



BANKRUPTCY SALE

±10,080 SF MEDICAL OFFICE CONDO | 2620 E 7TH STREET

SUITE 300

CHARLOTTE, NORTH CAROLINA



DIRECT ACCESS TO US 74 & I-277 | LOCATED IN EASTOVER MEDICAL PARK II

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2620 E 7TH STREET | SUITE 300



EXECUTIVE SUMMARY



The Offering

Great Neck Realty Co. and Iron Horse Commercial Properties are pleased to present the offering of Suite 300, a ±10,080-square-foot medical office condominium located at 2620 East 7th Street in Charlotte, North Carolina. Situated within the professionally managed Eastover Medical Park II campus, the unit is currently occupied by a cosmetic surgery center and wellness spa, but will be delivered vacant. The property is move-in ready and well-suited for medical and dental occupancy, offering flexibility for long-term practice operations or future repositioning within an established healthcare setting.

The property benefits from a prime location along East 7th Street, just 1.3 miles from Novant Health Presbyterian Medical Center and adjacent to a cluster of established medical offices, including the Carolina Asthma & Allergy Center. Proximity to Uptown Charlotte, SouthPark, and surrounding East Charlotte employment hubs, as well as easy access to nearby cities such as Concord and Gastonia, enhances tenant convenience and reinforces long-term demand, positioning this medical office condominium as a distinctive opportunity within one of the region's most established healthcare submarkets.

KEY HIGHLIGHTS

- ±10,080 SF Office Condo
- ±7.02-acre site within Eastover Medical Park II
- Zoned B-1CD (Neighborhood Business Conditional District) with use restricted to medical and dental occupancy
- Direct access to US 74 and I-277; minutes to Charlotte Douglas International Airport
- Located in East Charlotte, within a high-demand medical and dental corridor
- Surrounded by prominent healthcare employers and leading regional institutions



DEAL SNAPSHOT



±10,080 SF
SIZE (OFFICE CONDO)

±7.02 AC
SITE AREA

75 SURFACE SPACES
PARKING



ADDRESS 2620 E 7th Street, Charlotte, NC 28204

ZONING B-1 (CD) - Neighborhood Business Conditional Zoning District

ACCESS 1.1 mile to US 74 | 2.5 miles to I-277
10.5 miles to Charlotte Douglas Intl. Airport

Strategic Investment Drivers

- **Established Medical & Dental Hub**

Located within Eastover Medical Park II, the property benefits from a concentration of medical and dental practices and healthcare services. Proximity to Novant Health Presbyterian Medical Center and other regional healthcare hubs supports sustained demand and stability for medical office space in the area.

- **Scalable and Adaptable Medical Office Space**

With a well-designed layout and flexible configuration, the ±10,080-square-foot office condominium can accommodate multiple medical or dental users, allowing for growth, expansion, or reconfiguration. This adaptability enhances long-term leasing potential and maximizes investment flexibility.

- **Strong Demographics & Market Demand**

Within a 5-mile radius, the East Charlotte submarket supports a population of 306,826 with an average household income of \$103,380, providing a stable and affluent tenant base. The area continues to experience steady residential and commercial growth, supporting long-term occupancy and lease stability.

- **Excellent Connectivity**

The property offers direct access to US 74 and I-277, providing tenants seamless connections to Uptown Charlotte, key employment centers, and surrounding retail corridors. This central location ensures high visibility, accessibility, and strong positioning within one of Charlotte's most established medical and dental submarkets.

- **Skilled Workforce & Talent Pipeline**

In-migration and workforce growth, supported by institutions such as UNC Charlotte and Wake Forest University, provide a steady stream of qualified professionals, reinforcing long-term demand for medical and dental office space in East Charlotte.

- **Strategic East Charlotte Location**

Situated in a thriving medical and professional corridor, 2620 East 7th Street benefits from Charlotte's role as a major Southeastern hub for healthcare, finance, and professional services. The city's growing workforce, anchored by top employers and medical institutions, drives sustained demand for medical and dental space in the Eastover submarket.



2620 E 7TH STREET | SUITE 300



PROPERTY OVERVIEW



Property Profile

Located at 2620 East 7th Street, Suite 300 is a $\pm 10,080$ -square-foot medical office condominium within Eastover Medical Park II, an established healthcare campus home to a variety of medical and dental practices, including the Carolina Asthma & Allergy Center. Just 1.3 miles from Novant Health Presbyterian Medical Center, the property benefits from excellent visibility and access along East 7th Street, a key route into Uptown Charlotte. As part of a professionally managed campus, it offers an ownership opportunity in a well-maintained environment tailored to healthcare occupancy.

Zoned B-1CD (Neighborhood Business Conditional District), the property is restricted to medical and dental use, supporting a focused mix of healthcare services within the Eastover community. Its central location near Independence Boulevard, Central Avenue, and Uptown Charlotte enhances connectivity to surrounding neighborhoods and regional medical demand drivers.



