

TRANSFORMATIVE INFILL OPPORTUNITY: INDUSTRIAL REPOSITION OR MULTIFAMILY DEVELOPMENT

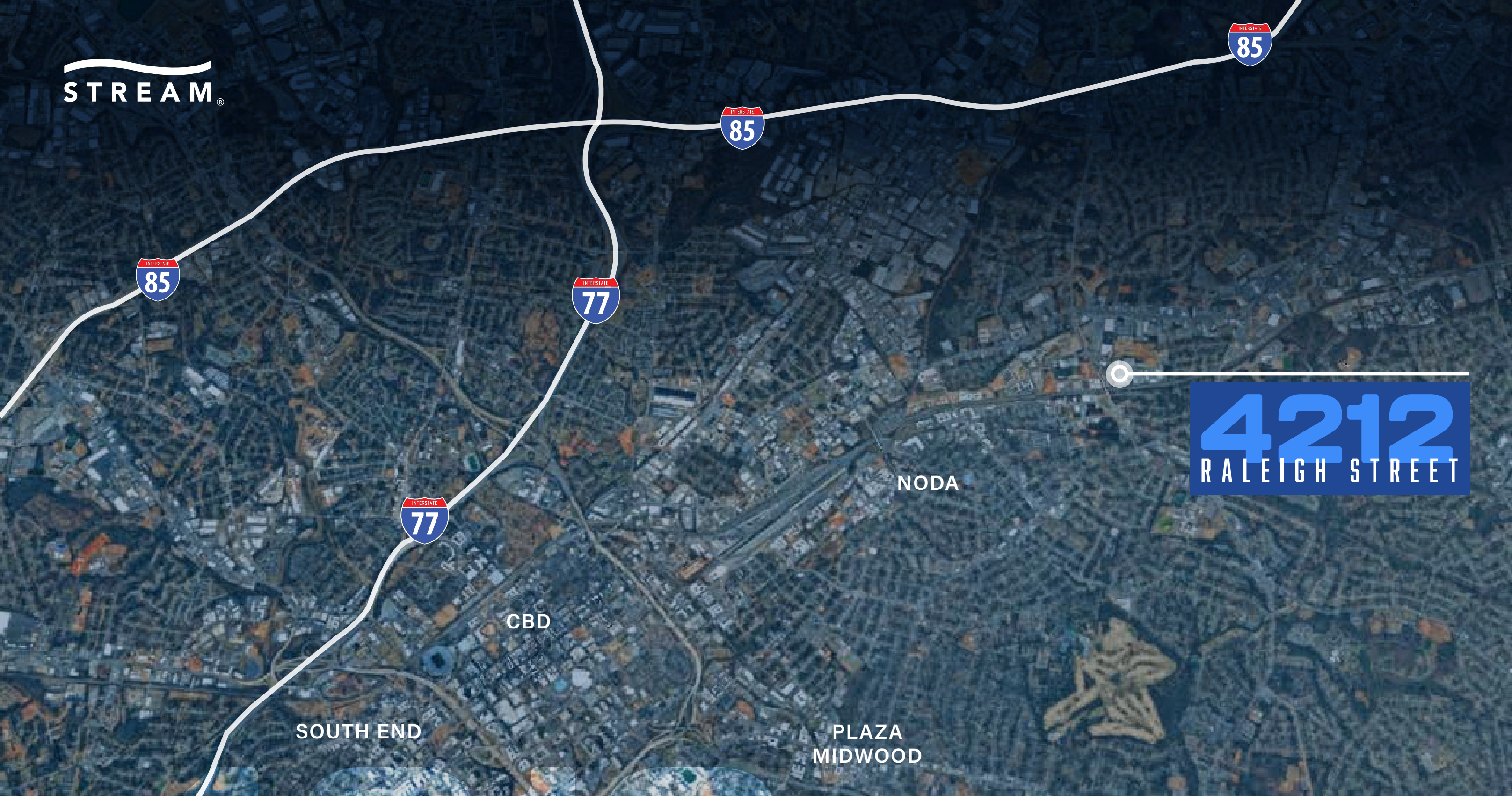


4212

RALEIGH STREET

CHARLOTTE, NC 28213

STREAM[®]



4212 RALEIGH STREET

OFFERING OVERVIEW

4212 Raleigh Street (the “Property”) is a prime infill redevelopment opportunity to acquire ± 4.02-acres with an existing ± 88,250 square foot industrial building in the Sugar Creek corridor of NoDa, Charlotte. The Property is located directly along the LYNX light rail at the Sugar Creek Station stop and is surrounded by new multifamily development, walkable restaurants, and retail shopping. The Property’s vicinity to I-85, Plaza Midwood and Uptown Charlotte allows for regional connectivity to greater Charlotte. Furthermore, the Property is zoned TOD-CC (Community Center) allowing favorable density development and encouraging transit oriented, community focused projects while the existing industrial use preserves the entitlements for a wide variety of commercial and industrial activities.

