

1020 Tuckaseegee Rd.

CHARLOTTE, NC 28208

Uptown

Wesley Heights

**LOWER
TUCK**

Creative Office,
Showroom, & Retail
+/- 400,000 SF



FREE|MORE|WES

Adaptive Reuse
Project
+/- 21,000 SF

Sky Terrace
Townhomes



hygge



Creative Office
+/- 92,000 SF

Future
Development

SITE

WHITESIDE
PROPERTIES

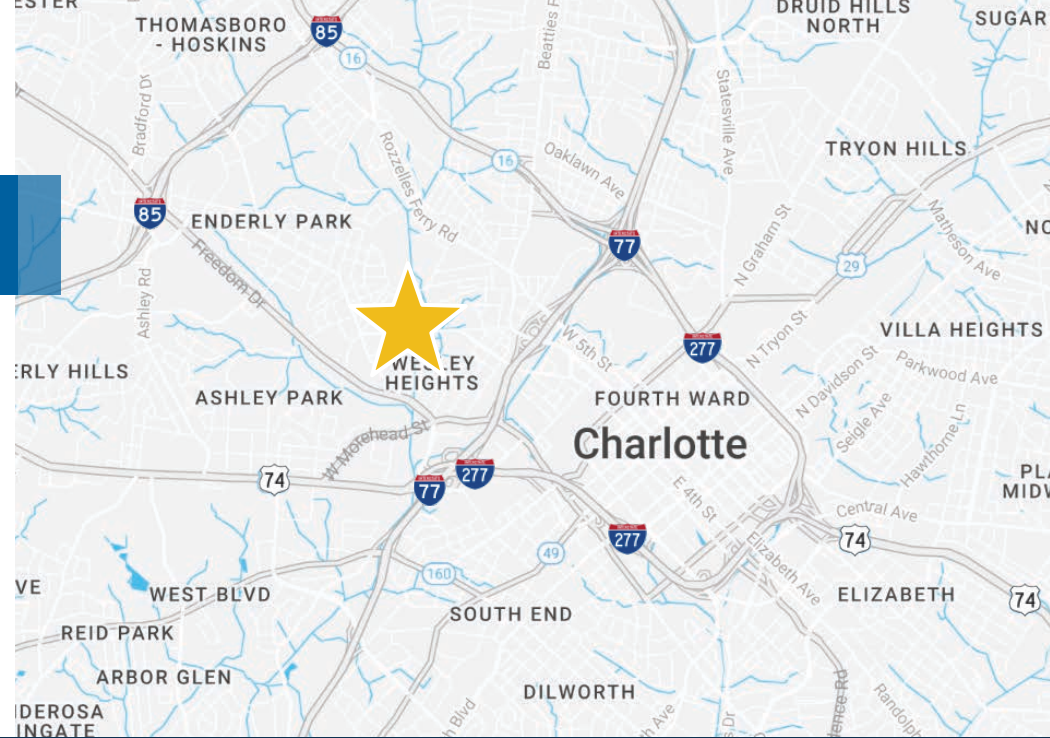
Available for Sale

+/- 9,680 SF Industrial Space and +/- 1,800 SF Office Space on +/- 0.846 AC

Property Highlights

Two buildings are available for sale in the Lower Tuck neighborhood on Tuckaseegee Rd, offering +/- 9,680 SF in one building and +/- 1,800 SF in the other building. This offering is an excellent opportunity to acquire two buildings for renovation in the Lower Tuck neighborhood which has seen transformational adaptive reuse development in the last two years. The buildings are close to major developments in this growing submarket, located, located just 0.9 miles from the Wesley Heights CityLYNX station, 2.3 miles from Uptown Charlotte, and 6.2 miles from Charlotte Douglas International Airport.

Address	1020 Tuckaseegee Rd, Charlotte, NC 28208
Availability	Available for Sale
Asset Class	Industrial/Office
Square Footage	+/- 9,680 SF Industrial Building +/- 1,800 SF Office Building
Acreage	+/- 0.846 AC
Zoning	IMU
Parcel	07108114
Access	Tuckaseegee Rd
Sale Price	\$3,500,000



Demographics



106,736 Population - 3 mile
227,407 Population - 5 mile



\$114,782 Average Household Income - 3 mile
\$121,615 Average Household Income - 5 mile



53,908 Households - 3 mile
106,723 Households - 5 miles



138,939 Employees - 3 mile
240,186 Employees - 5 mile



Property Photos



South End

The Bryant
Apartments

LEGION
BREWING
PLAZA + MIDWOOD
counter

Alta West
Morehead

FreeMoreWest

The Griff
Apartments

RHINO
MARKET
ADELI
TOWN
BREWING CO.
QUE
PASA

DUNKIN'
DONUTS
PINEY'S
RESTAURANT

Wesley Heights

Wesley Village
Apartments

Sky Terrace
Townhomes

PIZZA
babys

COFFEE

hygge

maiz agua sat

Queen City
Restaurants

LUCKY DOG

THRIFT RD

SWITCH-YARD
CHARLOTTE

Creative Office
+/- 92,000 SF

F M W
FREE | MORE | WES

Adaptive Reuse
Project
+/- 21,000 SF

TUCKASEEGEE RD

4,600 VPD

SITE

BERRYHILL RD

Market Overview

Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



900,350

People Live in Charlotte



700

Daily Departures from Charlotte Douglas Int'l Airport



488,900

Employed Population



\$252,100

Median Home Price

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TUCKASEE RD 4,600 VPD



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Contact for Details:
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WHITESIDE
PROPERTIES