PROPERTY DETAILS



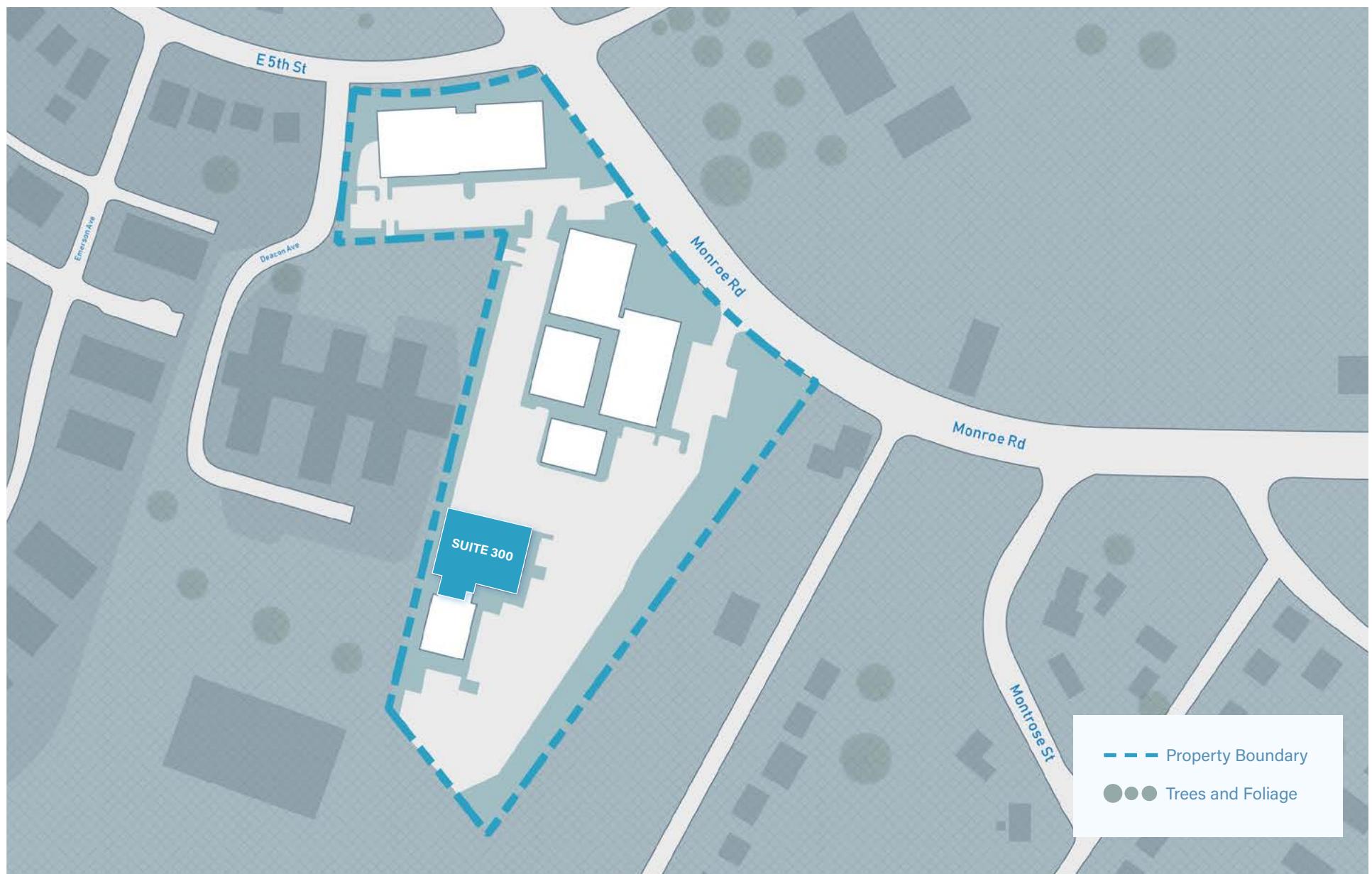
2620 E 7th St, Ste 300

ADDRESS

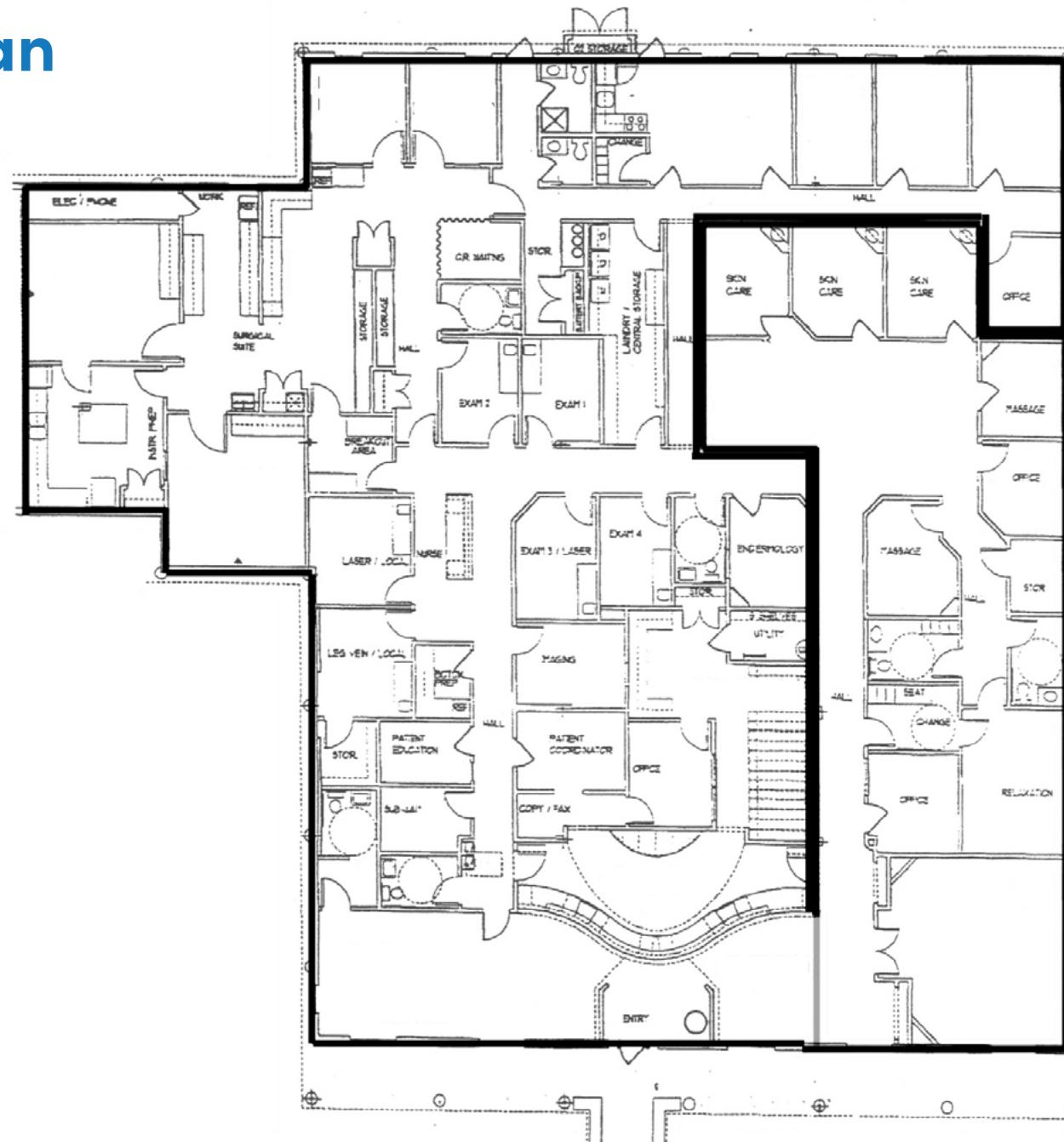
CITY	Charlotte
STATE ZIP	NC 28204
SUBMARKET	Midtown/Randolph
MARKET	Charlotte
LOCATION TYPE	Urban
NEARBY AIRPORT	10.5 miles to Charlotte Douglas Intl. Airport
ACCESS	1.1 mile to US 74 2.5 miles to I-277