Directly next to 4212 Raleigh Street is NoDa’s brand-new mixed-use development named The Pass and delivered by Third & Urban, one of the region’s top adaptive reuse developers. The Pass encompasses creative office, new and established restaurants concepts, and Sorella, a 335-unit multifamily complex completed in 2025.

4212 Raleigh Street presents a unique opportunity to both investors and industrial owner-occupiers as well as prospective developers. Industrial operations can leverage the building’s functional loading and laydown yard while repurposing the existing structure to fit the market’s demand or individual occupier needs. The ± 88,250 square foot building can also be demised should an investor pursue a multi-tenant strategy. Or, due to 4212 Raleigh Street’s urban location and proximity to skilled millennial workforce, the site caters well to future demand for new developments or redevelopments. The site’s optimal ±4.02-acre size and shape positions well for multifamily developers seeking to capitalize on the surrounding mixed-use area and continued demographic growth.



PROPERTYDETAILS



4212 RALEIGH STREET

CHARLOTTE, NC 28213

PARCEL ID:	9105151
SUBMARKET:	NoDa
ACREAGE:	4.02 acres
BUILDING RSF:	± 88,250 RSF
OFFICE RSF:	± 7,600 RSF
ZONING:	TOD - CC
ASSET TYPE:	Industrial
OUTDOOR STORAGE:	0.65 acres
HVAC:	Office Areas Only
CLEAR HEIGHT:	14'5" - 31'
LOADING:	Front-Load
DOCK-HIGH DOORS:	5
GRADE-LEVEL DOORS:	3
YEAR BUILT:	1955
PRICING:	Call For Pricing



