



# 933 Louise Ave

Belmont Neighborhood | Charlotte, NC 28204



## Available for Lease

+/- 11,123 SF Brewery Space and 4,320 SF Event/Retail Space



## Property Overview

# 933 Louise Ave Available for Lease

The Nichols Company is excited to offer +/-11,123 SF of second gen brewery space. The space is move-in ready and comes equipped with a full bar and tap room, production area, kitchen/food prep room, walk-in refrigerator, and outdoor seating. HUB 933 is located in Charlotte's Belmont neighborhood and surrounded by new development, restaurants, bars and co-working space.

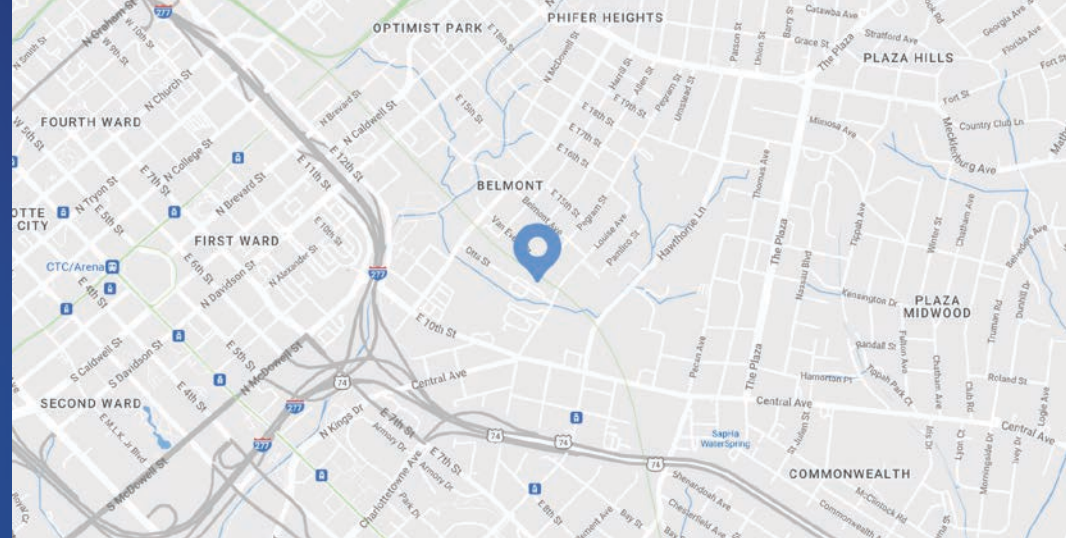
Additionally, +/- 4,320 SF of event/retail space is available adjacent to the brewery. The space is move-in ready, and comes equipped with a full bar, kitchen/food prep area, and walk-in refrigerator.

## Property Details

<b>Address</b>	933 Louise Ave   Charlotte, NC 28204
<b>Parcel ID</b>	08111502
<b>Availability</b>	+/- 11,123 SF 2nd Gen Brewery Space +/- 4,320 SF Event/Retail Space
<b>Use</b>	Brewery tap room/production, catering, event space, retail, office
<b>Parking</b>	Ample parking
<b>Zoning</b>	MUDD-O
<b>Year Built</b>	1945
<b>Traffic Counts</b>	Louise Ave   2,265 VPD Central Avenue   35,000 VPD
<b>Lease Rate</b>	Call for Pricing



## Virtual Tour



## The Belmont Neighborhood is thriving right between Charlotte's most active, dynamic submarkets

### Be a part of it.

- ➔ Diverse Tenant Mix
- ➔ Surrounded by New Development
- ➔ Local, Dedicated Ownership
- ➔ Proximity to NoDa and Plaza Midwood

