



ASCENT
REAL ESTATE PARTNERS



CHARLOTTE, NC 28206

2300 - 2310 N GRAHAM ST

2,900 SF BUILDING ON +/- 0.60 ACRES AVAILABLE FOR LEASE



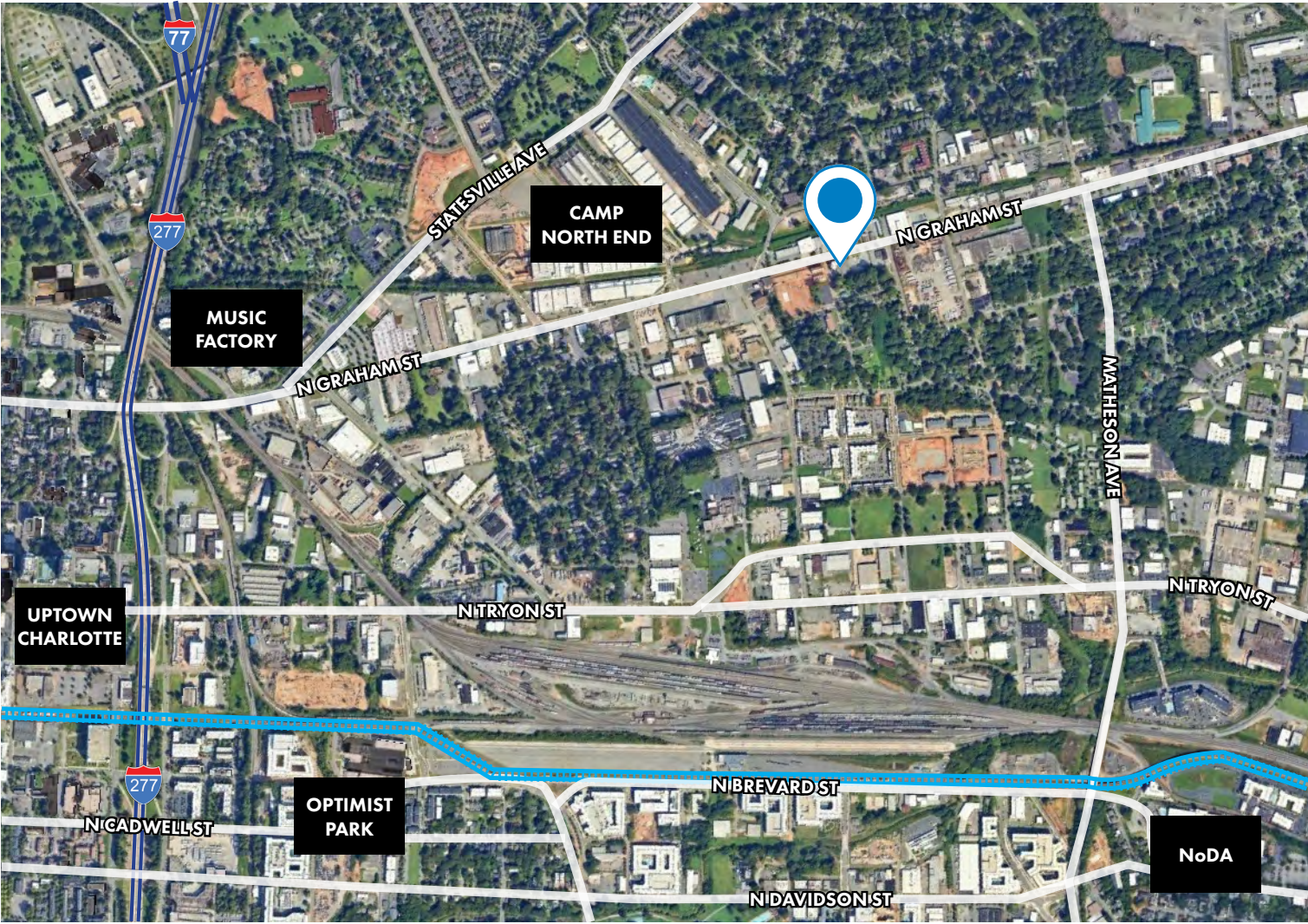
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PROPERTY INFORMATION

- The property offers prime frontage with full access and excellent visibility along N Graham St (19,500 VPD)
- Zoned ML-2, suitable for light industrial, QSR, and variety of general commercial uses
- Within walking distance to Camp North End, a mixed-use development with over 40 tenants and newly opened Topsy Pickle
- Closely located to popular destinations including Uptown Charlotte, NoDa, and The Music Factory
- Quick access to major interstates including I-77, I-277 and I-85
- Call for pricing



AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,789	109,986	279,376
Population Growth (2029)	10,642	118,164	298,241
Median Age	34.8	34.2	34.6
Avg Household Income	\$62,153	\$97,923	\$91,965

DRIVE TIME

3 Minutes

To I-277

6 Minutes

To I-85

7 Minutes

To Uptown Charlotte

7 Minutes

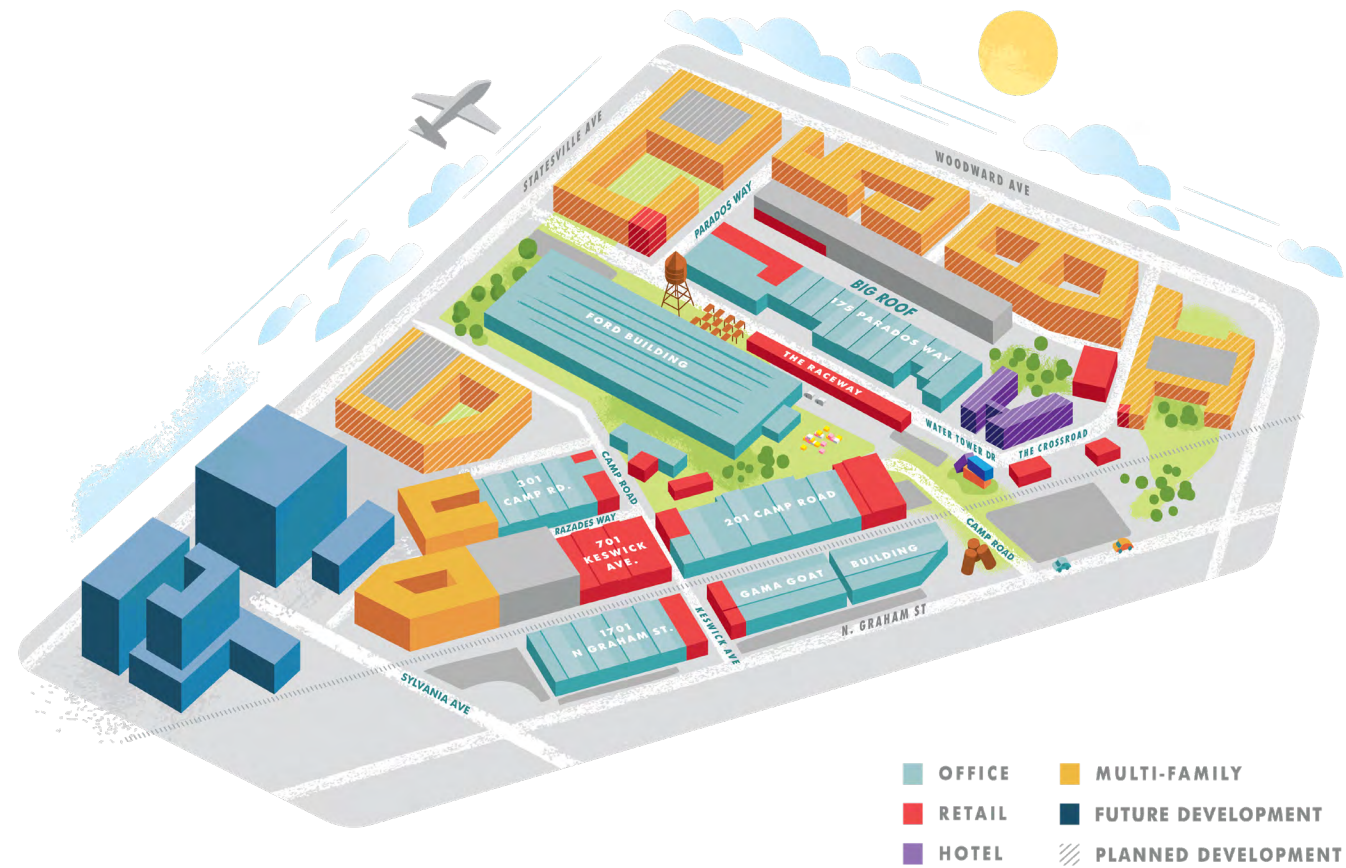
To NoDa



ABOUT

Camp North End is a 76-acre urban redevelopment that sits just one mile away from Charlotte’s Center City. Over 500,000 SF of mixed-use, adaptive reuse development has already been delivered out of what will be more than 3 million sf of development across multiple phases. First phase of multifamily developments, offering 300 apartments, delivered December 2024.