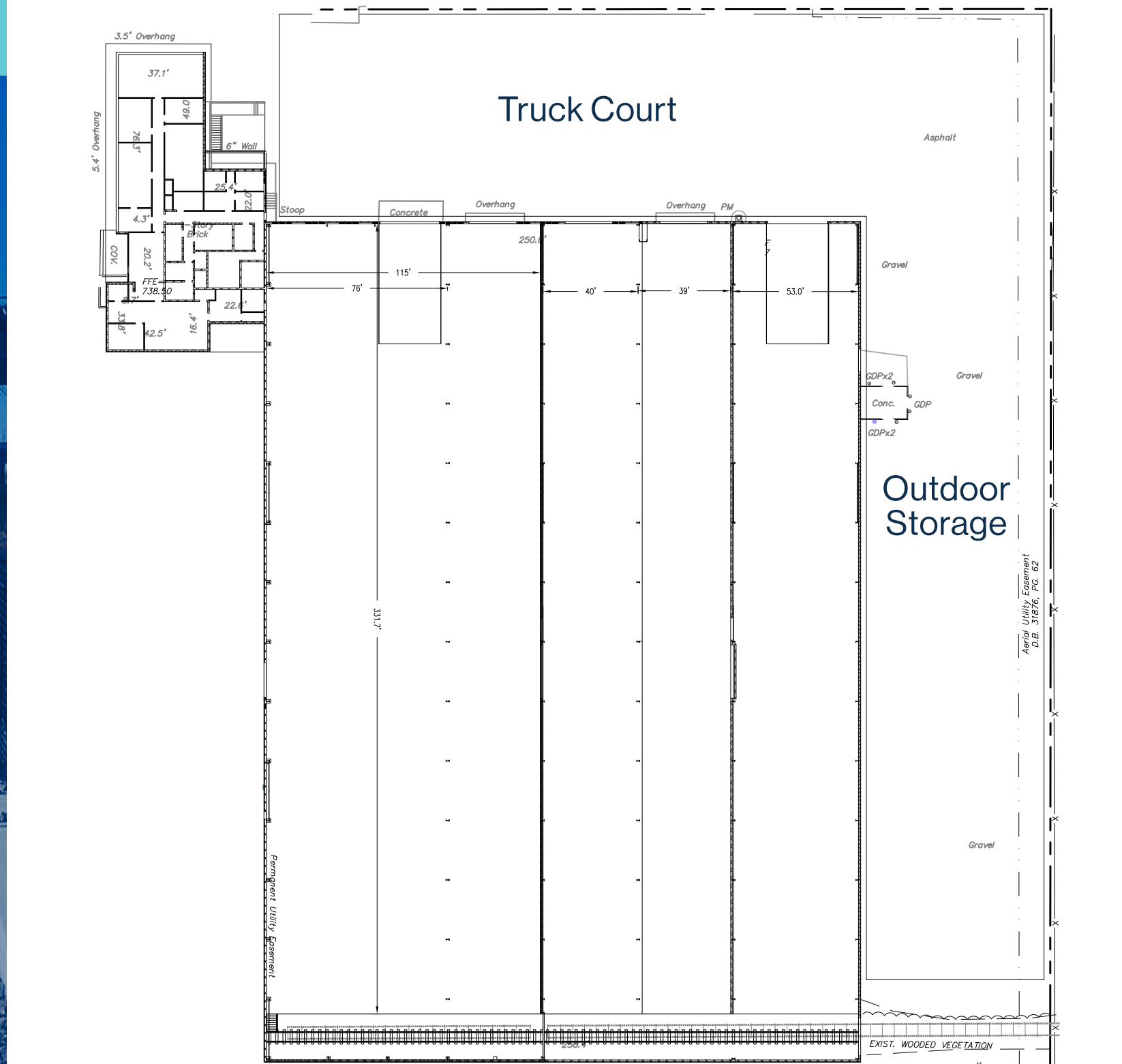
RALEIGH STREET



An aerial photograph of a large industrial complex. The main building is a long, multi-sectioned warehouse with a flat roof and red-painted lower walls. Several large loading docks are visible along the side of the building. In front of the building is a large asphalt parking lot filled with numerous white semi-trailers and other commercial vehicles. To the left of the main building, there is a smaller structure and a lot with more trucks. In the background, there are other industrial buildings, a railway line with several freight cars, and a dense line of trees. The sky is clear and blue. The overall scene depicts a busy industrial or logistics hub.

FLOOR PLAN

