



1200 S. Graham Street

CHARLOTTE, NC 28203



Available for Lease in
South End's Gold District

+/- 7,200 SF Freestanding Building with 55+ Parking Spaces

Property Highlights

Two-story Mid Century Modern freestanding building with 7,200 SF of retail space and 55+ parking spaces, recently renovated in 2020 for a brewery with taproom and production. The building has a 2,000 SF outdoor patio with expansion capabilities and is within walking distance to numerous restaurants and breweries. Surrounded by new development, multifamily, and boasting onsite parking, this is an excellent opportunity in South End's Gold District.

Address	1200 S. Graham Street Charlotte, NC 28203
Availability	Immediate
Asset Class	Retail
Square Footage	7,200 SF
Year Built/Renovated	1950/2020
Parking	55+ parking spaces
Zoning	TOD-UC
Access	1 Block off S. Mint St. Corner of W. Palmer St. and S. Graham St.
Additional Notes	All Brewery Equipment can be purchased as well as furniture, both very reasonable
Pricing	\$19.50 PSF Net of TICAM of \$4.50 PSF



Demographics



23,315 Population - 1 mile
120,172 Population - 3 mile



\$141,014 Average Household Income - 1 mile
\$118,411 Average Household Income - 3 mile



14,700 Households - 1 mile
61,246 Households - 3 miles



52,396 Employees - 1 mile
155,517 Employees - 3 mile



Near Light Rail Stations
(Carson St. & Bland St.)



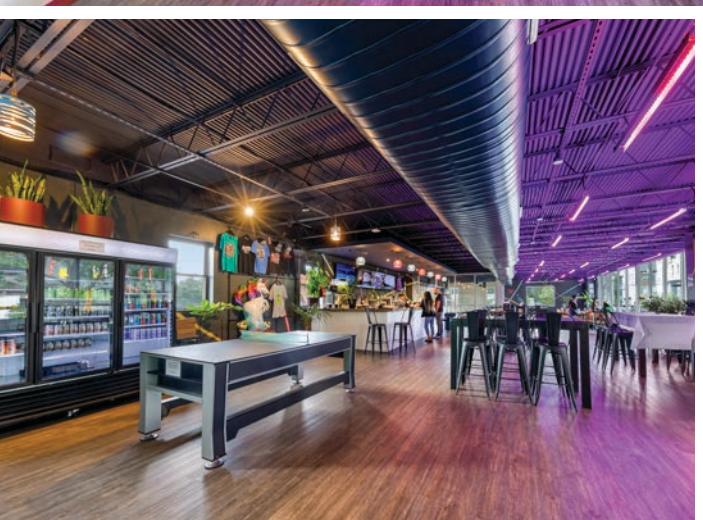
Walkable to numerous amenities,
restaurants, and bars



Surrounded by Multifamily
and new Developments



Circa 1950's Freestanding Building
renovated in 2020



Located in the Gold District of South End, this freestanding building is surrounded by new development and amenities. Across the street is the recently completed Link Apartments by Grubb Properties, which boast an elevated pool and 2nd story grilling stations overlooking the site from its 7-story structure with 259 Units. One block away is a new multifamily development by the Spectrum Co., The Prospect, an 8-story structure with 304 Units and a 5,000 SF roof top lounge.

Bank of America Stadium is only 3 blocks away, creating high foot traffic from all stadium events (Carolina Panthers, CLT FC Soccer professional soccer, concerts, and more) in the immediate area. Savi Provisions is opening in 2023 1/2 block away and the area has numerous day and night dining options.



