

# 2908-2918 N Graham St, Charlotte



Two spaces (separate or combined) for lease near Camp Northend!

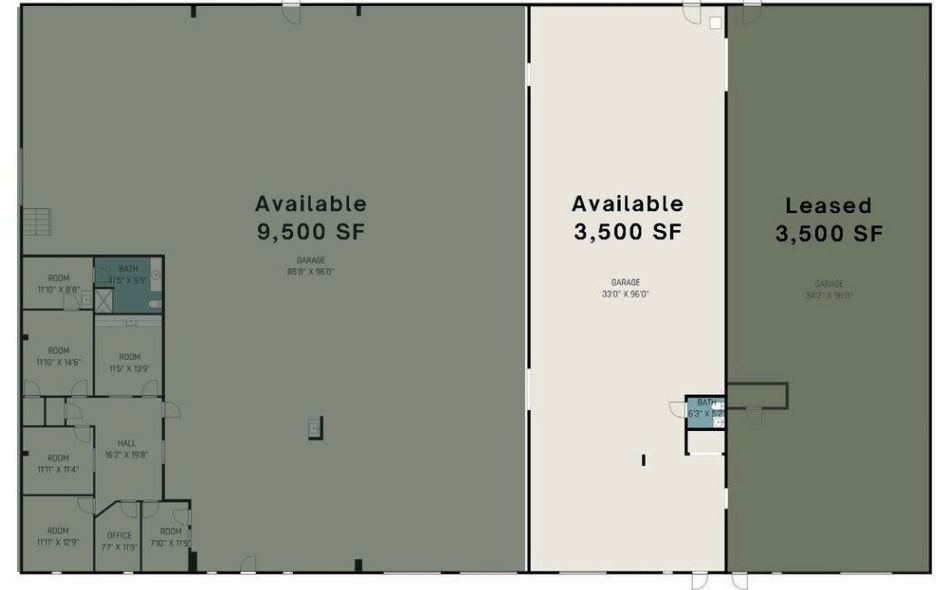


**\$12.00 NNN - \$16.00 NNN/SF/YR**



Yuriy Vaynshteyn  
yuriy@estatevc.com  
704-293-3600 (M)  
704-500-2266 (O)

# Executive Overview



This prime commercial property features three recently renovated units – one measuring approximately 9,000 square feet, and two others at 3,500 square feet each, for a total of 16,000 square feet of versatile space. Currently, only one 3,500 sq ft unit is available:

2910 N. Graham

3,500 SF

\$16.00 NNN

# Investment Highlights



- Each unit offers 16-foot ceiling clearance, providing ample vertical space ideal for a variety of commercial or industrial uses.
- Recent renovations include new asphalt, LED lighting inside and out, fresh paint, and a fully renovated office space with restrooms, a shower, and a breakroom — ensuring the property is move-in ready.
- Situated on 0.75 acres in a high-traffic area, the property is just a short drive from North Camp, NoDa, and downtown Charlotte, making it an attractive and easily accessible location for both businesses and customers.
- This property is ideal for a gym, retail, office, personal services, car rental or dealership, warehouse, or light industrial use. It also offers ample parking and outdoor storage, making it highly functional for a wide range of business needs.
- With excellent visibility and convenient access — just minutes from Highways 77, 85, 485, and 277 — this is a perfect opportunity for businesses looking to expand or invest in a thriving location.
- Air-conditioning can be added to the entire space to make it fully climate-controlled.

# Property Photos



# Property Photos

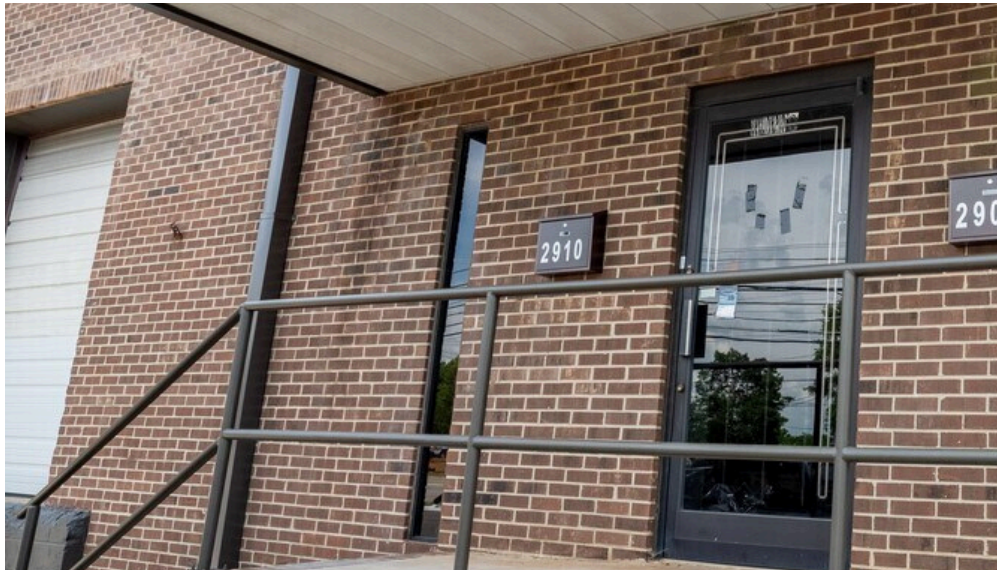
**ESTATE  
VENTURES**  
For All Your Real Estate Needs



# Property Photos



2918 N. Graham



# Site Plan



# Confidentiality & Disclaimer



The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from Estate Ventures and should not be made available to any other person or entity without the written consent of Estate Ventures. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether electronic or printed form, please notify the sender and destroy the document. This Offering has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Estate Ventures has not made an investigation and makes no warranty or representation, with respect to the income or expense for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, Estate Ventures has not verified and will not verify any of the information contained herein, nor has Estate Ventures conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.