CURRENT STATE



OUTDOOR STORAGE
0.65 acres



NEIGHBORHOOD

DEVELOPMENT MOMENTUM



TOD-CC ZONING

4212 Raleigh is zoned Transit Oriented Development – Community Center. This designation is for parcels located within ½ mile walking distance of an existing transit station or ¼ mile walking distance of an existing streetcar stop. The zoning accommodates lower maximum building heights and less rigorous design and building standards. TOD-CC is meant to encourage further development and permits a multitude of future uses.

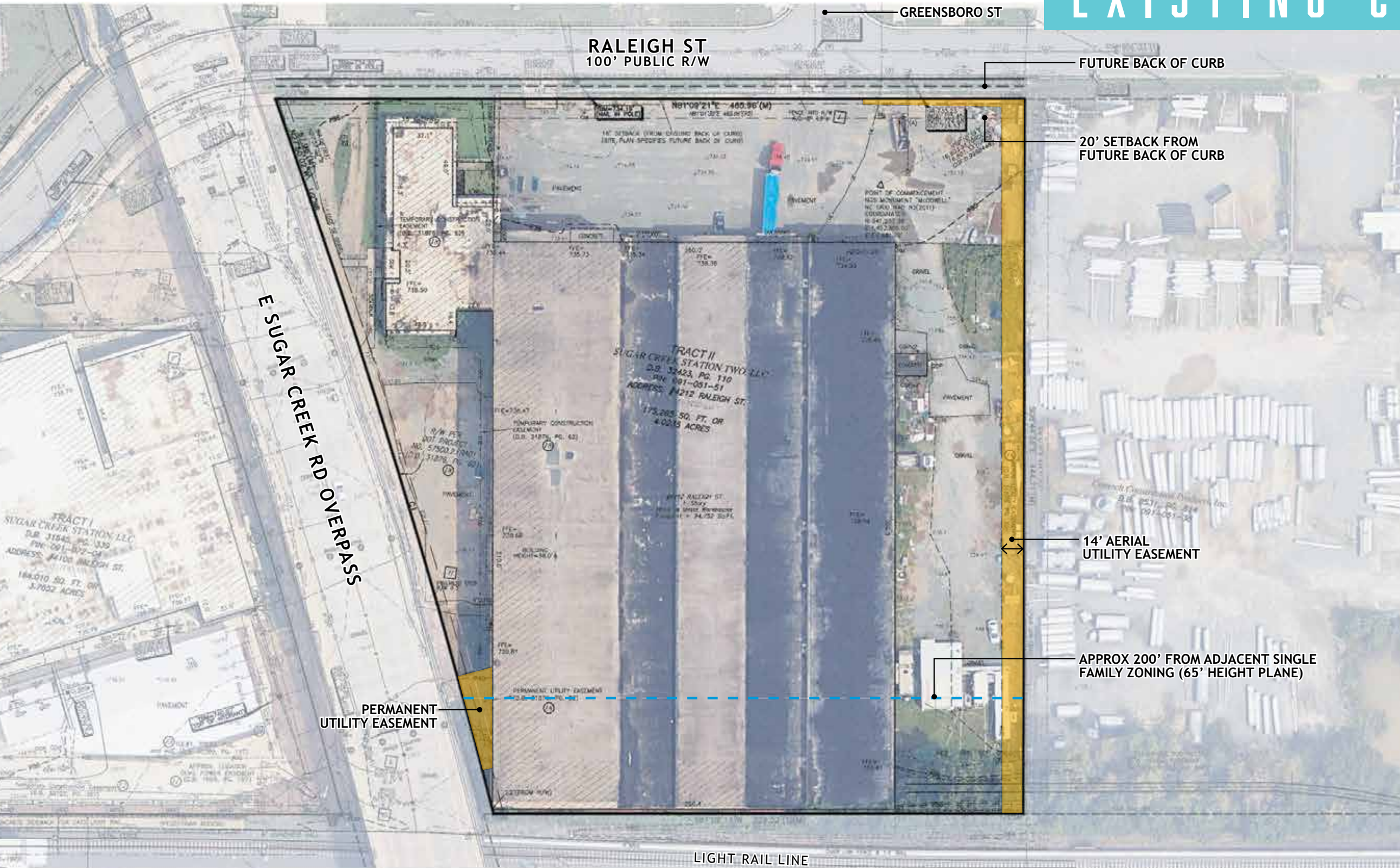
Investors are responsible for independently verifying the information in this Offering. We encourage direct communication with Charlotte Mecklenburg Planning and Zoning Department.

