

*FOR SALE OR
LEASE*



127 W 28th Street

Charlotte, NC 28206

Clifford
Blanquicet Jr,
SIOR

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Property Summary

FOR SALE OR LEASE



PROPERTY DESCRIPTION

Discover an unparalleled leasing opportunity at this premier property on 117 and 127 W 28th St in Charlotte, NC. This location could be used for retail, office, or industrial use. Boasting spacious layouts and high ceilings, this modern space offers a versatile canvas for your business vision. With convenient parking options and 2 drive-in doors, accessibility and functionality are seamlessly integrated into the property's design. Its prime location, just minutes from Uptown Charlotte and the Amtrak Train Station, ensures your business is strategically positioned for success. Embrace the ideal of a dynamic location, making this property a compelling choice for businesses seeking to elevate their presence in the heart of Charlotte's thriving commercial landscape. Six parcels for sale total.

OFFERING SUMMARY

Purchase or Lease:	Negotiable
Number of Units:	1
Available SF:	13,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	993	5,126
Total Population	541	1,985	9,829
Average HH Income	\$46,208	\$75,957	\$88,934

- NC(CD) Zoning on both 117 and 127 W 28th Street

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Prime location in the City of Charlotte
- Spacious layouts
- High ceilings
- Convenient parking options
- 2 Drive In Doors
- Minutes from Uptown Charlotte and the Amtrak Train Station
- 117 and 127 W 28th Street is for Sale or Lease
- 4 small parcels are for sale also for additional parking.
- NC(CD) Zoning on both 117 and 127 W 28th Street.
- +/- .0940 acres total for 117 and 127 W 28th Street (Two parcels 07908705 and 07908706)



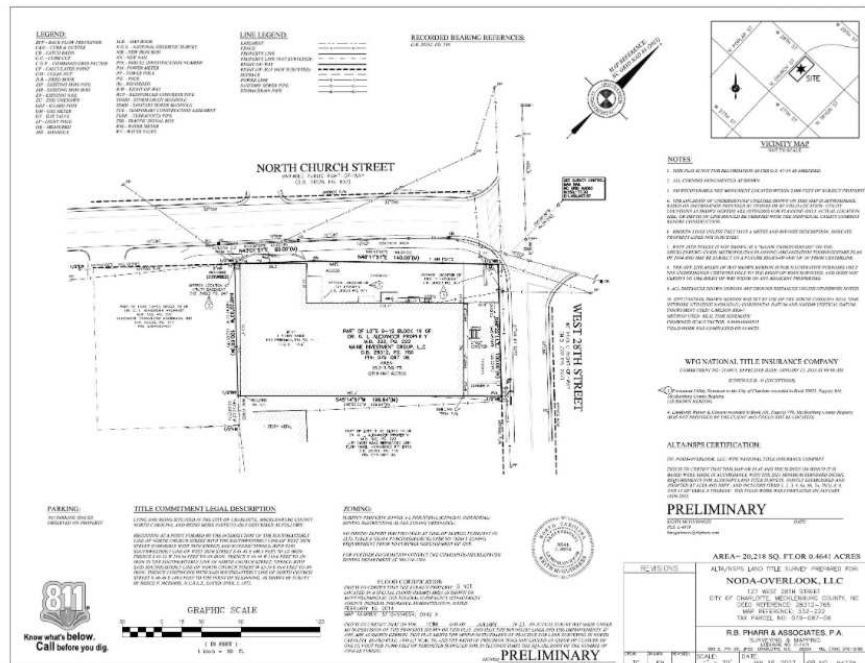
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Aerial Map