Site Plan



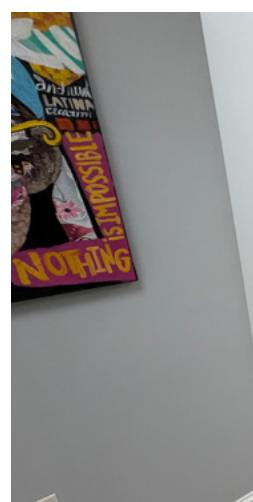
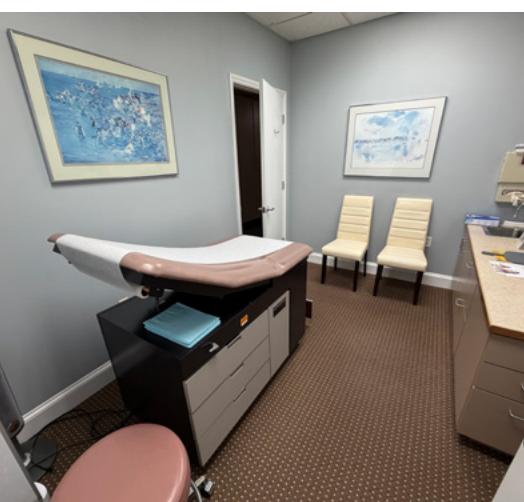
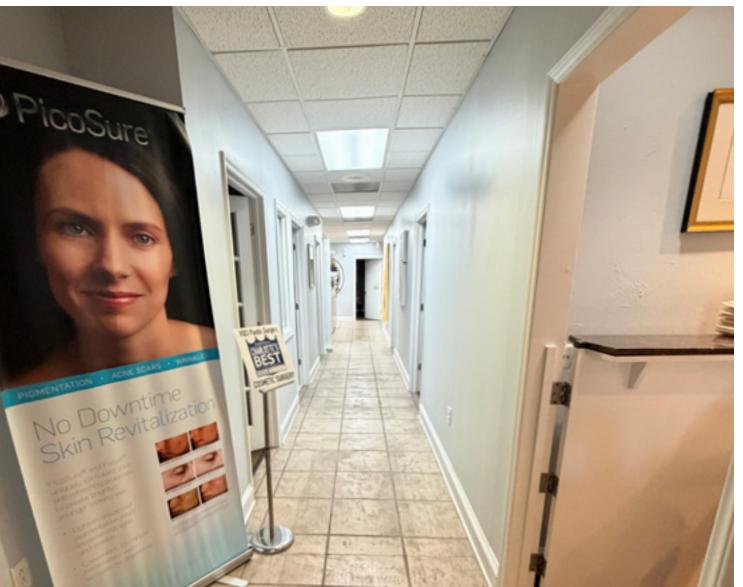
Floor Plan



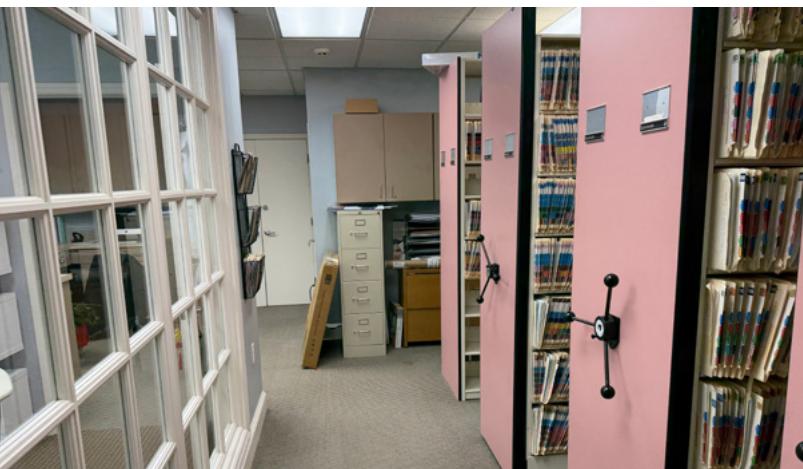
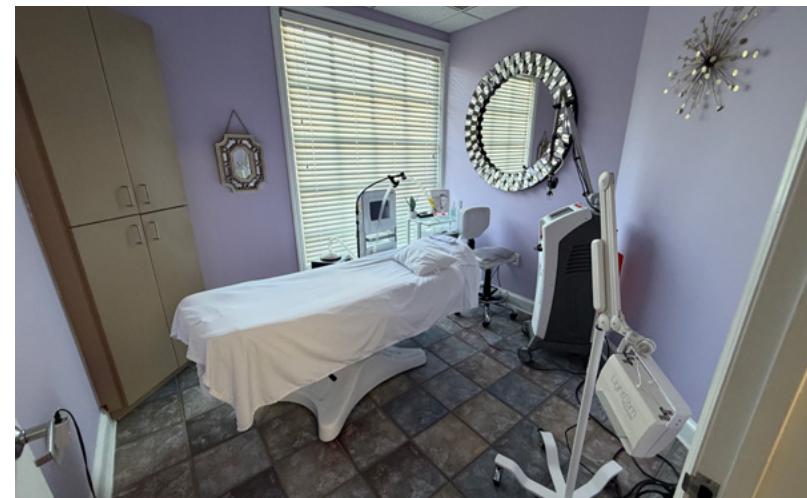
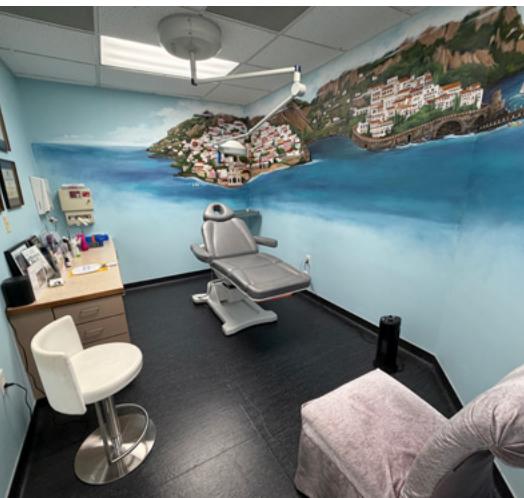
Exterior Photos