Walkable retail corridors feature a multitude of shops, studios, and exceptional food & beverage locations with real character in what has become one of Charlotte’s most progressive destinations for culinary and shopping experiences. Over 1,500 parking spaces provide ample room for retail users and office workers on site daily.



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CURRENT TENANTS

BOILER YARD
RACEWAY BUILDING
1824 STATESVILLE AVE

- Noda Company Canteen
- Black Moth Bar
- Dupp & Swat
- BLK MRKT
- Explicit Salon
- Voyage
- Gravity Pizza
- Thrift Pony
- Windy O'Connor
- KIKI Jewelry

KESWICK

GAMA GOAT

1801 N. GRAHAM

- Soul Miner's Garden Markets
- La Caseta
- Blasian Asian Way

1701 N. GRAHAM

- Rent E-Bikes
- YVY Fitness

201 CAMP RD

- HEX Coffee and Natural Wines
- Tipsy Pickle

701 KESWICK AVE

- Seemingly Overzealous
- Current Nostalgia
- Room Service
- Halal Street Food
- The Revelry
- Armada Skate Shop: Parts & Service
- Hardy Boys Records
- Life Is Sweet

THE MOUNT

301 CAMP RD

- Hygge Coworking
- That's Novel Books

270 CAMP RD

- Grow a plant shop
- Oh My Ganache

301 CAMP RD

- Free Range Brewing
- Goodyear Arts
- Eggroll Co
- Surefire Market
- Good Postage



RETAILER MAP



STREET	VPD
N Graham	19,500
N Tryon	21,500
Statesville Ave	11,500
Dalton Ave	9,300

MULTI-FAMILY MAP



5,200+
EXISTING MULTI-FAMILY UNITS

5,000+
MULTI-FAMILY UNITS
UNDER CONSTRUCTION

EXISTING MULTI-FAMILY

- 1 NoDa Wandry 235 units
- 2 The Lofts at Noda Mills 48 units
- 3 Mercury NoDa 241 units
- 4 30Six NoDa 344 units
- 5 Highland Mill Lofts 166 units
- 6 Yards at NoDa 182 units
- 7 The Cosmo at NoDa 40 units
- 8 Kaleido NoDa 251 units
- 9 Camden NoDa 387 units
- 10 BainBridge NoDa 273 units
- 11 The Collective 250 units
- 12 Abberly NoDa Vista 261 units
- 13 McCreesh Place 90 units
- 14 The Joinery 83 units
- 15 Courtland NoDa 309 units
- 16 Alta Filament 352 units
- 17 300 Optimist Park 48 units
- 18 Alton Optimist Park 238 units
- 19 Alta Purl 341 units
- 20 940 Brevard Apartments 100 units
- 21 Alpha Mill 267 units
- 22 Alloy NoDa Townhomes 16 units
- 23 Pine25 295 units
- 24 The Henry 325 units
- 25 Gaston Phase One 144 units
- 26 North End Terraces 69 units
- 27 Empire Equinox 75 units
- 28 Dunloe Charlotte

UNDER CONSTRUCTION

- 1 720 E 36th St 65 units
- 2 300 E 36th St 294 units proposed
- 3 3100 N Tryon St 383 units
- 4 Prose NoDa 302 units proposed
- 5 2226 N Davidson St 273 units
- 6 Broadstone Optimist Park 323 units
- 7 2309 N Tryon St 334 units proposed
- 8 The Joinery II 360 units
- 9 Broadstone Craft 297 units
- 10 Alexan Mill District 290 units
- 11 Jefferson Apartments 350 units
- 12 Residences at The Pass 355 units
- 13 The Pass 330 units
- 14 Indigo CLT Apartments 157 units
- 15 Anderson Square Townhomes units TBD
- 16 100 Dalton Ave 275 units proposed
- 17 Integra NoDa 334 units proposed
- 18 Embrey NoDa 403 units proposed
- 19 3035 N Tryon 403 units proposed
- 20 2300 N Tryon 307 units proposed
- 21 900 N Tryon St proposed
- 22 Centro NoDa 209 units
- 23 AHC Townhomes
- 24 The Foundry at Camp North End



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