## Demographics

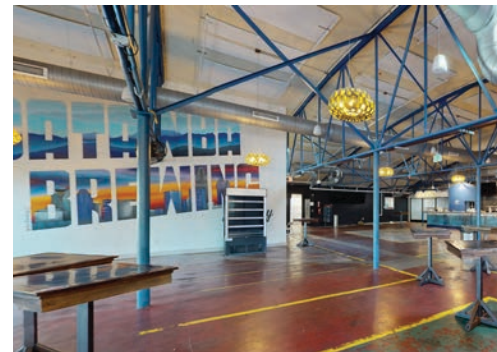
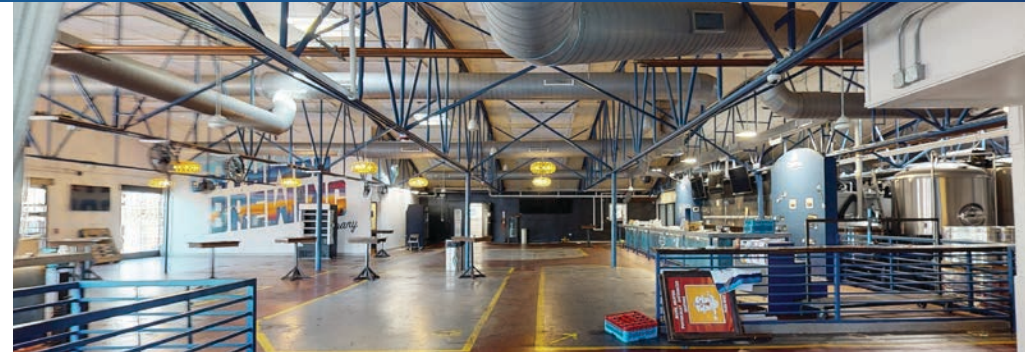
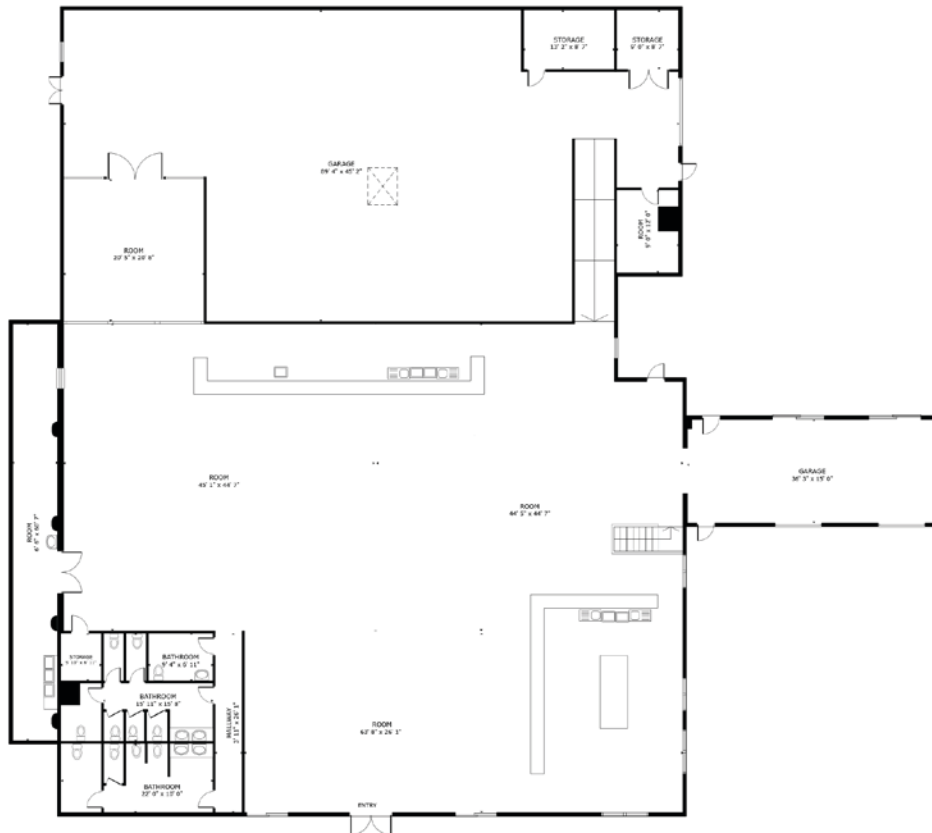
RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	17,511	129,132	292,993
<b>Avg. Household Income</b>	\$117,806	\$128,763	\$111,741
<b>Median Household Income</b>	\$78,270	\$81,332	\$66,339
<b>Households</b>	9,730	65,665	132,635
<b>Daytime Employees</b>	17,428	158,870	244,443

