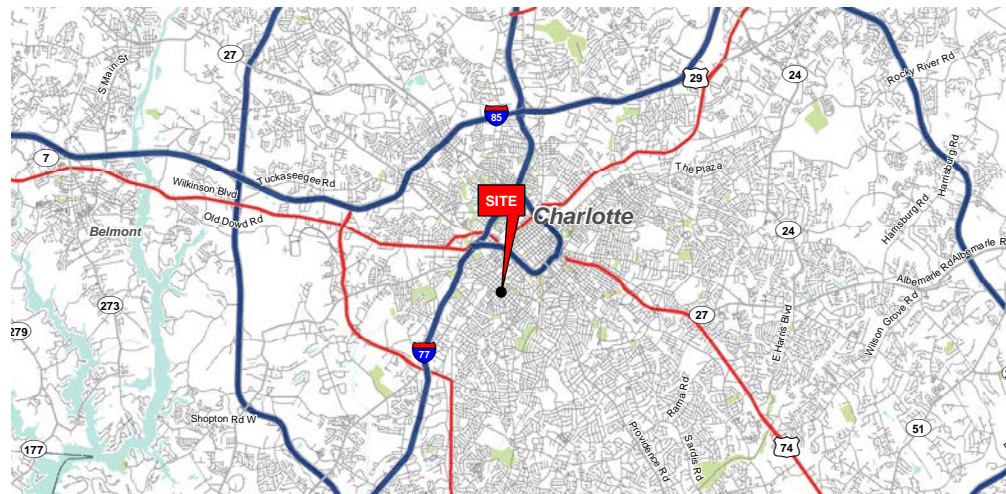
### CALL FOR LEASE RATE

- Approx 942 SF
- 1st floor office
- Waiting Room / Reception Area
- 3 Private Offices
- Class A finishes and free flowing layout

## PROPERTY HIGHLIGHTS

Located on the prominent corner of South Blvd and East Tremont Avenue, Atherton Park is a privately owned office park with ample parking, convenient traffic light access and is situated in the center of highest rated neighborhood in North Carolina.

The property condo owners association is professionally managed by Providence Group Management.



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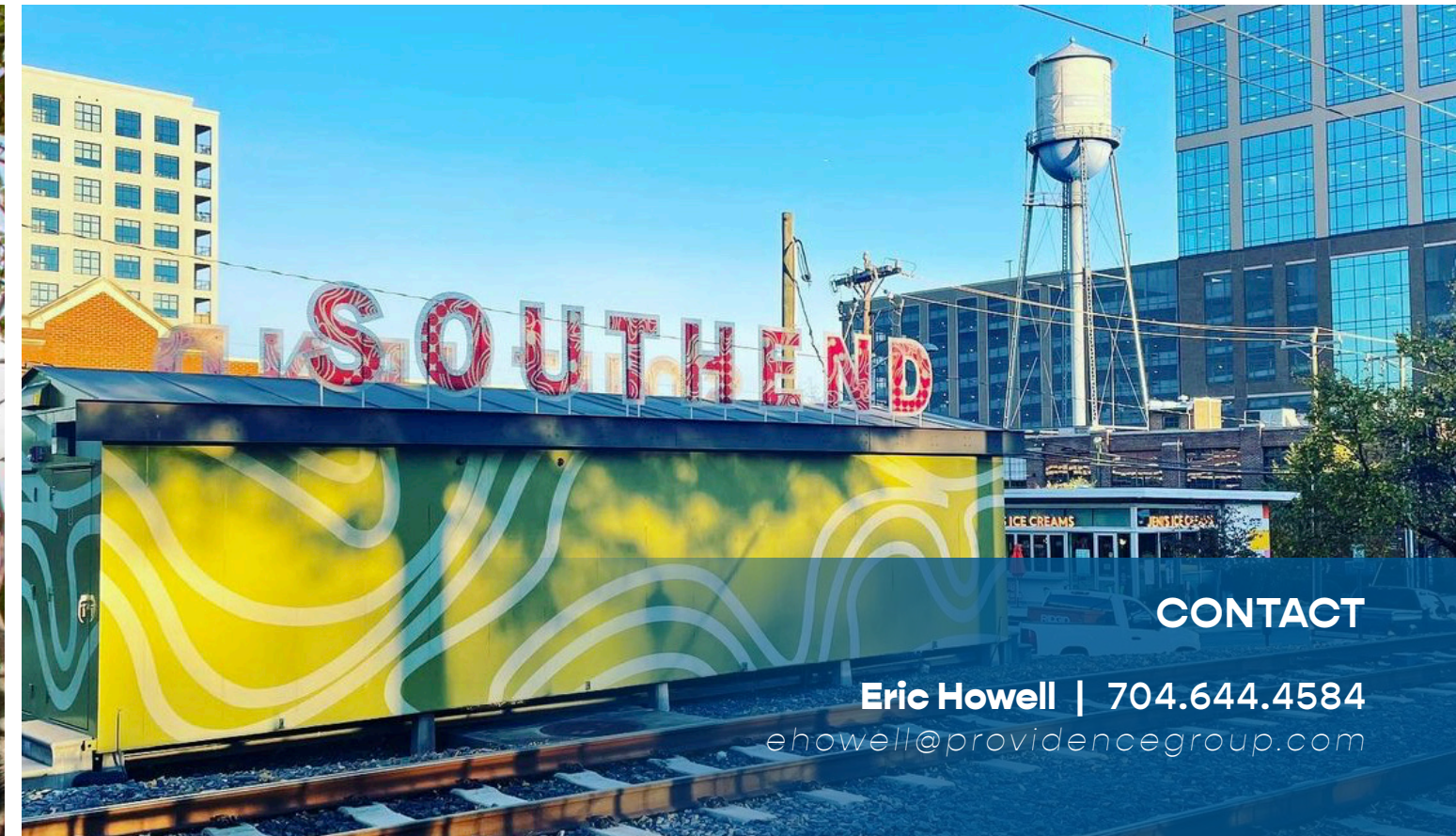
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# THE NEIGHBORHOOD