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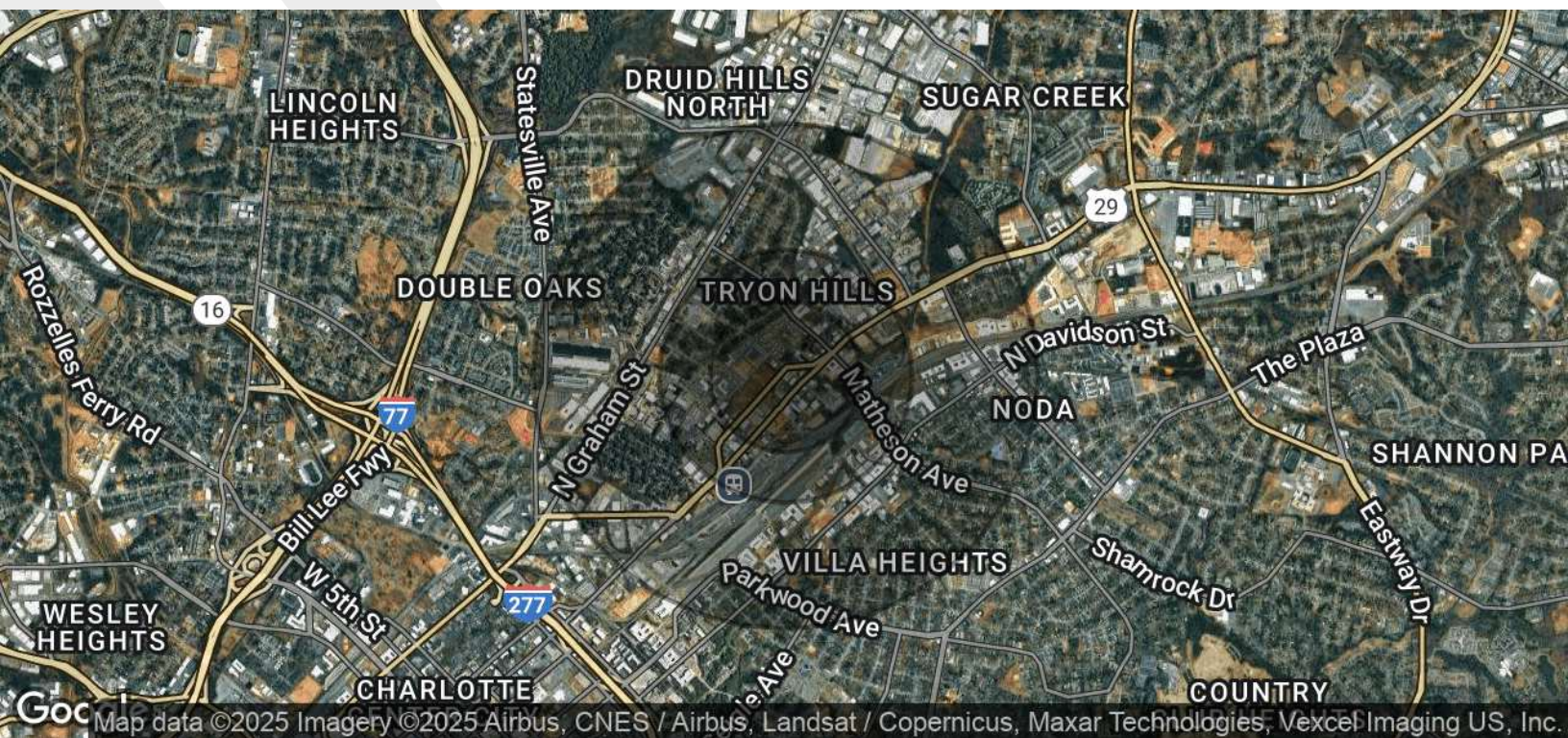
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	541	1,985	9,829
Average Age	36	35	36
Average Age (Male)	35	35	36
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	993	5,126
# of Persons per HH	3	2	1.9
Average HH Income	\$46,208	\$75,957	\$88,934
Average House Value	\$330,079	\$380,210	\$445,669

Demographics data derived from AlphaMap

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Advisor Bio



CLIFFORD BLANQUICET JR, SIOR

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NC #281011

PROFESSIONAL BACKGROUND

Clifford Blanquicet, Jr., the founder and president of Blanq Real Estate is a focused, energetic broker and entrepreneur. Blanquicet has years of experience in Commercial Real Estate brokerage, auditing, property management, investing, and marketing. He has excelled in every facet of business he has pursued. He is now a dedicated, full-time commercial broker and president of two companies: Blanq, Inc. and Close Off Market (COM). Blanquicet is also the co-owner of a residential real estate firm, Blanq-Mor Real Estate Group.

Over the past couple years, Blanquicet has successfully grown his Charlotte team to include over 20 brokers, opened a second Blanq Real Estate office, and is currently in the process opening a third Blanq Real Estate firm in the Raleigh-Triangle region. Blanquicet opened the first Blanq Real Estate Firm in Charlotte, NC in November of 2016, then opened a second Blanq Real Estate location in January of 2019 in High Point, NC serving the Triad market. In 2019 he co-founded a residential firm, Blanq Mor Real Estate Group, located in Cornelius, NC. In March of 2020, Blanquicet launched Close Off Market, an innovative service connecting real estate investors with off-market investment opportunities.

Blanquicet and his firm, Blanq Real Estate, have received a number of awards and accolades over the years. Blanquicet was a recipient of Charlotte Agenda's "Top 30 under 30" and the Charlotte Region Commercial Board of Realtors (CRCBR) "Broker to Watch." More notably, he was a recipient of CRCBR's "Silver Deal Maker's Award" twice and was recently received the "Platinum Deal Maker's Award" for \$25 million+ worth of sale and lease transactions in 2018. Blanq Real Estate was recognized by the Charlotte Business Journal as the #10 fastest growing company in Charlotte. Blanquicet was featured as best Commercial Real Estate Agent and Blanq Real Estate was recognized as Best Real Estate firm in Charlotte by Elevate Magazine's 2020 Best of the City Awards. He also won Connect Media's 2020 Next Generation Award recognizing him for his exceptional real estate leadership.

EDUCATION

Blanquicet is a graduate of Wingate University with a Bachelor's Degree in Business Administration with a concentration in Marketing.

MEMBERSHIPS

Clifford is a proud member of the Charlotte Region Commercial Board of Realtors (CRCBR).

CCIM (Certified Commercial Investment Member)

eXp Commercial

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