



401 W 32ND STREET
CHARLOTTE, NC

\pm 18,000 SF

\pm 0.863 AC in NoDa

Adaptive Reuse Opportunity

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Enterprise Drive



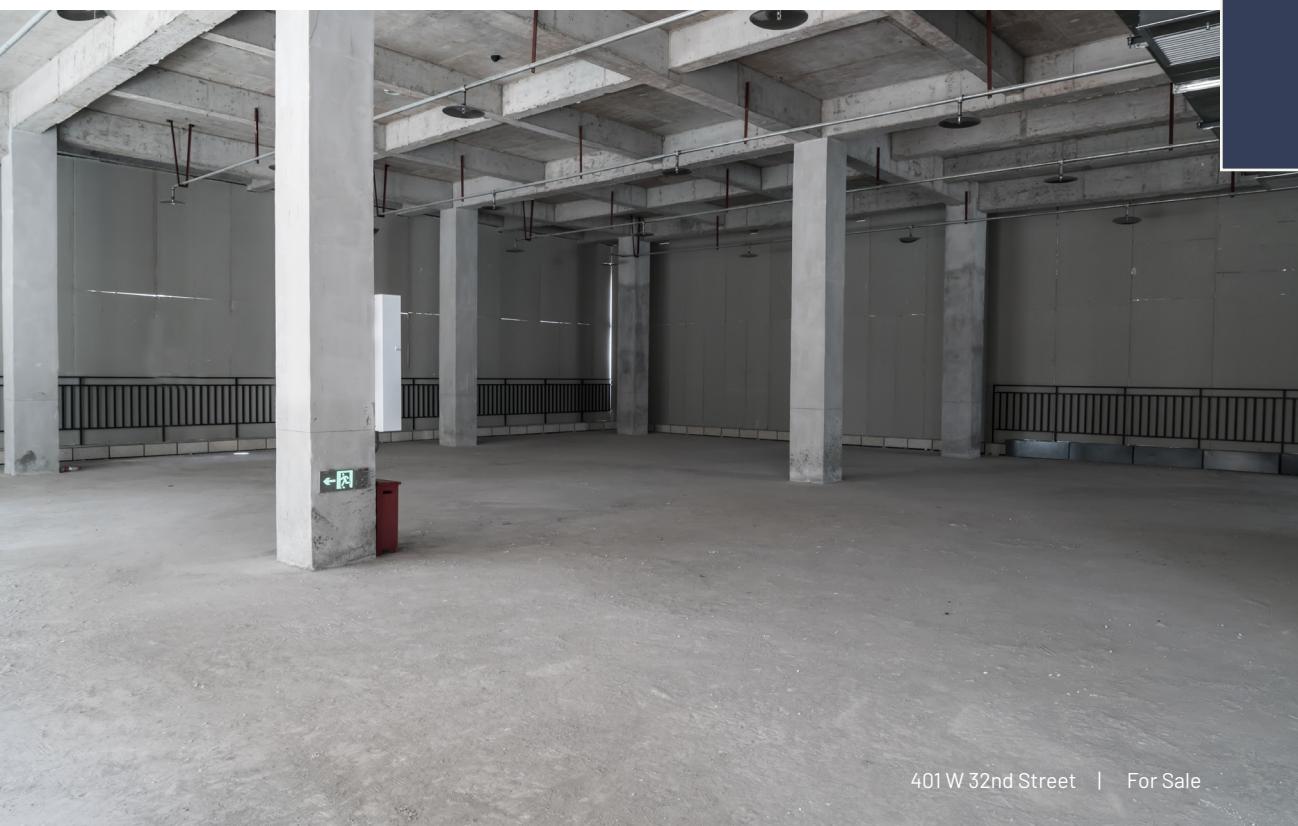
32nd Street

STRATEGICALLY LOCATED. CREATIVELY POSITIONED *FOR ADAPTIVE REUSE.*

Situated in the heart of Charlotte's vibrant NoDa district, 401 W 32nd Street offers a rare opportunity to reimagine industrial space for modern use. This site is ideal for developers, investors, and visionaries looking to transform a legacy building into a dynamic destination—whether for creative office, maker space, urban retail, or mixed-use innovation.

With proximity to transit, walkable amenities, and a thriving arts and culture scene, this property is perfectly positioned for adaptive reuse that blends character with functionality.