4212

RALEIGH STREET

REPOSITION OPPORTUNITY

EXISTING CONDITIONS

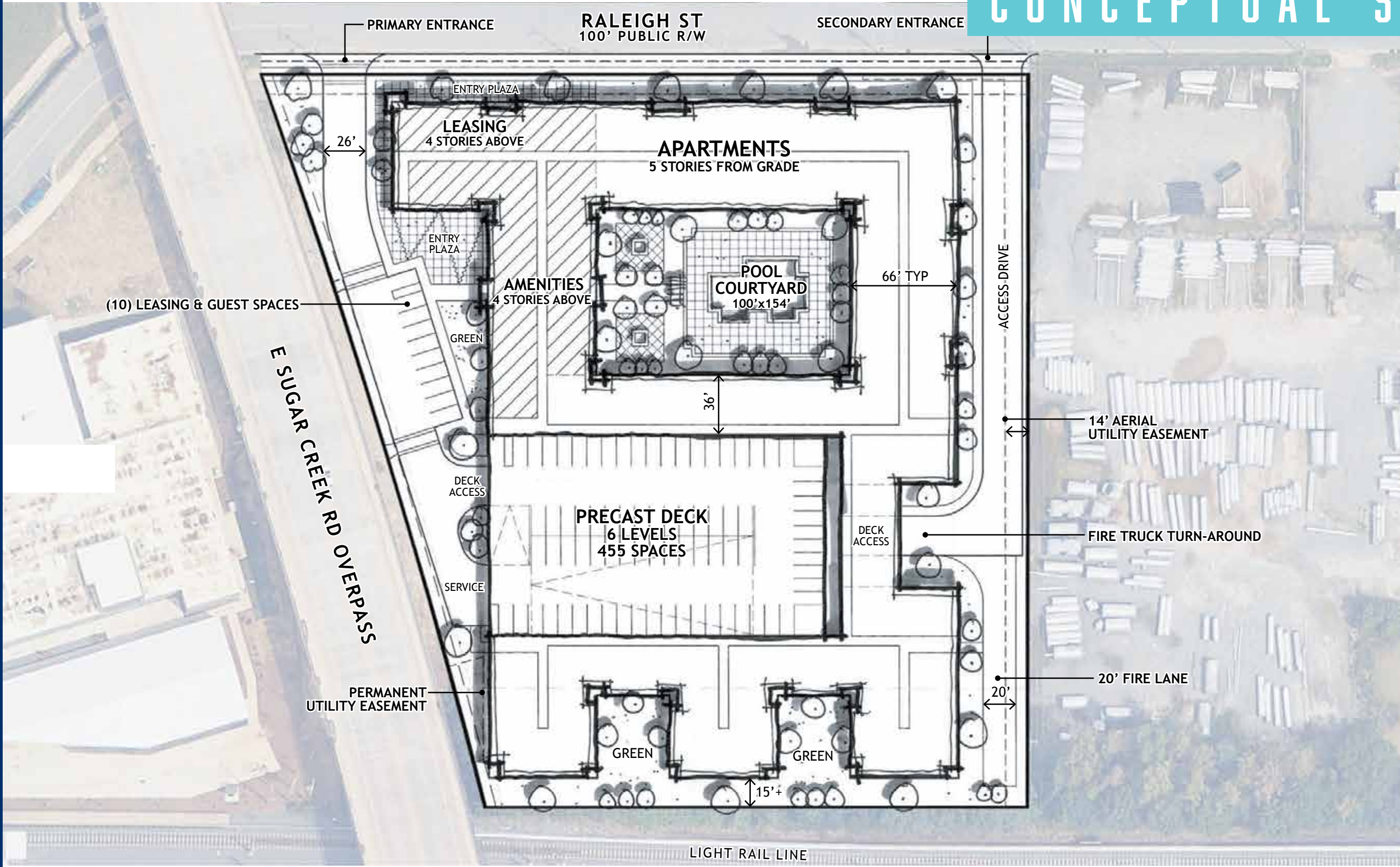


350 Apartment Units

350,000 GSF Total

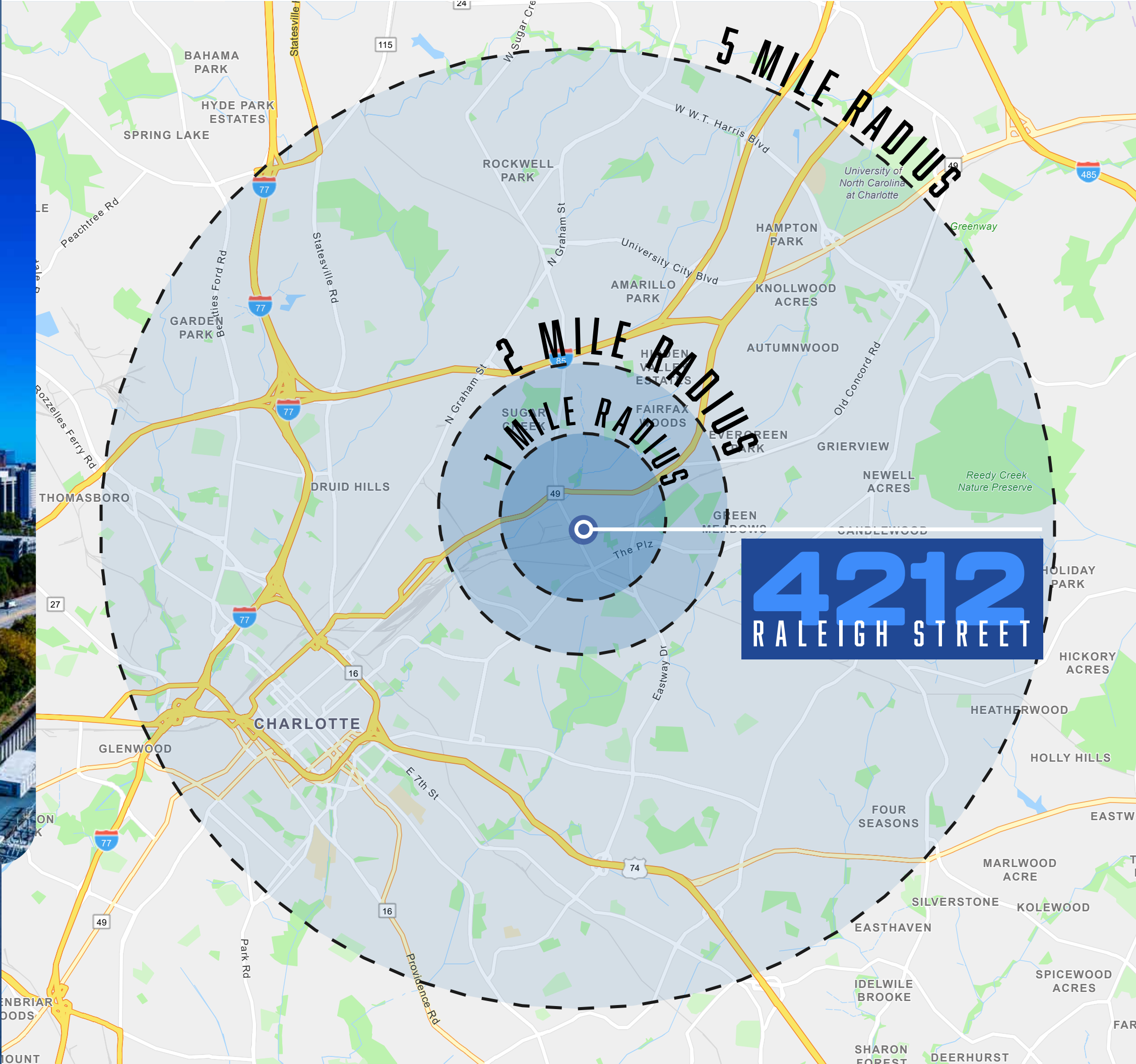
10,000 SF Leasing & Amenities

CONCEPTUAL SITE PLAN





DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	5 MILES
2025 TOTAL POPULATION	13,462	45,910	286,174
2025 POPULATION AGE 18+	10,791	35,830	229,521
2030 TOTAL POPULATION	18,668	54,774	312,766
2025-2030 GROWTH RATE: POPULATION	6.76%	3.59%	1.79%

HOUSEHOLDS			
2025 TOTAL HOUSEHOLDS	6,239	19,887	127,534
2030 TOTAL HOUSEHOLDS	8,642	24,210	142,665
2025-2030 GROWTH RATE: HOUSEHOLDS	6.73%	4.01%	2.27%

HOUSEHOLD INCOME			
2025 AVERAGE HOUSEHOLD INCOME	\$106,613	\$101,108	\$113,791
2025 AVERAGE DISPOSABLE INCOME	\$76,417	\$72,792	\$81,025
2025 AVERAGE NET WORTH	\$441,665	\$501,600	\$610,728

HOUSING UNITS			
2025 TOTAL HOUSING UNITS	6,974	21,903	139,276
2025 AVERAGE HOME VALUE	\$462,706	\$456,499	\$519,840
2025 OWNER OCCUPIED HUS	2,228	7,314	48,129
2025 RENTER OCCUPIED HUS	4,011	12,573	79,405

