



Infill NoDa Office/Retail Opportunity | **FOR SALE or LEASE**

2604 N. Brevard Street & 401 Charles Avenue, Charlotte, NC 28205



+/-20,000 SF
Projected
Opening:
2025



CONTACT FOR DETAILS

William Haygood, III | (704) 724-3330

whaygood@boundarystreetadvisors.com

PROPERTY OVERVIEW



TWO VERSATILE BUILDINGS
on +/- 0.24 ACRES

AVAILABILITY	For Sale & Lease
PARCEL ID	08306803
BUILDINGS	2,604 N. Brevard St. +/- 1,072 SF 401 Charles Ave. +/- 1,809 SF
ACREAGE	+/- 0.24 AC
ZONING	TOD-UC
SALE PRICE	\$1,350,000 *Seller financing available.

Discover the unmatched potential of this premier commercial property, featuring two unique buildings on one parcel at 2604 North Brevard and 401 Charles Avenue. Located in the heart of NoDa (North Davidson) district of Charlotte, North Carolina, this property offers exceptional visibility from the light rail, North Brevard, the greenway, and the thousands of apartment dwellers within a few blocks radius.



PROPERTY HIGHLIGHTS

Strategic Location: The property is located adjacent to multiple urban high-density apartment communities as well as Pins Mechanical Co, just announced to open late 2025, and sits a mere 50' from the property. Less than a 5-minute walk to downtown NoDa, the 25th Street Light Rail station and adjacent to the greenway. The property will benefit from traffic visibility and ever-growing foot-traffic for years to come.

Two Versatile Buildings: The property features two separately addressed buildings (2604 Brevard a former tattoo shop and 401 Charles a traditional office tenant) with ample parking and green-space. Possibilities are endless with the existing buildings or future development potential.

Turn-Key Investment: The seller acquired and fully renovated the properties and has had them leased for the past 3 years. 2604 Brevard recently had a short-term lease signed with landlord termination rights for \$3,000/mo to provide a new buyer with flexibility and 401 Charles is currently vacant and available for lease. The property will be a great passive income investment or a great owner-occupied opportunity.



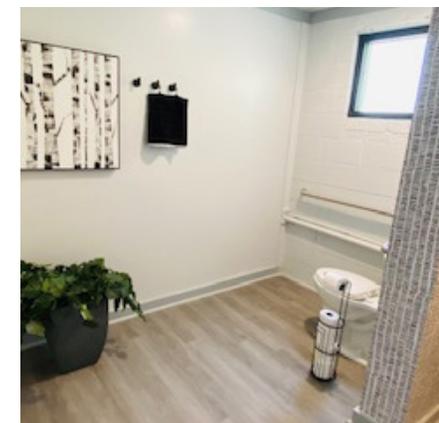
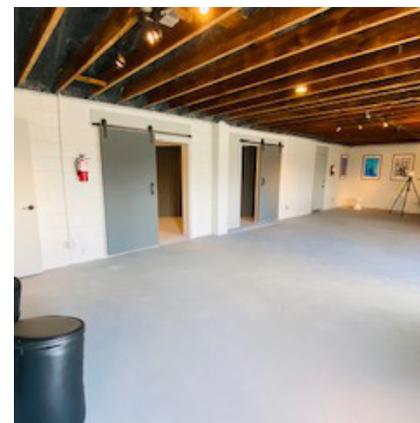
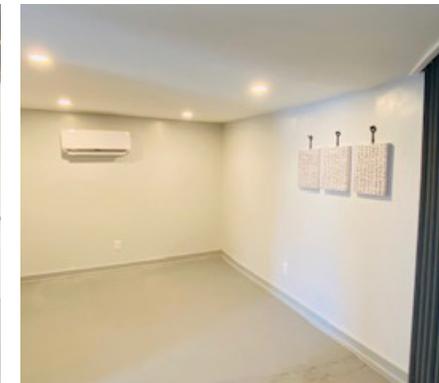
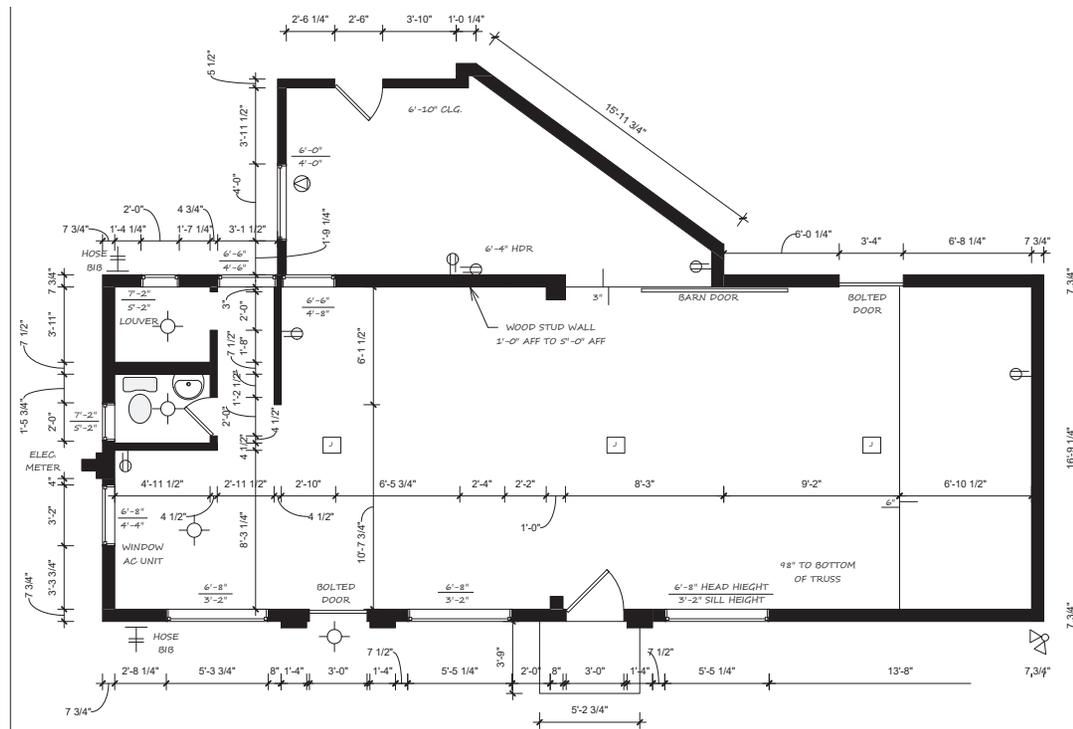