Over the last 10 years, South End has grown into one of Charlotte's most dynamic neighborhoods. Formerly an industrial corridor, the area was reinvented and now is the central hub in Charlotte for breweries, vibrant retail shops, trendy restaurants and entertainment destinations. There's a creative and innovative culture that runs through the area playing a significant part in attracting a vibrant community of residents, workers and visitors. Accessed by South Boulevard and South Tryon Street, South End is ideally situated along the Charlotte Light Rail System and the Rail Trail that provides connectivity to the neighborhood.

A sought after and rapidly changing neighborhood, South End continues to grow in popularity for both office space and livability. South End's close proximity to Uptown Charlotte and major highways, along with its thriving economy, make it a prime spot for companies and entrepreneurs expanding their footprints. Major corporations like Allstate, Lowe's, USAA and Lending Tree have expanded South End's vertical footprint with office towers like The Railyard on South Tryon, Lowe's Global Technology Tower and Vantage South End.

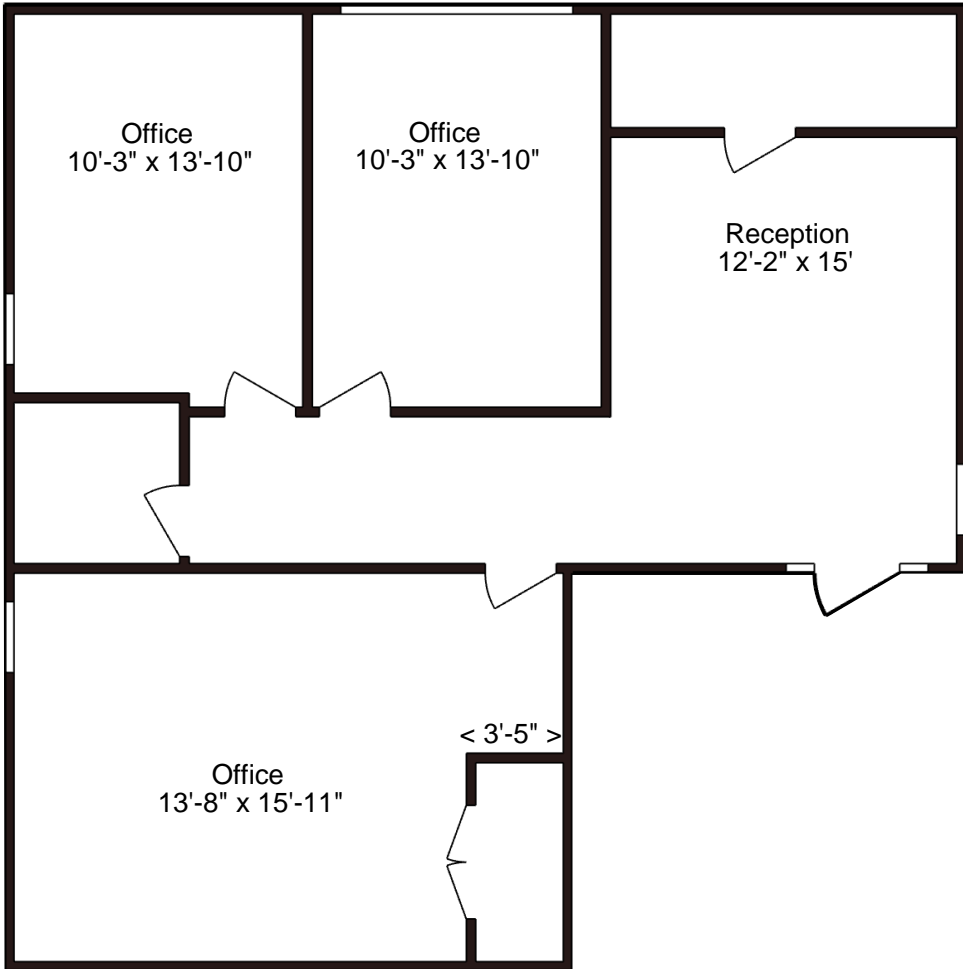


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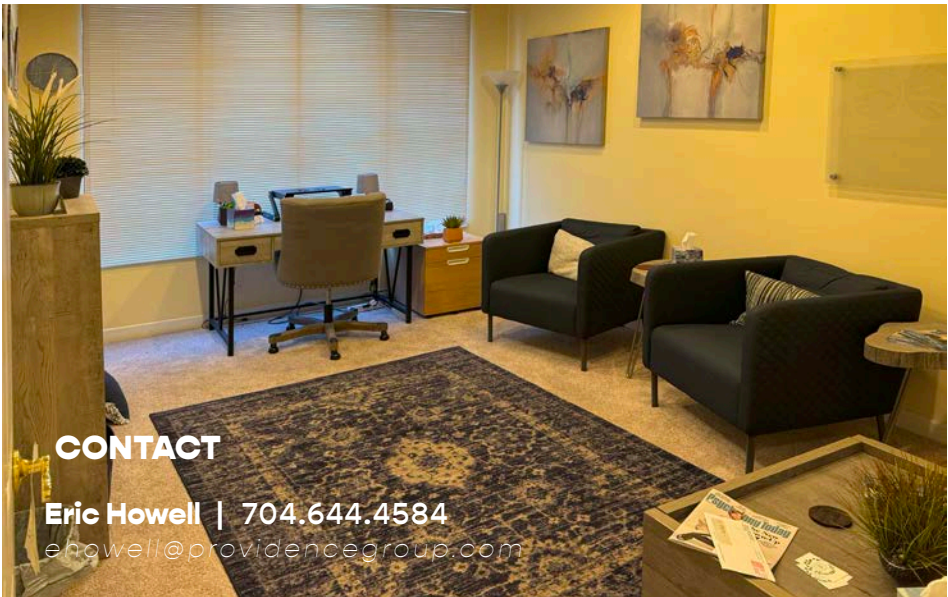
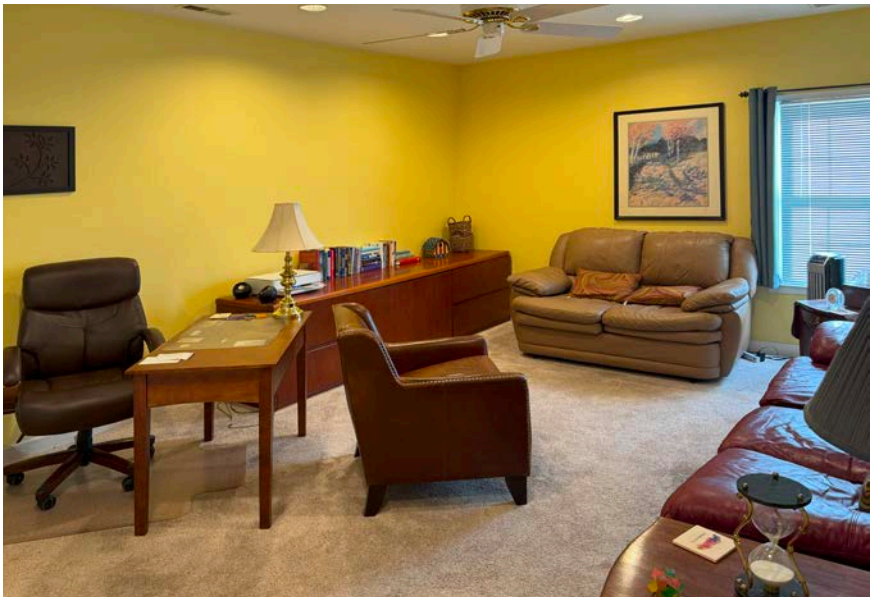
# FLOOR PLAN