Interior Photos



Interior Photos



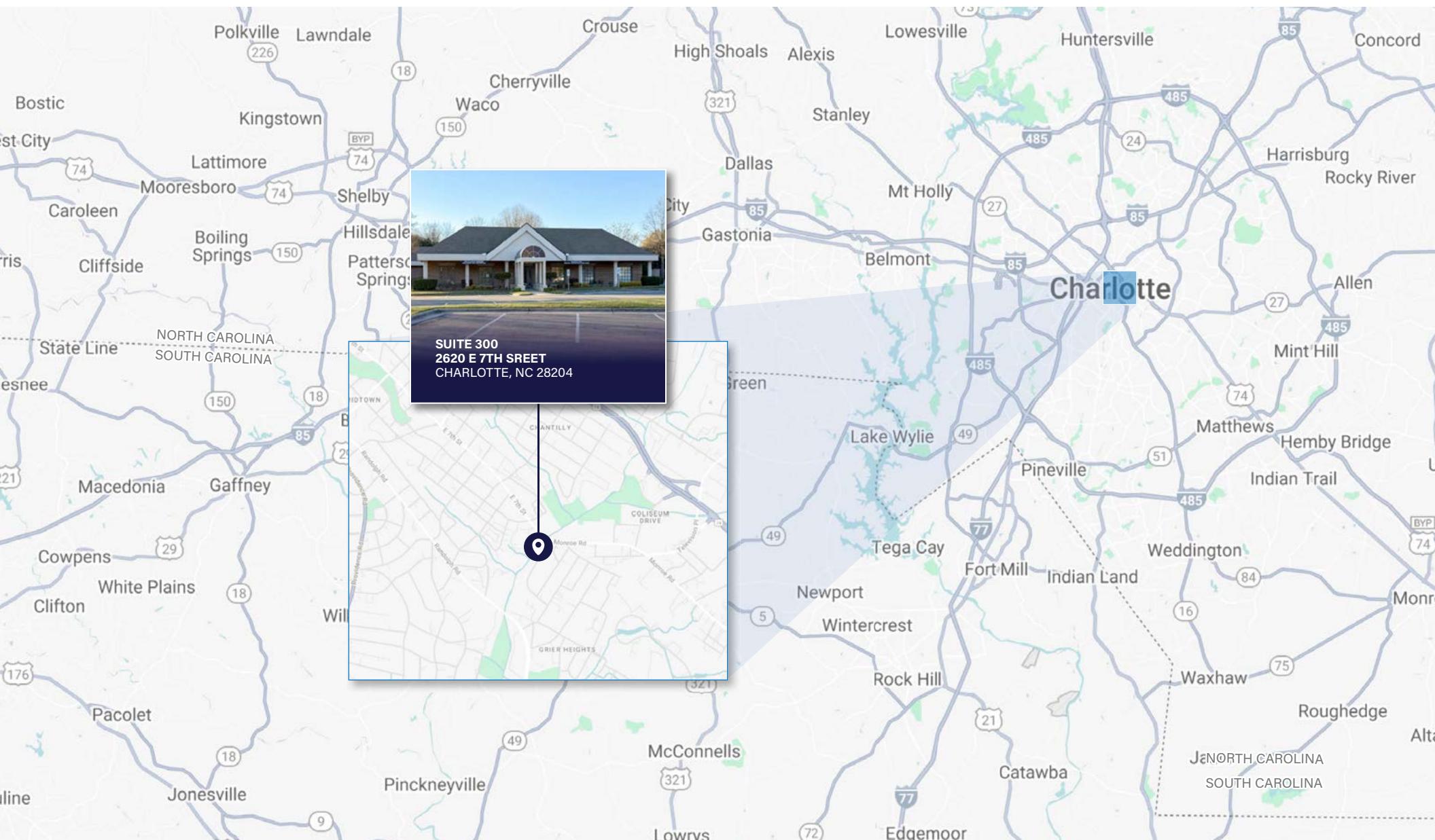
2620 E 7TH STREET | SUITE 300



LOCATION OVERVIEW



Regional Map



Strategic Location

2620 East 7th Street benefits from a prime location in East Charlotte, one of the city's most active commercial and professional corridors. The site is positioned within Mecklenburg County, North Carolina's largest and most dynamic economic hub, offering proximity to Uptown Charlotte, SouthPark, and major employment centers across the metro. The property enjoys excellent regional connectivity, including 1.1 miles to US 74, 2.5 miles to I-277, and 10.5 miles to Charlotte Douglas International Airport, making it easily accessible to tenants and clients throughout the region.