- For Sale: ± 18,000 SF industrial building on ± 0.863 Acres in the heart of NoDa
- Current Zoning: ML-2



LOCATION *HIGHLIGHTS*

- Prime location near NoDa's entertainment and retail corridor
- Industrial infrastructure ready for transformation
- Flexible zoning (buyer to verify) suitable for creative redevelopment
- Excellent visibility and access to major thoroughfares
- Ample space for parking, outdoor activation, or expansion

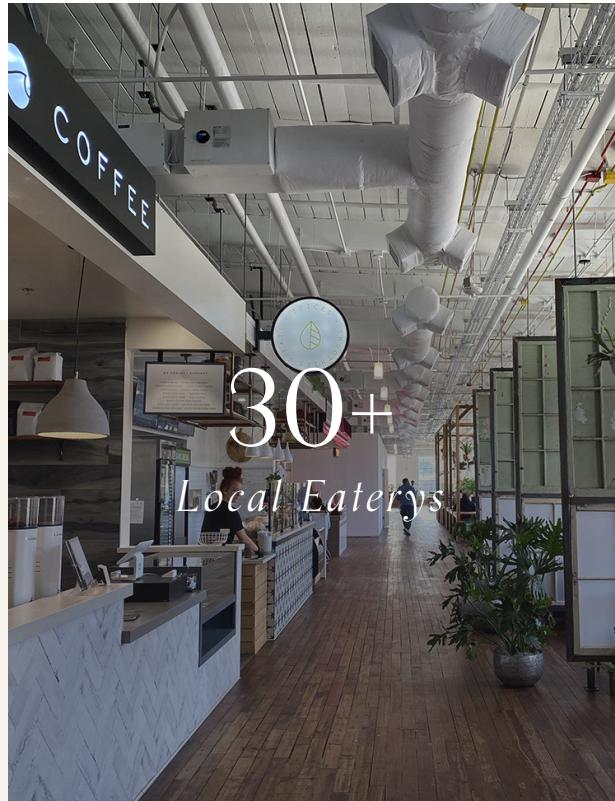




Location *Highlights*

NEARBY RESTAURANTS

NoDa is a hotspot for a vibrant mix of eclectic eateries, craft breweries, and inventive culinary spots that reflect the neighborhood's artistic and laid-back vibe.



DEMOGRAPHICS

TOTAL POPULATION

9,645 - 1 MILE

107,568 - 3 MILE

284,288 - 5 MILE

TOTAL HOUSEHOLDS

4,837 - 1 MILE

51,470 - 3 MILE

129,129 - 5 MILE

AVG HOUSEHOLD INCOME

\$95,230 - 1 MILE

\$115,326 - 3 MILE

\$117,148 - 5 MILE

TOTAL BUSINESSES

687 - 1 MILE

6,565 - 3 MILE

15,518 - 5 MILE

TOTAL EMPLOYEES

6,888 - 1 MILE

88,775 - 3 MILE

202,344 - 5 MILE

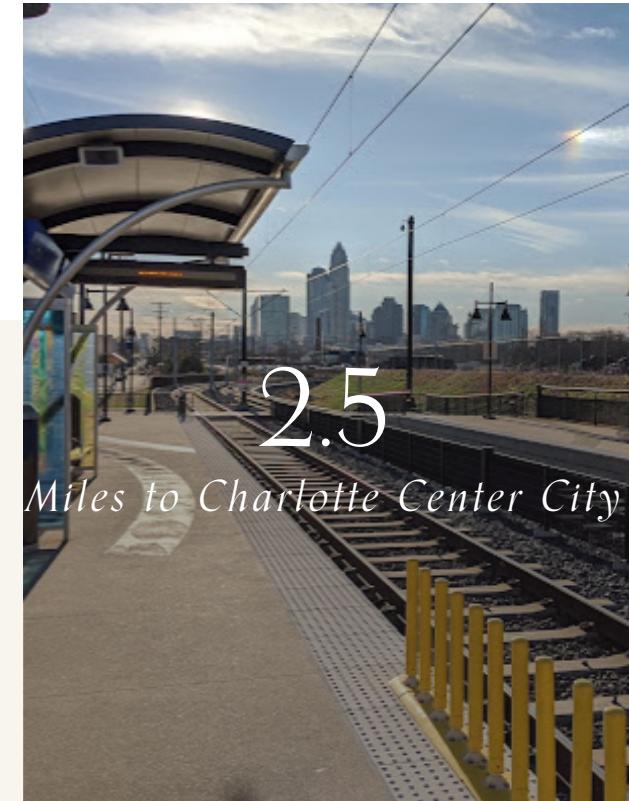


URBAN PULSE

NoDa's retail and business scene blends indie boutiques, local art galleries, and creative startups, creating a dynamic hub for entrepreneurship and community-driven commerce.

TRANSIT

NoDa offers accessible transit options including the LYNX Blue Line light rail, walkable streets, and bike-friendly paths, making it easy to explore the neighborhood's vibrant culture and businesses.





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