N O D A



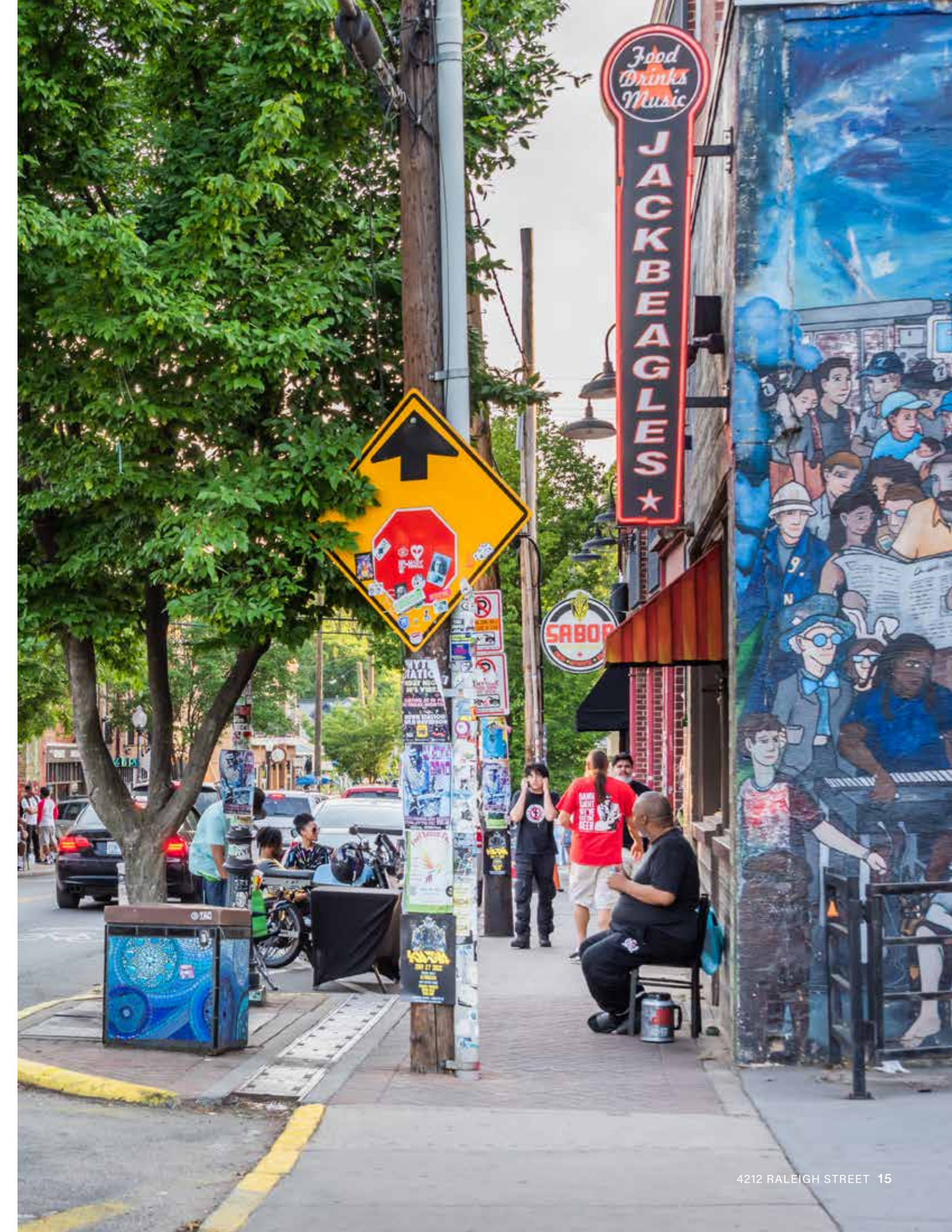
N O D A

SUBMARKET OVERVIEW

NoDa, short for North Davidson, is home to one of Charlotte's most popular arts and entertainment districts. Located just north of Uptown, the heart of NoDa sits at the intersection of North Davidson Street and 36th Street. Once a mill and textile manufacturing hub, the neighborhood's historic buildings have been thoughtfully preserved, maintaining their authenticity and rich character. Following a major resurgence in the 1990s, artists and gallery owners began transforming these older structures into studios and creative spaces, breathing new life into the area and drawing attention from across the city. The pedestrian-friendly street scape fostered a vibrant energy and offered a refreshing contrast to Uptown's corporate skyline. As NoDa evolved into a destination rooted in creativity and community, population growth, new businesses, and continued investment helped shape it into one of Charlotte's most dynamic and recognizable neighborhoods.

Today, NoDa thrives as a lively mix of culture, pioneering artists, shops, and bars. Its colorful murals, iconic restaurants, and renowned music venues make it a truly distinctive place to live and visit. The area's walkable design and eclectic entertainment options create a lifestyle experience unmatched elsewhere in Charlotte.

Since the 2018 LYNX Blue Line Light Rail extension, NoDa has also become a highly accessible, transit-oriented destination. The light rail has catalyzed continued development and talent migration, fueling new apartment and office projects driven by strong market fundamentals and enduring demand.



WHY CHARLOTTE



EMPLOYMENT GROWTH

+35,000

Job Announcements
(2020 – 2025)



510 JOBS



500 JOBS



470 JOBS



325 JOBS



301 JOBS



225 JOBS



+700 MEDICAL STUDENTS

DIVERSE ECONOMY

150

people move to the
Charlotte MSA every day.

BUSINESS ENVIRONMENT

Low Cost of Business
with **2.25%** corporate
tax rate presents
strong incentive for
company relocations
and expansions.

19

Fortune 1,000
companies

Honeywell



Bank of America



CHARLOTTE

#5

Top Millennial moving destination

(Source: Charlotte Business Alliance)

CHARLOTTE

#5

Best Places to Live 2024-2025

(Source: U.S. News & World Report)

146

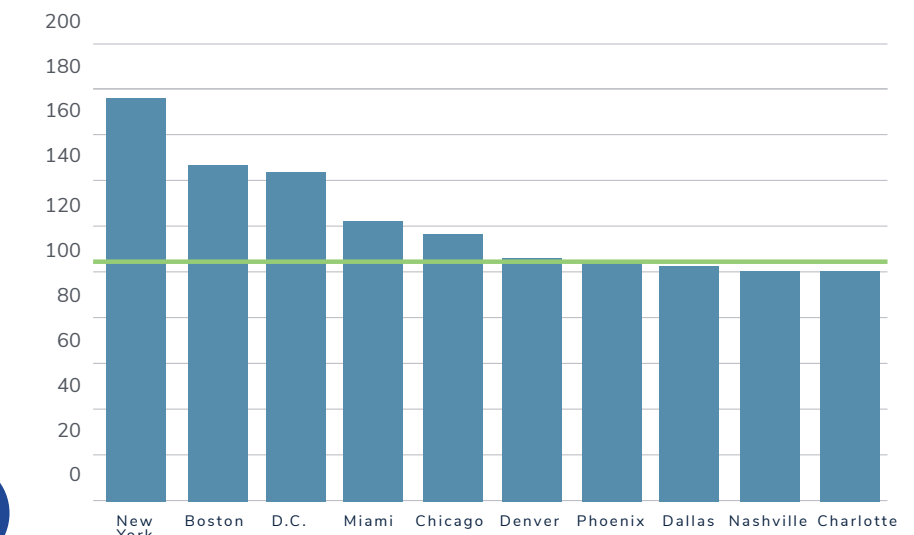
multifamily developments
totaling almost **31,000**
units in the past two years
in the Charlotte region.