1.1 miles to US 74

Providing seamless east-west access across Charlotte

2.5 miles to I-277

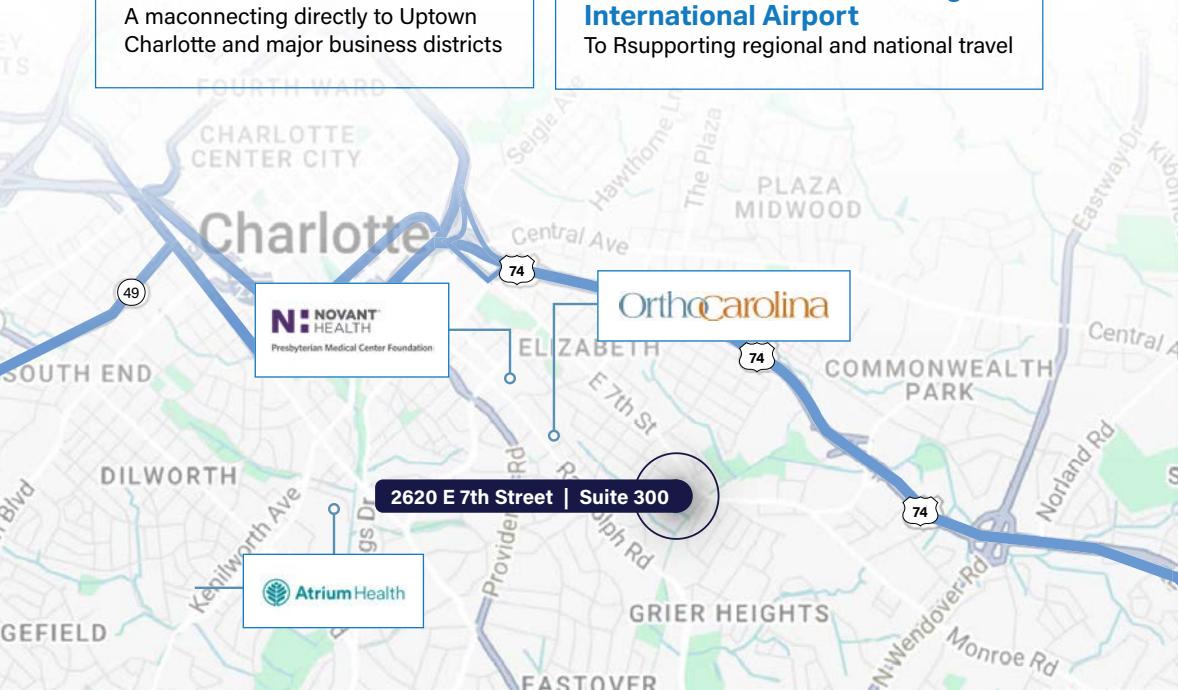
Connecting directly to Uptown Charlotte and major business districts

Within easy reach

Of Concord, Gastonia, and Matthews, enhancing regional accessibility

10.5 miles to Charlotte Douglas International Airport

Supporting regional and national travel



CONSUMER AND DEMAND DRIVERS

The surrounding trade area is a proven healthcare hub with established national brands and steady consumer activity.

Atrium Health Mercy

- Located within 1.2 miles of the property
- A 196-bed adult health tertiary acute care facility in Uptown Charlotte
- A facility of Carolinas Medical Center, a tertiary, research, and academic medical center

Novant Health Presbyterian Medical Center

- Within 1.3 miles of the property
- Offers remarkable medical care and emergency health services
- Part of 4-state network of medical facilities across the Southeast United States

OrthoCarolina

- Approximately 1.3 miles from the property
- Provides compassionate and comprehensive musculoskeletal care
- One of the nation's leading independent academic orthopedics practices



Area Dynamics

2620 East 7th Street is strategically positioned in East Charlotte, within a well-established corridor featuring a well-established healthcare corridor anchored by medical and dental practices and related service providers. The property offers convenient access to US 74 (Independence Boulevard), providing direct east-west connectivity across the Charlotte metro area and linking to I-277, which circles Uptown and connects to SouthPark and other key employment centers. Charlotte Douglas International Airport is within convenient driving distance, approximately 25 minutes away, providing regional and national connectivity for tenants and visitors alike.

The surrounding area blends long-standing office campuses with emerging medical and professional developments, fostering a balanced environment of stability and growth. A variety of nearby retail centers, residential communities, and recreational amenities contribute to the area's overall vibrancy, while proximity to major corporate and institutional employers supports consistent demand for medical and dental space.

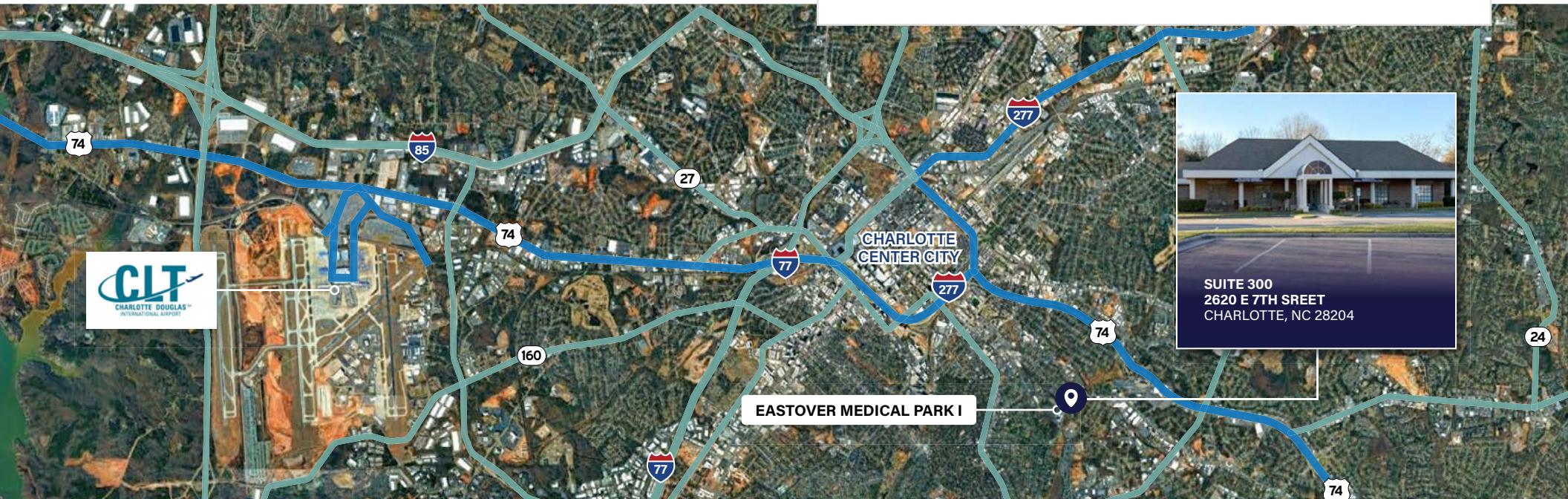
Immediate access to US 74 and I-277
providing direct routes to Uptown Charlotte and regional employment hubs



Approximately
25 min from Charlotte Douglas International Airport



Located within an
established professional and medical corridor that continues to attract long-term users



