



**+/- 0.887 AC  
Available for Sale**

AVAILABLE  
FOR SALE

**+/- 0.887 AC  
426 EASTWAY DR  
CHARLOTTE, NC 28205**

  
**LEGACY**



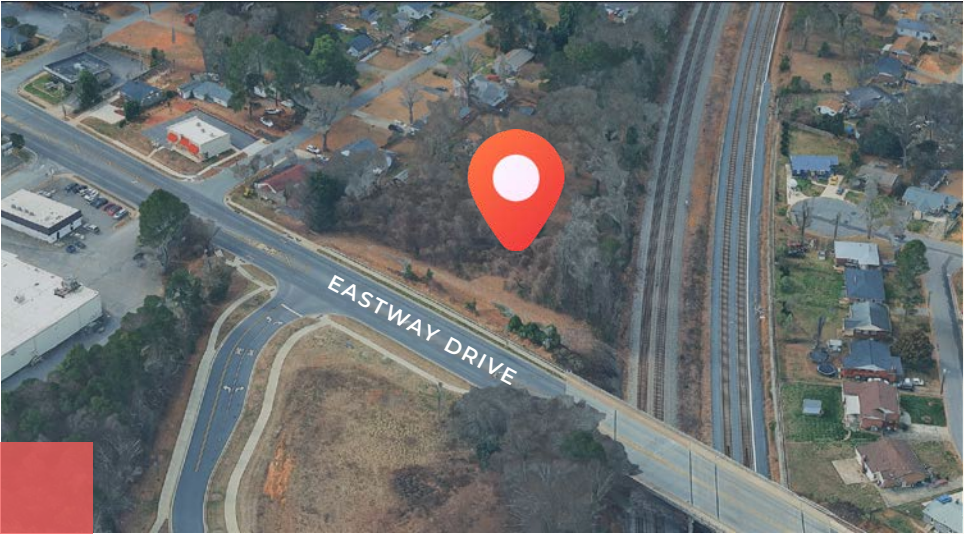


# +/- 0.887 AC Available for Sale

Prime infill land opportunity located at 426 Eastway Drive in Charlotte, NC. This site offers an opportunity to assemble +/- 1.15 AC at a prominent hard corner. Currently zoned OFC, the property allows for office, select retail, and low-density residential uses, with the seller open to offers contingent on rezoning. Ideally situated near the Blue Line Sugar Creek Station, Howie Acres Park, and just minutes from NoDa and the Sugar Creek entertainment district, this site presents excellent potential for a range of infill development opportunities.

# PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	426 Eastway Dr. Charlotte, NC 28205
Submarket	Mecklenburg County
PID	09103351
Availability	+/- 0.887 AC Available for Sale **Opportunity to assemble 1.15 Acres at hard corner
Use	Land
Zoning	OFC
Pricing	Call Broker for Pricing **Seller will consider offers contingent on rezoning