NORTH CAROLINA

#1 TOP STATES
FOR BUSINESS

(Source: CNBC)

COST OF LIVING



CHARLOTTE

#9 for apartment demand
(Source: Northmarq)

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



6TH

IN THE WORLD

(Aircraft Movement)

2ND

LARGEST AMERICAN
AIRLINES HUB

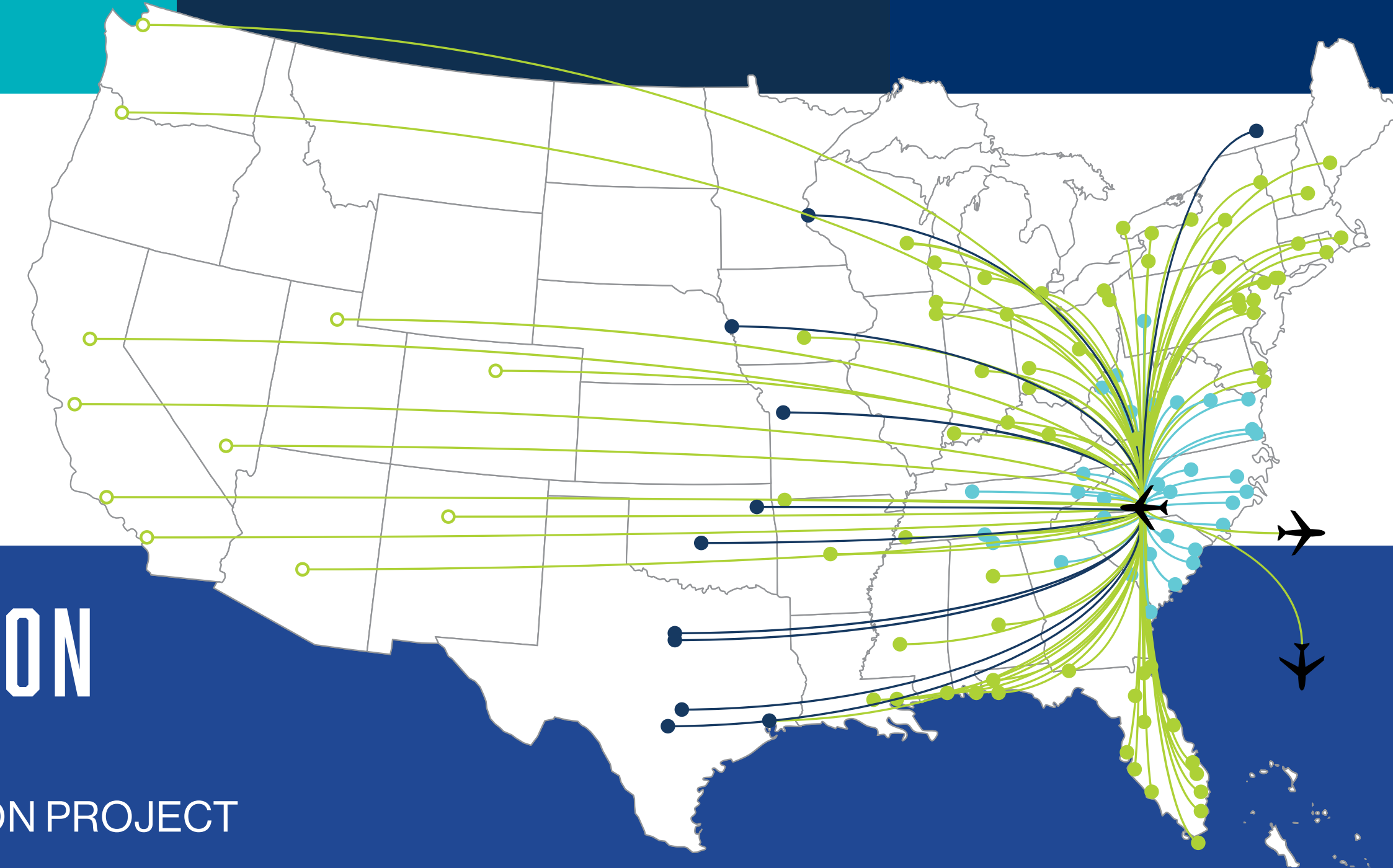
7TH

BUSIEST AIRPORT

(Domestic, total passengers)

FLIGHT TIMES

- UNDER 1 HOUR
- UNDER 2 HOURS
- UNDER 3 HOURS
- 3 HOURS OR MORE



\$4 BILLION

RENOVATION +
CONSTRUCTION PROJECT

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FOR MORE INFORMATION, CONTACT:

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