Aerial View



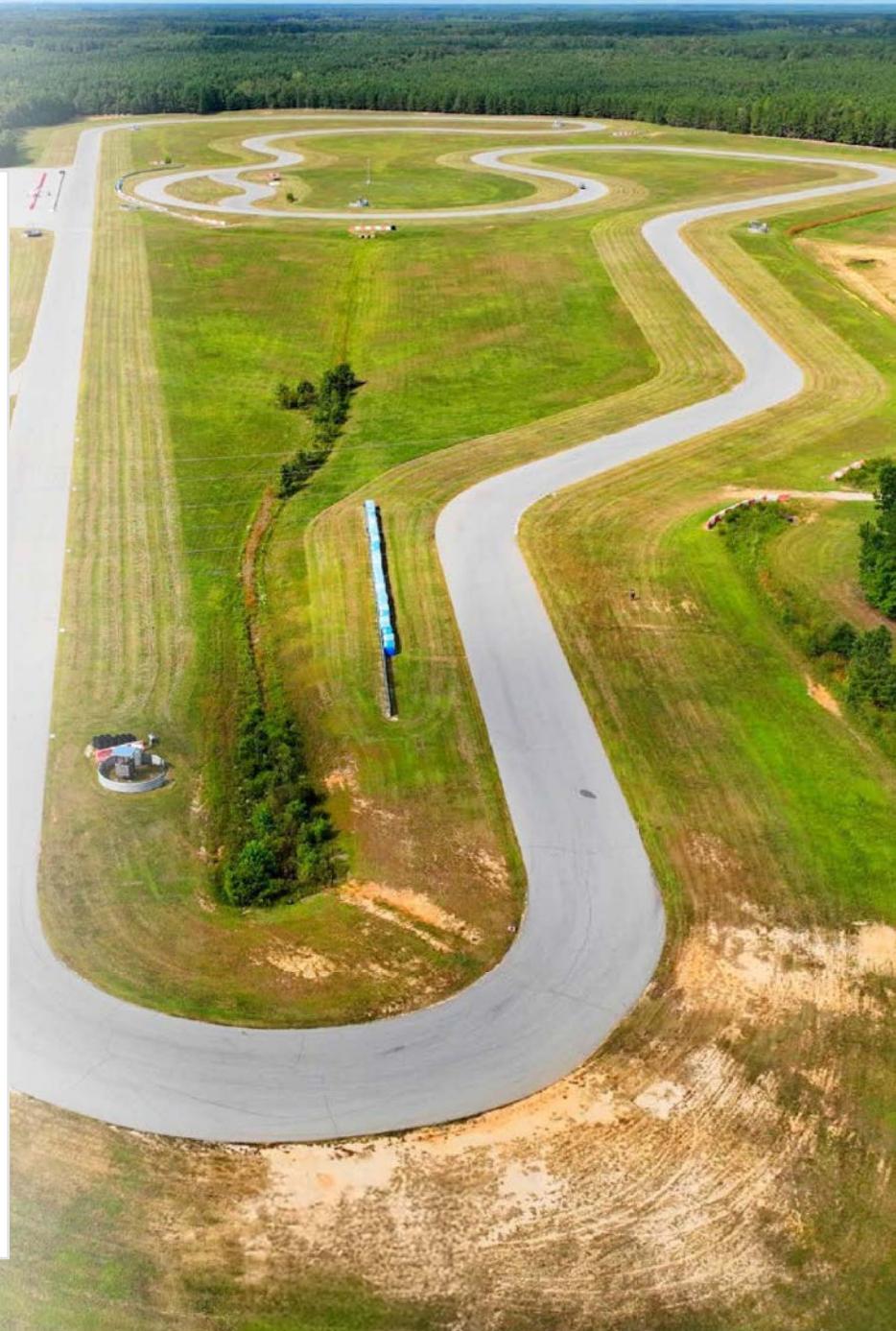
Nearby Developments

A key demand driver near 2620 East 7th Street is the ongoing redevelopment at the intersection of East 7th Street and Lamar Avenue, where a 193-unit multi-family residential building with 5,600 square feet of retail space and underground parking has been proposed. Approved by Charlotte City Council in June 2024, the project reflects broader densification trends in the Elizabeth neighborhood, which has experienced a wave of demolitions and new construction along 7th Street, replacing vacant and damaged buildings with modern residential and mixed-use developments.

Designed to meet growing residential demand, this new development is expected to strengthen the area's economic and retail activity, support nearby professional and medical offices, and enhance the long-term vibrancy of the corridor surrounding 2620 East 7th Street. The project underscores East Charlotte's evolving dynamics, positioning the property to benefit from increased local population, household density, and the associated growth in demand for professional, medical, and service-oriented tenants.

KEY HIGHLIGHTS

- 193-unit multi-family residential building with 5,600 SF of retail and underground parking
- Driving demand for nearby professional, medical, and retail tenants
- Contributing to a growing population base and household density in the Elizabeth neighborhood



2620 E 7TH STREET | SUITE 300



MARKET OVERVIEW



Charlotte, NC: A Thriving Hub for Business, Connectivity, and Investment

Charlotte, the largest city in North Carolina and the commercial center of the Southeast, offers a prime position along the I-77 and I-85 corridors near the South Carolina border. The city benefits from exceptional access through Charlotte Douglas International Airport, one of the busiest in the nation, and a comprehensive highway network that connects regional labor markets, logistics hubs, and major U.S. metros. As a key anchor of the rapidly growing Charlotte metropolitan area, it has evolved into a powerhouse for finance, energy, and advanced manufacturing while maintaining the livability and economic diversity that attract both companies and residents alike.

The area continues to experience strong momentum supported by ongoing investment in infrastructure, innovation, and workforce development. Charlotte's business-friendly leadership promotes balanced growth through downtown revitalization, transit expansion, and mixed-use community development, strengthening its appeal for long-term investment. With its central location, strong connectivity, and diversified economy, Charlotte stands out as a leading market in the Southeast, offering investors and occupiers alike a stable, high-growth environment with significant future upside.