## 2nd Generation Brewery

Available

Brewery Space  
+/- 11,123 SF

 Virtual Tour





## Event/Retail Space

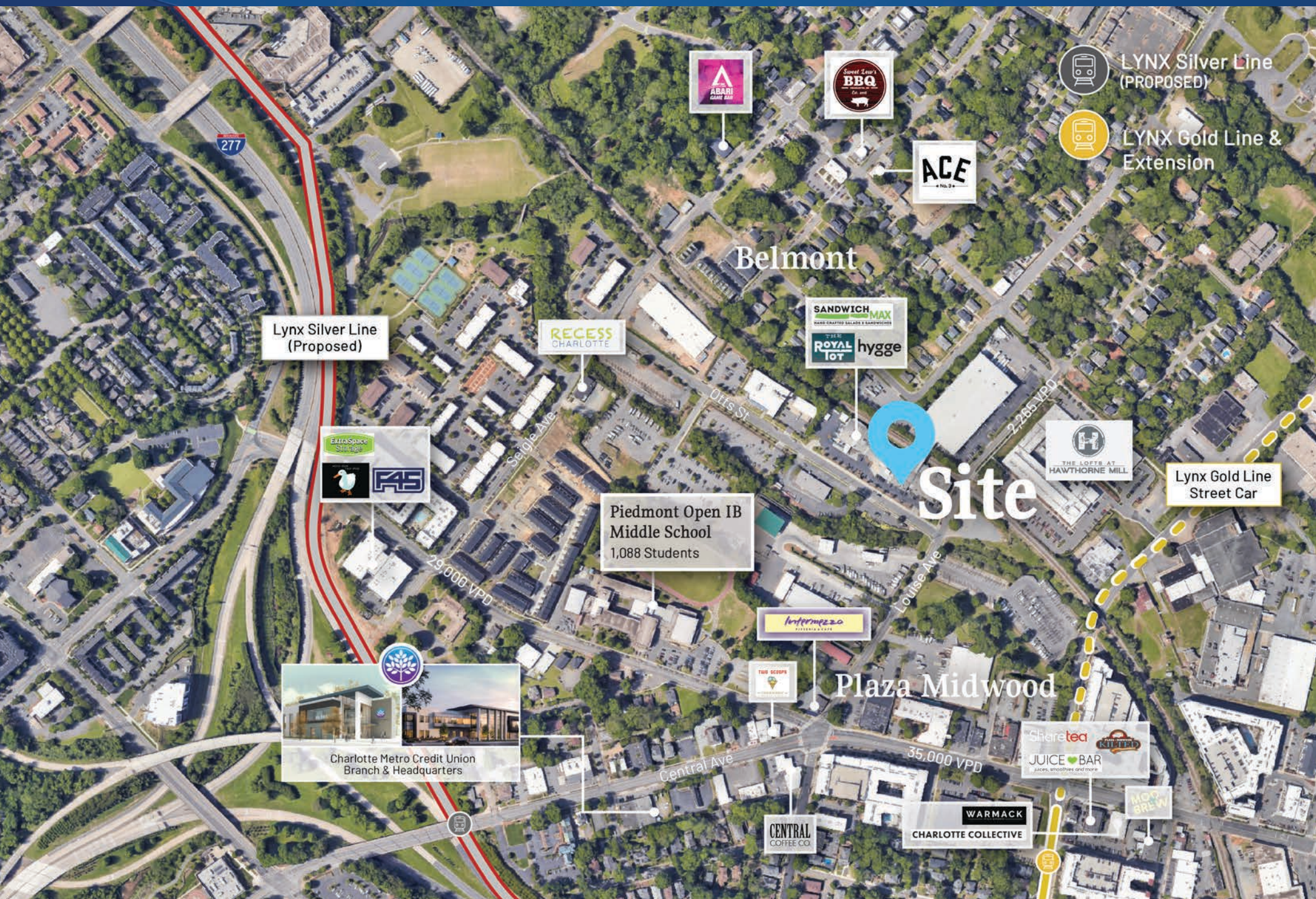


### Space Attributes

- Move-in ready
- Kitchen/food prep area
- Full bar
- Walk-in refrigerator
- Open floor plan









# Belmont Neighborhood

## Charlotte, NC

The Belmont Community is a neighborhood located on the Northeast side up Uptown Charlotte, surrounded by NoDa, Villa Heights, Optimist Park and Plaza Midwood. The neighborhood is made up of almost 800 homes, ranging from single family to high density, old and new homes, long-time residents and new comers. Boundary streets include N. Davidson, Parkwood Avenue, Hawthorne Lane and 10th Street. The Little Sugar Creek Greenway – part of the Cross Charlotte Trail – runs through Belmont offering walking and biking opportunities.





# Join HUB 933's Unique Mix of Tenants



Contact for Details

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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.