SOUTH END

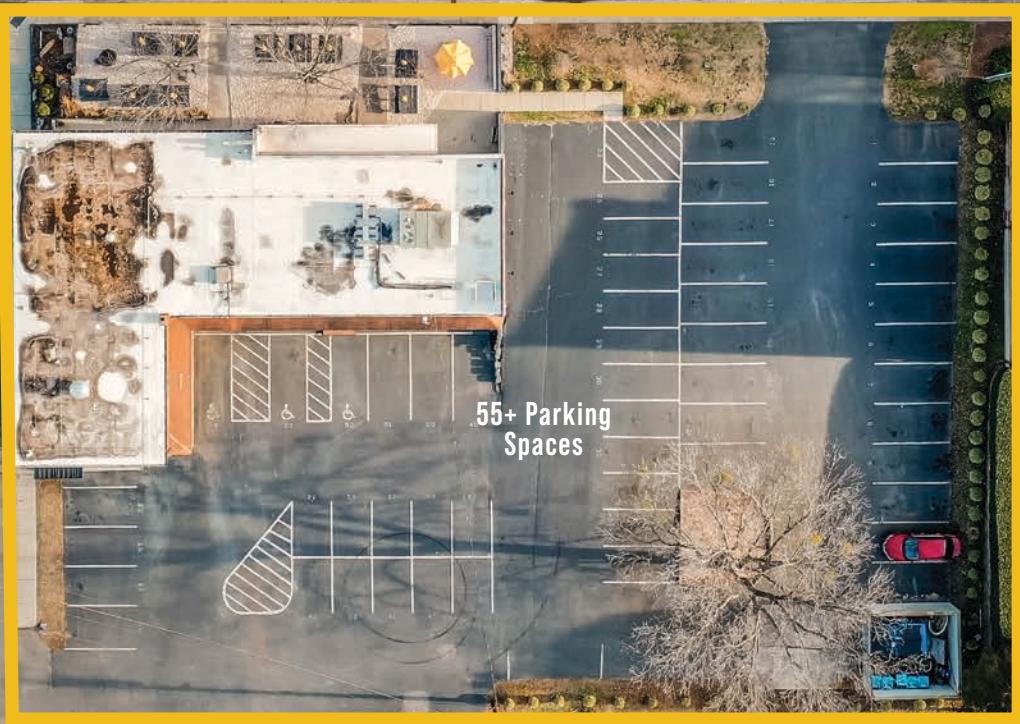




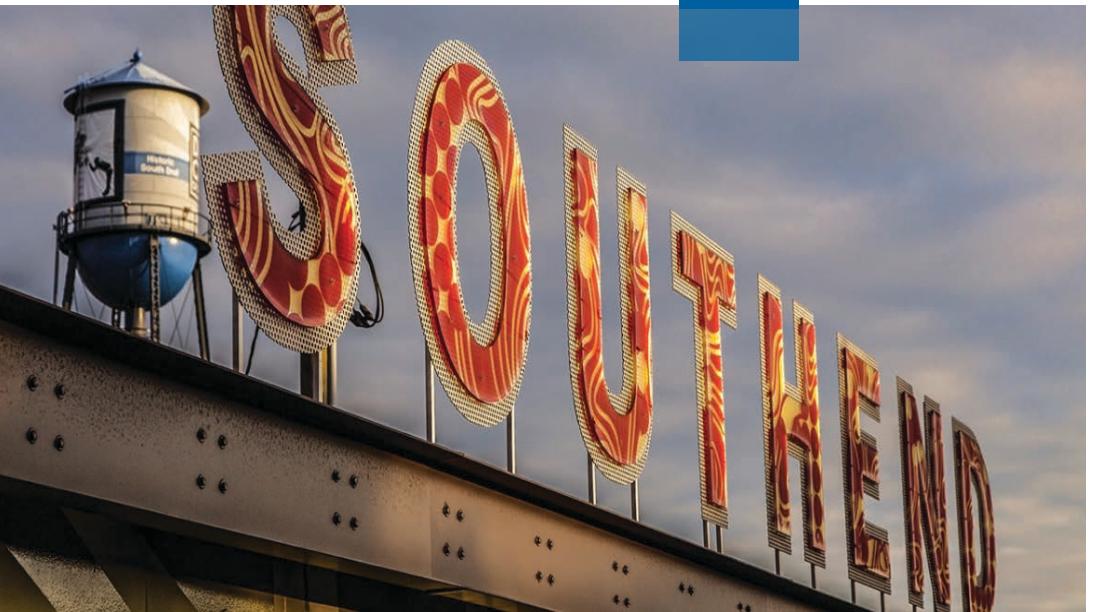
W. PALMER ST



S. GRAHAM ST



South End



Deeply entrenched in its mill town past, this playful district now inspires creative industries—craft beer, culinary, galleries and more.