MARKET DEMOGRAPHICS

1,206,285
Population



633,592
Workforce (Micropolitan)



\$80,581
Median HH Income



Source: CoStar



Mecklenburg County, NC: A Dynamic Economic Hub of the Southeast

Mecklenburg County anchors North Carolina's southern Piedmont as the state's largest and most dynamic economic center. The county hosts a diverse base in finance, energy, logistics, healthcare, and advanced manufacturing. Its scale and corporate depth have drawn Fortune 500 headquarters, innovation campuses, and professional service firms, solidifying its status as a premier destination for business and investment. Supported by major universities and a skilled workforce, Mecklenburg continues to drive the Carolinas' growth and reinforce its position as a leading economic hub in the Southeast.

Economic development focuses on infrastructure, business recruitment, and mixed-use growth supported by strong public-private partnerships and state incentives. Ongoing investment in transit, housing, and community amenities fosters a balanced, resilient economy. With its pro-business climate and regional influence, Mecklenburg County offers investors stability and long-term opportunity in a leading Southeast market.



MARKET HIGHLIGHTS



Major Southeastern Hub

Anchoring the state's largest metropolitan area, Charlotte serves as a strategic commercial and logistics center with direct connectivity to major East Coast and Southern markets.



Diverse Economic Base

The metro's strength spans finance, energy, logistics, manufacturing, and healthcare, anchored by Fortune 500 headquarters and a growing base of regional and tech-oriented firms.



Financial Powerhouse

As the second-largest banking center in the United States, Charlotte hosts major institutions such as Bank of America and Truist, driving consistent employment and capital investment.



Sustained Population & Talent Growth

In-migration, workforce expansion, and nationally ranked universities continue to supply skilled labor, reinforcing long-term economic and real estate demand.



Pro-Growth Environment

Strong public-private partnerships and state incentives support business expansion, infrastructure development, and large-scale mixed-use projects across the metro.

Office-Condo Positioning for Investment Flexibility

In Mecklenburg County, office-condo properties occupy a niche yet **strategically significant segment** of the professional real estate market. These assets cater to small businesses, professional firms, and medical users seeking **ownership stability** within a growing metropolitan economy. Their appeal lies in combining the benefits of property ownership with the **functionality of modern office environments**, offering both **occupancy control and long-term equity potential**. As Charlotte's commercial districts expand and land availability tightens, office-condos stand out as **adaptable platforms** that align with evolving workspace needs and localized demand for ownership-based occupancy.

- **Limited supply of high-quality office-condos**
supports pricing resilience and long-term value
- **Ideal for small business and medical users**
seeking ownership and operational control
- **Configurable layouts accommodate**
a range of professional and service-based tenants
- **Rising land and lease costs**
reinforce ownership demand within prime submarkets



WHY OFFICE-CONDOS?

Office-condo assets offer investors a **dual advantage**: stable cash flow from owner-occupiers today, with the flexibility to reposition or lease to evolving business and professional users tomorrow. Ownership provides **control over the space** while capturing **long-term equity appreciation**, making these properties a **resilient addition to a diversified portfolio**. Their layouts and modern amenities accommodate a variety of professional uses, from small businesses and medical practices to tech or creative offices, **ensuring adaptability as demand shifts**. Combined, these qualities create an investment vehicle that blends **income stability** with growth potential and **ownership upside**.

Key Investment Drivers

- **Optionality**
Current owner-occupancy or leasing, with potential for future repositioning or subleasing
- **Consumer Demand**
Supported by Mecklenburg County's growing professional workforce and business expansion
- **Market Scarcity**
Limited supply of quality office-condos in prime submarkets
- **Growth Alignment**
Positioned to benefit from rising office demand, corporate expansion, and transit-oriented development

Economic Drivers

Mecklenburg County anchors one of the Southeast's most dynamic economies, supported by a balanced mix of finance, technology, healthcare, education, logistics, and advanced manufacturing. Strong infrastructure, a skilled workforce, and a pro-business environment position the region for sustained growth and long-term investment.

FINANCIAL SERVICES

Charlotte ranks as the second-largest banking center in the U.S., home to Bank of America's global headquarters and Wells Fargo's East Coast operations. A thriving ecosystem of fintech, insurance, and investment management firms continues to expand, supported by talent from leading universities.



Banking Hub

Second-largest financial center in the U.S. after New York

Major Institutions

Headquarters for Bank of America; Wells Fargo's East Coast operations

Fintech Growth

Expanding ecosystem of digital banking and financial technology firms

Corporate Expansion

Ongoing growth in investment management, insurance, and back-office operations

Sources: Charlotte Regional Business Alliance; Mecklenburg County Economic Development; UNC Charlotte Belk College of Business



Economic Drivers



ADVANCED MANUFACTURING & LOGISTICS

Charlotte leverages North Carolina's #1 manufacturing competitiveness ranking with a diverse industrial base and world-class infrastructure. Direct access to I-77, I-85, and I-485, along with Charlotte Douglas International Airport, supports global logistics and regional distribution.



Sources: Charlotte Regional Business Alliance; Mecklenburg County Economic Development; NC Dept. of Commerce; UNC Charlotte; CPCC; Charlotte Douglas International Airport; CSX; Norfolk Southern

#1 State for Manufacturing Competitiveness

Second-largest financial center in the U.S. after New York

Diverse Industrial Base

Automotive, aerospace, energy, precision manufacturing

Strategic Interstate Access

I-77, I-85, I-485 connect Charlotte to Southeast markets

Global Cargo Hub

Charlotte Douglas International Airport among busiest in U.S.

Freight Rail Advantage

CSX and Norfolk Southern lines support distribution

Skilled Talent Pipeline

UNC Charlotte and CPCC programs in robotics and supply chain

Expansion Momentum

Siemens Energy and AVL Manufacturing among recent projects

Economic Drivers

INFORMATION TECHNOLOGY & INNOVATION

Charlotte's foundation in enterprise IT, fintech, and cybersecurity has made it a Top 20 U.S. Tech City. Global anchors such as Honeywell, Lowe's Digital, and Microsoft operate alongside more than 300 startups and two unicorns, driving innovation and high-skill job growth.



