



CHARLOTTE, NC 28206

# 2300 - 2310 N GRAHAM ST

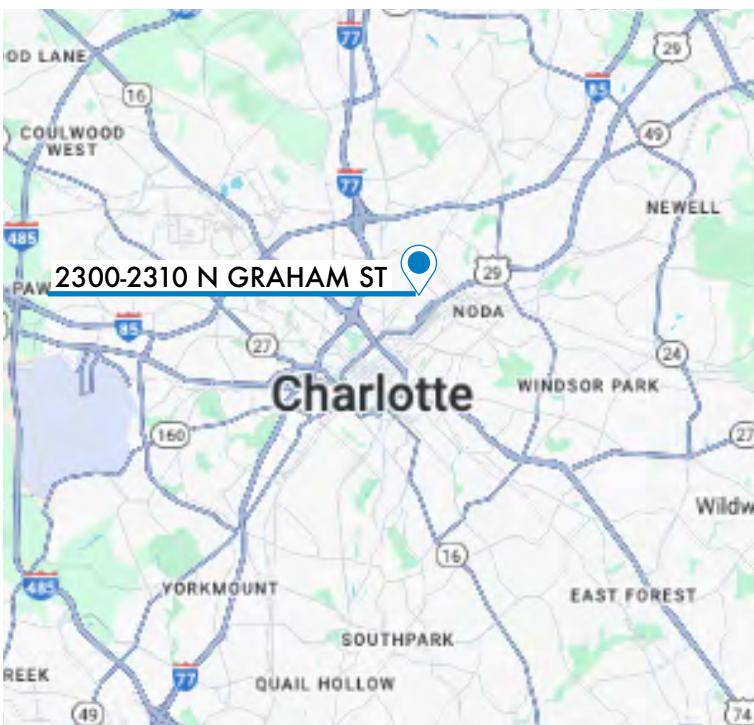
2,900 SF BUILDING ON +/- 0.60 ACRES AVAILABLE FOR LEASE



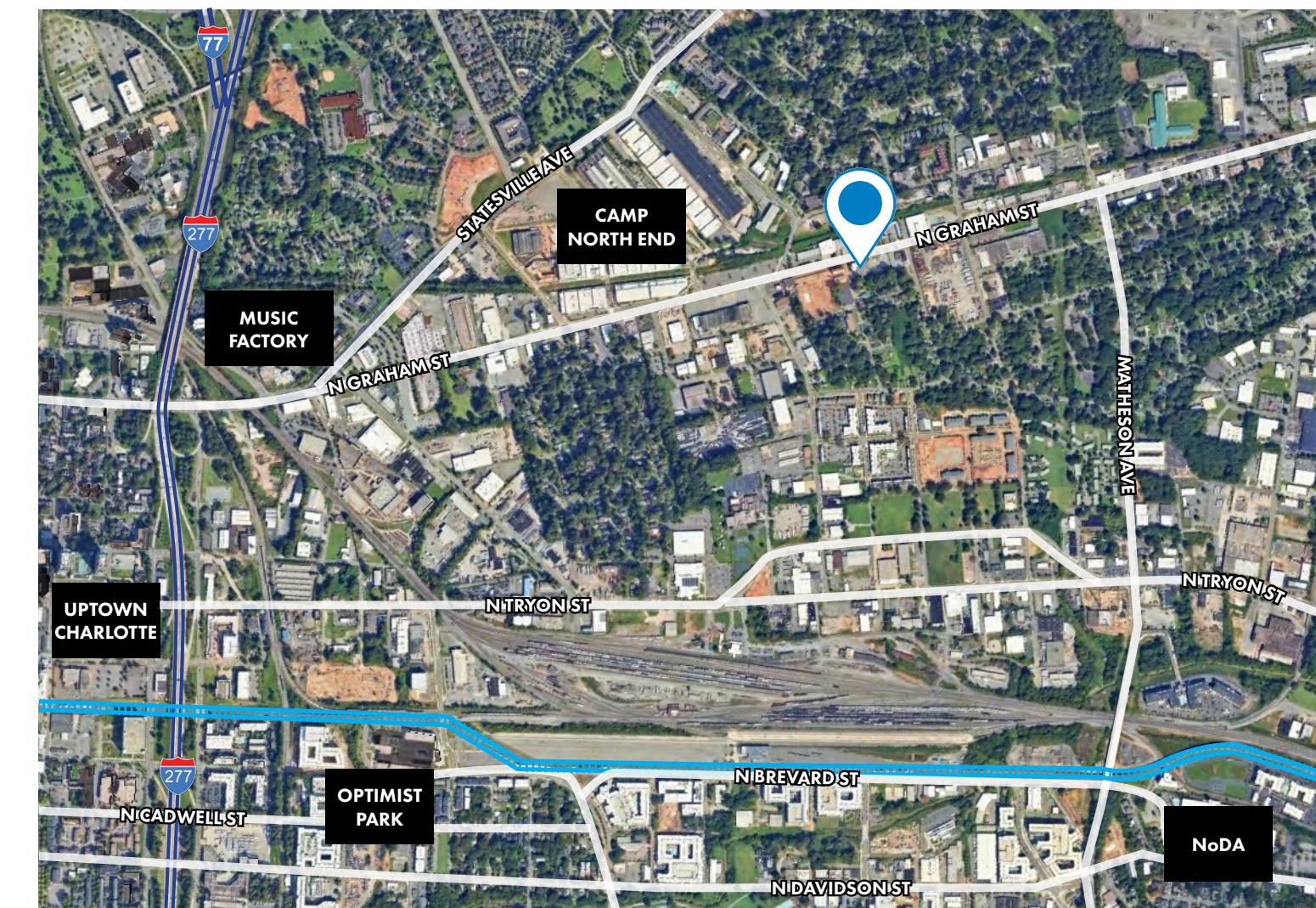
**2300 - 2310 N GRAHAM ST** CHARLOTTE, NC  
2,900 SF BUILDING ON +/- 0.60 AC  
AVAILABLE FOR LEASE