A short walk, bike or light rail ride down South Boulevard will bring you to Charlotte's booming South End, home to some of the city's best restaurants, boutiques and nightlife. Young professionals (and their dogs) spill out of luxury apartments toward the area's craft breweries and coffee shops. Art lovers go gallery hopping and explore dozens of brightly colored murals painted throughout the neighborhood by local artists, while foodies fawn over mouthwatering menu items at newly-opened eateries.

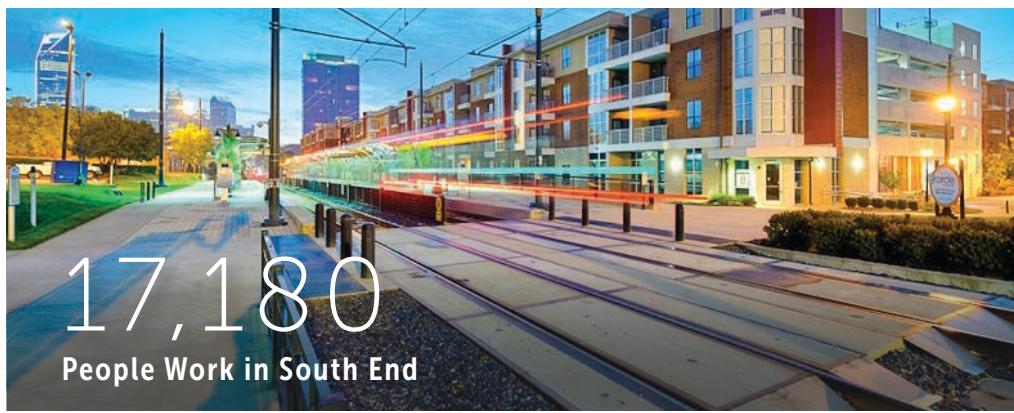


SOUTH END DEVELOPMENT REPORT (2021)



9,200

People Live in South End



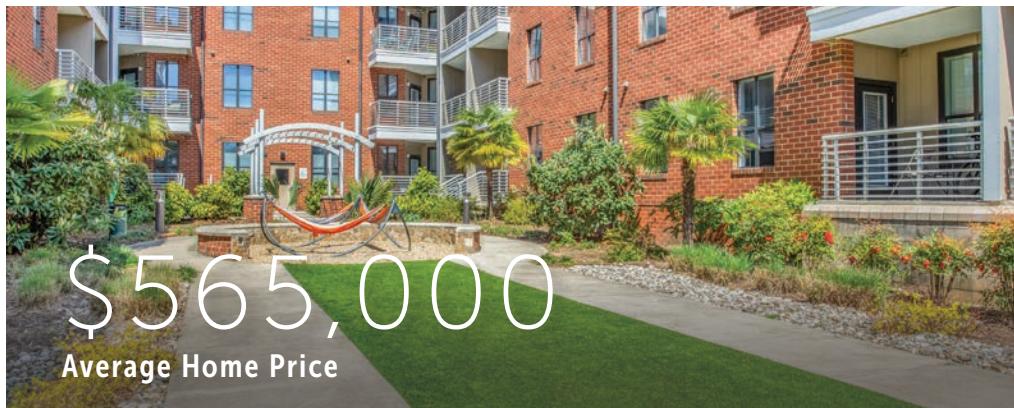
17,180

People Work in South End



225

Retail Shops & Restaurants



\$565,000

Average Home Price



Contact for Details:

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