



# 1435 South Mint Street

Charlotte, North Carolina 28203



Uptown



South End



Site

Available for Sale  
+/- 0.288 AC Mixed Use Redevelopment in South End



## Property Overview

# 1435 South Mint Street Available for Sale

Prime Development Opportunity in Charlotte's Thriving South End (Historic Gold District). Located at 1435 South Mint Street, this .288 - acre site is zoned TOD-UC (Transit Oriented Development - Urban Center), offering exceptional potential for numerous uses. Please see link for UDO below.

This site, nestled in the heart of Charlotte's South End community and blending historical roots with modern development, has rapidly become one of Charlotte's most unique and fastest growing submarkets.

Easily accessible to Uptown Charlotte, Bank of America Stadium, Lynx Blue Line, the Iron District and many walkable amenities.

This property is perfectly positioned for innovative projects!

Please refer to UDO (Charlotte's Unified Development Ordinance) for TOD-UC zoning: <https://charlotteudo.org/zoning-translation/>

## Property Details

**Address** 1435 South Mint Street | Charlotte, NC, 28203

**Availability** +/- 0.288 AC Available for Sale

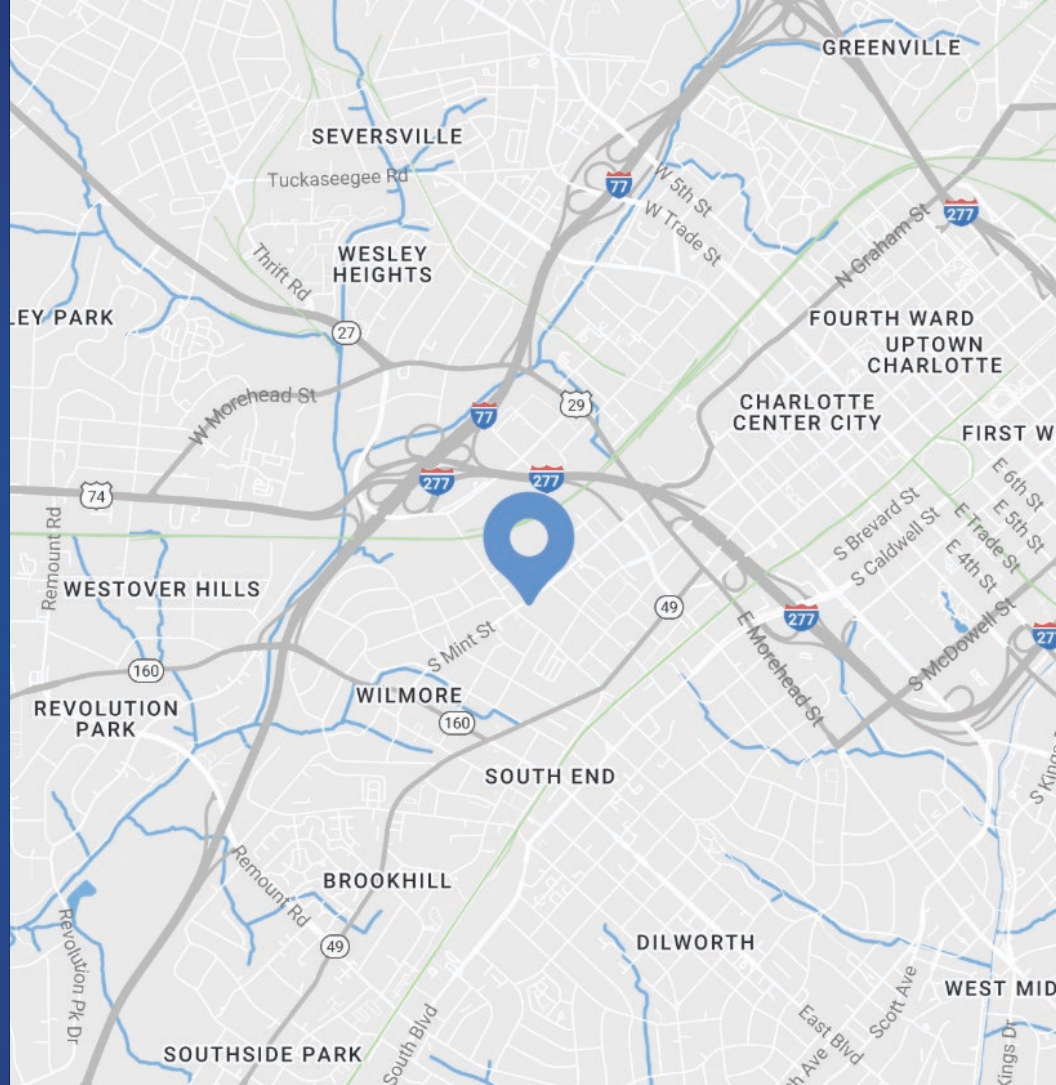
**Use** Mixed Use Redevelopment

**Parcel** 073-101-02

**Zoning** TOD-UC

**Traffic Counts** S Tryon | 14,000 VPD  
I-77 | 128,000 VPD

**Sale Price** Call for Pricing



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	21,978	122,850	248,840
<b>Avg. Household Income</b>	\$150,009	\$134,293	\$126,203
<b>Median Household Income</b>	\$108,323	\$86,390	\$79,260
<b>Households</b>	13,898	63,818	118,592
<b>Daytime Employees</b>	46,197	164,401	281,248

# South End

Charlotte, NC

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.



South End Development Report



4 Light Rail Stations



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction



# Market Overview



Contact for Details

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0.4 Mi to Bland St  
Light Rail Station

South End

Site



**Website**

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

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.