#### 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 Tipsy 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



#### DRIVE TIME

**3 Minutes**

To I-277

**6 Minutes**

To I-85

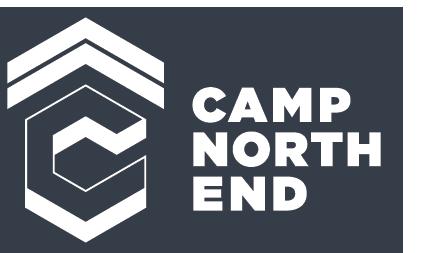
**7 Minutes**

To Uptown Charlotte

**7 Minutes**

To NoDa

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

**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.

**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**

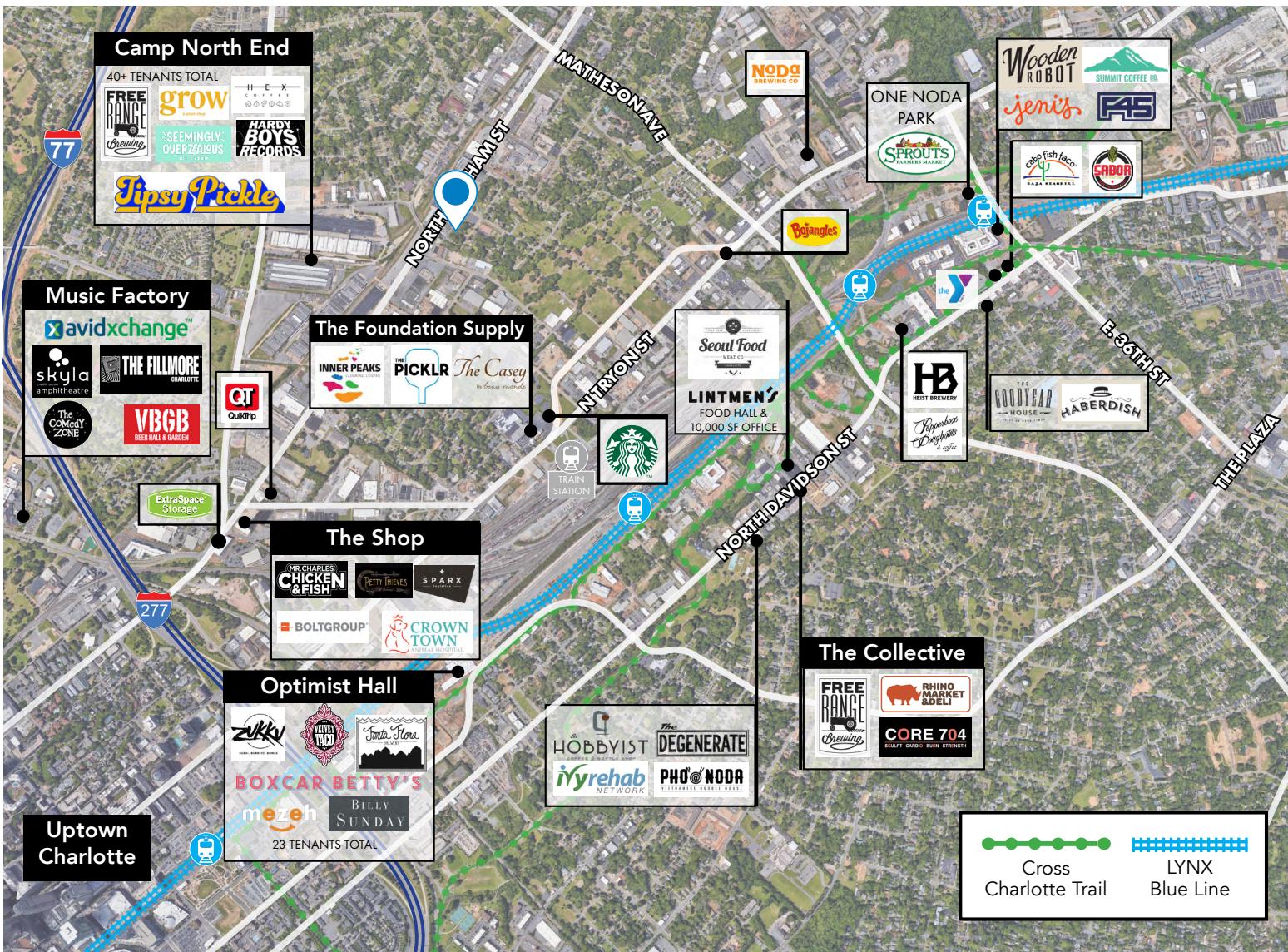
**301 CAMP RD**  
Hygge Coworking  
That's Novel Books

**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

2300 - 2310 N GRAHAM ST  
2,900 SF BUILDING ON +/- 0.60 ACRES  
AVAILABLE FOR LEASE

- 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



CHARLOTTE, NC 28206

# 2300 - 2310 N GRAHAM ST

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