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# PHOTOS



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**SOUTH END | CHARLOTTE**  
NORTH CAROLINA

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# DEMOGRAPHICS




127,977

workers in South End\*




\$4,226

of Total Household Retail Expenditure Per Month\*




33.1

Median Age\*




\$1,075,571

Estimated Average Household Net Worth\*



2.6%

Unemployment Rate\*



\$655,447

Owner Occupied Median Home Value\*

\* within a 3-Mile Radius

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	23,971	128,335	266,981
AVERAGE HH INCOME	\$160,748	\$158,832	\$146,517
BUSINESS ESTABLISHMENTS	2,972	12,395	21,977
DAYTIME EMPLOYMENT	25,133	127,977	238,788
COMBINED POPULATION	49,104	256,312	505,769



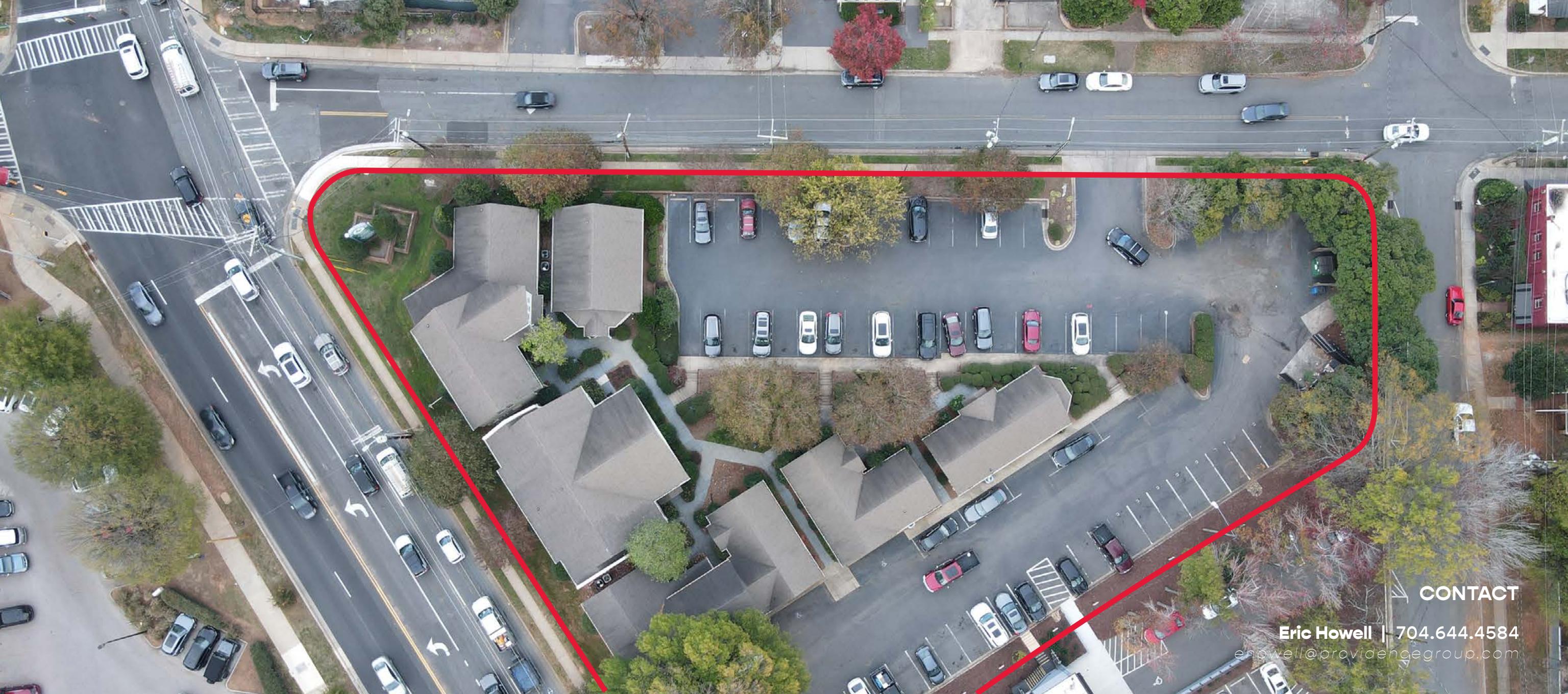
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# CLOSE AERIAL NEW DEVELOPMENT

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# HIGH AERIAL



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South End | Charlotte, NC

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