Top 20 U.S. Tech City

CompTIA Tech Jobs Report, 2025

Enterprise Anchors

Honeywell Innovation Hub, Lowe's Digital, Microsoft operations

Startup Ecosystem

300+ startups and 2 unicorns active locally

Fintech & Cybersecurity Cluster

Expanding firms in digital banking and threat detection

Innovation Investment

Honeywell's \$10M Innovation Hub at UNC Charlotte bolsters R&D

Rapid Job Growth

Tech employment expanding at twice the rate of overall job growth

Sources: Charlotte Regional Business Alliance; CompTIA Tech Jobs Report; Innovate Charlotte; Built In Charlotte

Economic Drivers

HEALTHCARE & EDUCATION

Healthcare and education form the foundation of Mecklenburg County's workforce and quality of life. Leading providers include Atrium Health Carolinas Medical Center and Novant Health Presbyterian Medical Center, supported by regional universities such as UNC Charlotte, Queens University, and CPCC.



TOP REGIONAL UNIVERSITIES



TOP HEALTHCARE PROVIDERS



Carolinas Medical Center
Carolinas HealthCare System



Presbyterian Medical Center



Carolinas Rehabilitation



Local care is anchored by the Wake County Health Department and community clinics, with hospital access through WakeMed Health & Hospitals, UNC REX Healthcare, and Duke Raleigh Hospital.

Demographics

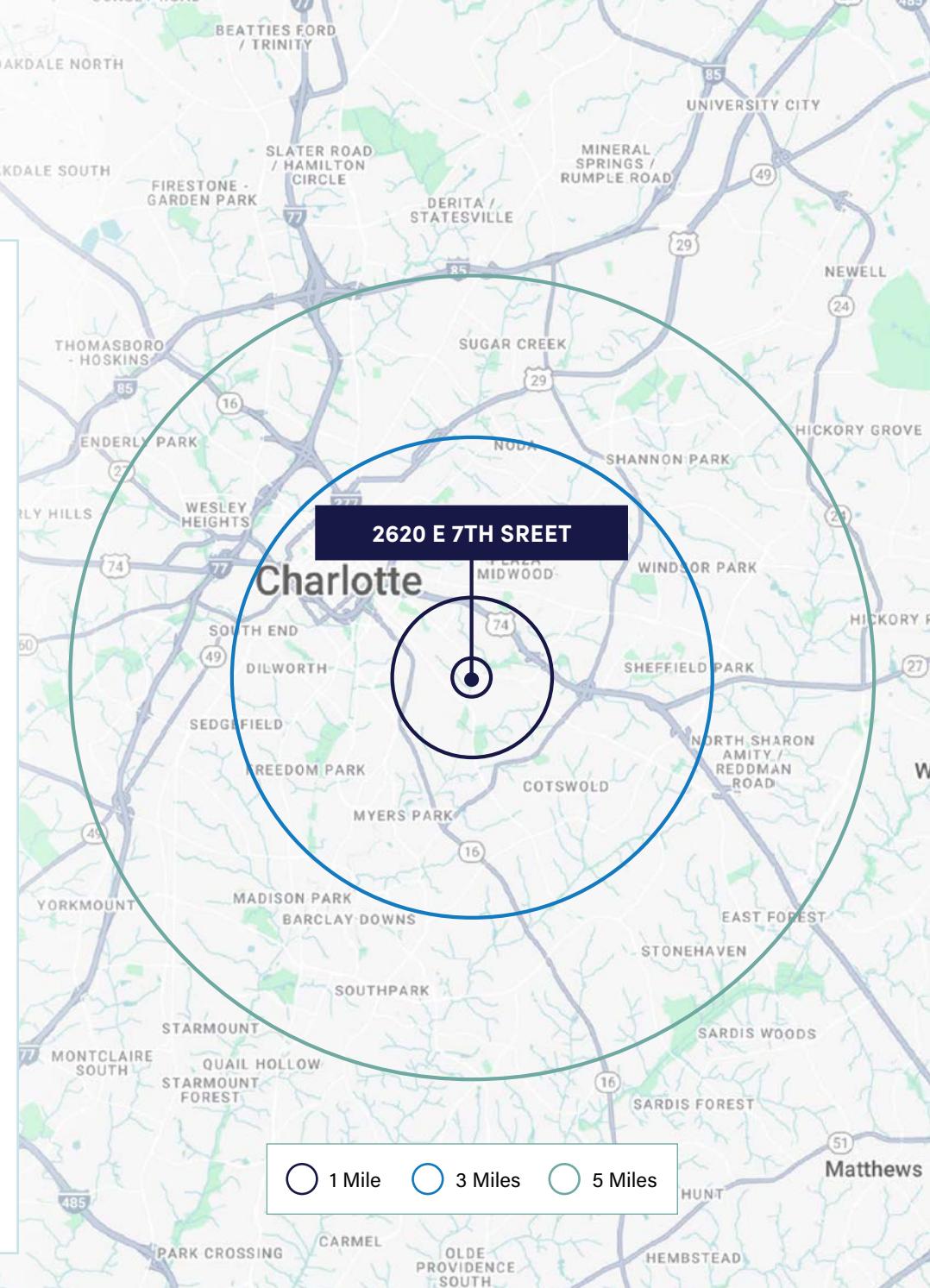
306,826
2024 Population
5-Mile Radius

29,141
Total Businesses
5-Mile Radius

\$103,380
Avg. Household Income
5-Mile Radius

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	13,306	128,945	306,826
2029 Population Projection	14,112	137,333	326,179
Annual Growth 2024-2029	1.2%	1.3%	1.2%
Median Age	35.9	35.0	35.2
Households			
2024 Households	6,349	63,761	139,957
2029 Household Projection	6,740	68,080	149,084
Annual Growth 2024-2029	1.2%	1.3%	1.3%
Income			
Average Household Income	\$117,221	\$121,266	\$103,380
Median Household Income	\$78,602	\$87,375	\$70,147
Daytime Demographics			
Total Businesses	3,545	18,346	29,141
Total Employees	20,018	144,406	243,092

Source: CoStar



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All sales are subject to Bankruptcy Court approval, Case No. 25-31298, U.S. Bankruptcy Court for the Western District of North Carolina (Charlotte Division).



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CHARLOTTE, NORTH CAROLINA

±10,080 SF OFFICE CONDO | DIRECT ACCESS TO US 74 & I-277 | LOCATED IN EASTOVER MEDICAL PARK II