# LOCATION OVERVIEW

## NODA

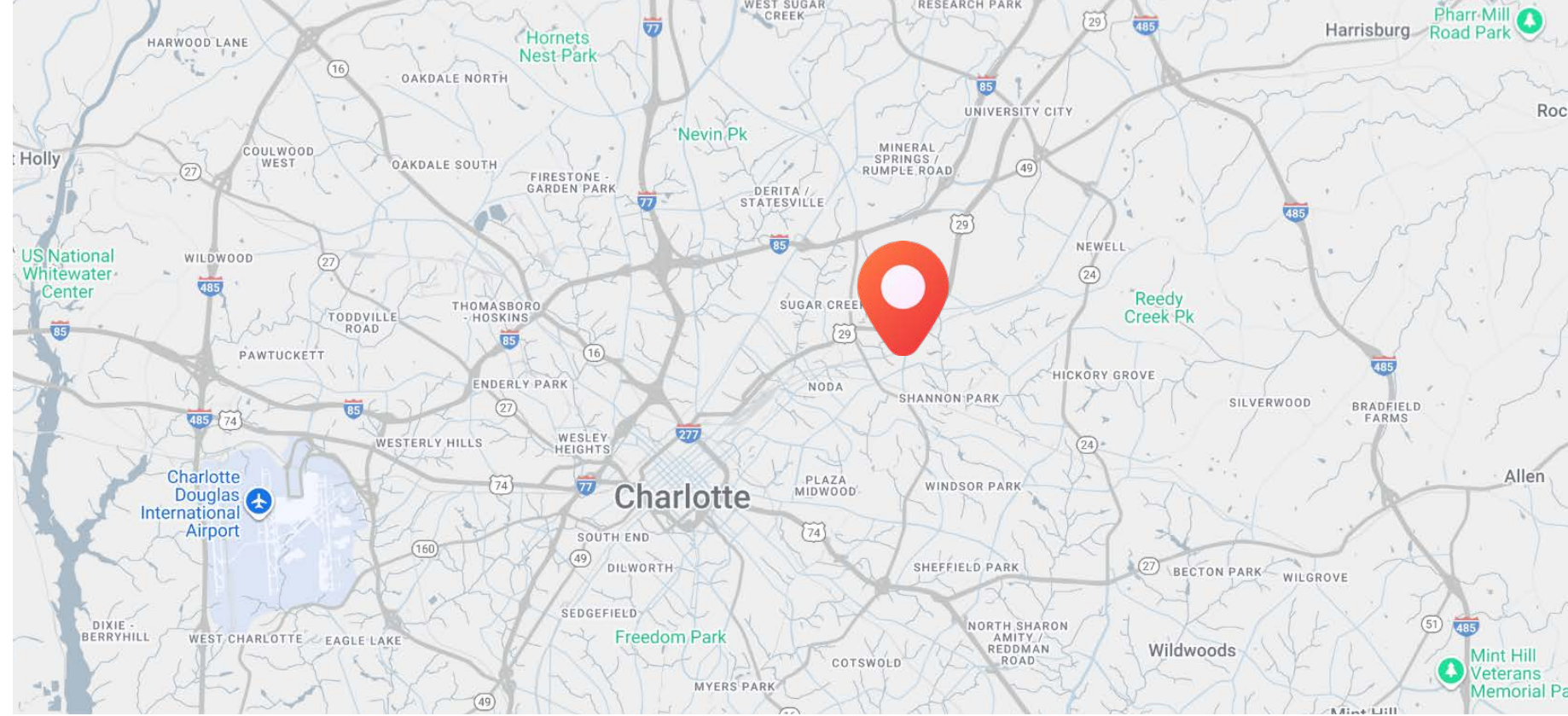
NoDa is the heart of Charlotte's vibrant art scene and features numerous restaurants, boutique retailers and music venues. Continued institutional investment and light-rail connectivity has only strengthened this character and expanded NoDa's influence to the surrounding areas, especially Sugar Creek residents.

## PLAZA MIDWOOD

Plaza Midwood is a vibrant neighborhood in Charlotte known for its unique blend of historic charm and modern appeal. It features an eclectic mix of restaurants, boutique shops, and a thriving nightlife scene that attracts both residents and visitors. The area is also home historic architecture, and a diverse community that contributes to its dynamic atmosphere. Plaza Midwood has become a hub for culture and entertainment, offering a balance of tradition and contemporary energy.

## VILLA HEIGHTS

Villa Heights is a historic Charlotte neighborhood undergoing significant revitalization, offering modern development. Known for its quiet streets and welcoming community, it features a combination of restored historic homes and contemporary builds. Its close proximity to Uptown and neighboring districts like NoDa adds to its appeal



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	9,129	103,543	288,563
Population Growth (2025-2030)	2.41%	2.08%	1.64%
Households	3,770	44,175	126,552
Average Household Income	\$76,233	\$96,215	\$107,855
Businesses	456	3,556	14,370
Employees	3,301	32,582	187,150



LITTLE SUGAR CREEK GREENWAY



OPTIMIST HALL



CHARLOTTE COUNTRY CLUB



NODA







# MARKET OVERVIEW



**Site**

**Woodford Green**

**NoDa**

**Villa Heights**

**Shannon Park**

**Uptown Charlotte**

**Plaza Midwood**

**South End**

**Echo Hills**

**LoSo**

## DRIVE TIME

I-85	8 Minutes
I-277	15 Minutes
I-485	15 Minutes
Uptown Charlotte	19 Minutes
Charlotte Douglas International Airport	29 Minutes







# CHARLOTTE AT A GLANCE

## #1

Millennial Moving  
Destination  
(Smartasset)

## 1.3%

Projected Annual Job  
Growth  
(Forbes)

## #3

Housing Market  
in 2021  
(Realtor.com)

## #5

Fastest Growing City  
in the US in 2021  
(US Census Bureau)

## #5

Best City for Jobs  
in the US (Forbes)

## #15

Largest City  
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

FORTUNE 500 HEADQUARTERS  
CALLING CHARLOTTE HOME



NUCOR Honeywell



COMMScope®  
now meets next





## EXCLUSIVE ADVISORY TEAM

### ANDREW BLUMENTHAL

Senior Broker  
(704) 618-1802  
[ablumenthal@legacyCRE.com](mailto:ablumenthal@legacyCRE.com)

### AMY TUCKER

Broker  
(843) 329-9639  
[amy@legacyCRE.com](mailto:amy@legacyCRE.com)

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



# LEGACY

1001 Elizabeth Avenue, Suite 1-D  
Charlotte, NC 28204

(704) 373-1800  
[info@legacycre.com](mailto:info@legacycre.com)