2604N.BREVARDSTREET



BUILDING DETAILS

CURRENT STATUS	Leased
LEASE RATE	\$30 psf
LEASE TERM	12 Months
PARCEL ID	08306803
BUILDING SIZE	+/- 1,072 SF
ACREAGE	+/- 0.24 AC
ZONING	TOD-UC





401 CHARLES AVENUE



BUILDING DETAILS

CURRENT STATUS

For Lease

LEASE RATE

\$35 psf

LEASE TERM

6-12 Months

PARCEL ID

08306803

BUILDING SIZE

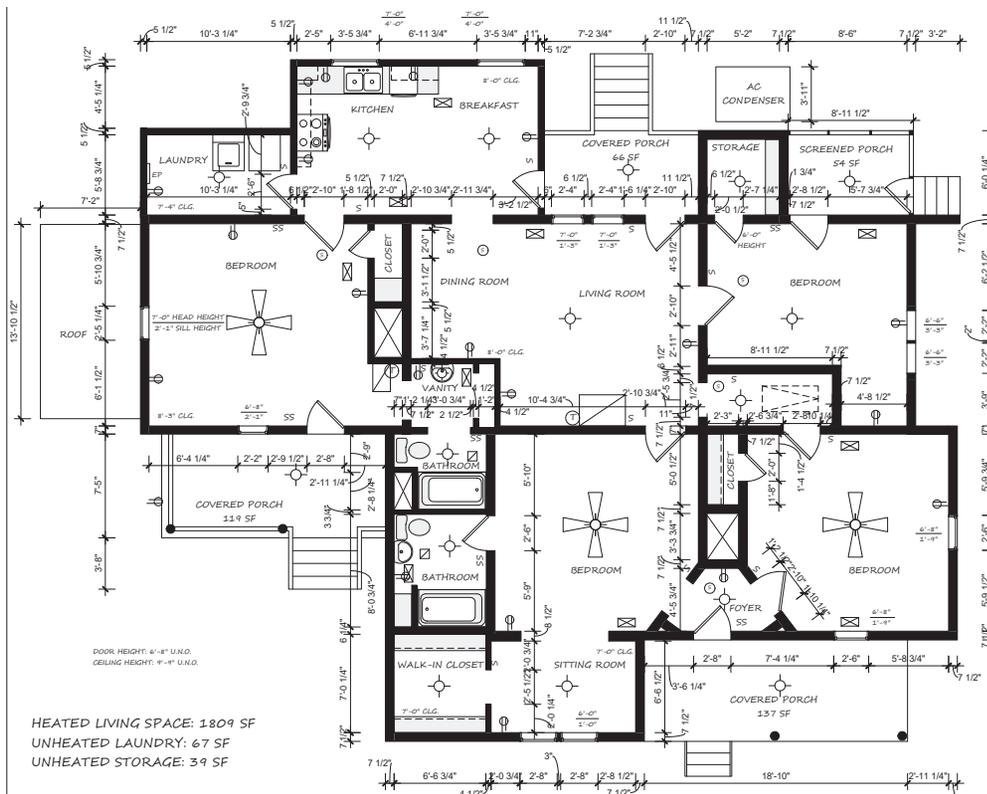
+/- 1,809 SF

ACREAGE

+/- 0.24 AC

ZONING

TOD-UC





SALE & LEASE COMPARABLES



ADDRESS	2212 The Plz
PRICE	\$1,250,000
SALE DATE	5/16/2024
BUILDING SIZE	2,300 SF
LOT SIZE	0.45
ZONING	B-1 & O-2

ADDRESS	229 N. Church St.
PRICE	\$1,434,000
SALE DATE	8/30/2023
BUILDING SIZE	2,746 SF
LOT SIZE	0.12 AC
ZONING	UMUD

ADDRESS	2315 N. Davidson St.
LEASE RATE	\$36.34 psf
LEASE DATE	06/2024
BUILDING SIZE	2,700 SF
ZONING	ML-2

ADDRESS	2220 The Plaza
LEASE RATE	\$32 psf
LEASE DATE	10/2023
BUILDING SIZE	1,478
ZONING	CG

MEDIAN ASKING RENT IN NODA
\$38.50 PSF



Sugar Creek Greenway

A scenic escape through the heart of the city, weaving its way near the vibrant NoDa neighborhood. This urban trail is part of the expansive Carolina Thread Trail network, providing locals and visitors with a lush, natural corridor for walking, jogging, and biking. Just a short distance from NoDa's eclectic mix of art galleries, music venues, and eateries, the greenway serves as a peaceful retreat and a convenient connector, blending the city's natural beauty with its cultural hub.



Optimist Hall

Optimist Hall in Charlotte, NC, is a bustling food hall and gathering space housed in a beautifully restored former textile mill. Located near the vibrant NoDa neighborhood, it features an array of eateries, craft breweries, and unique retail shops. With its blend of industrial charm and modern amenities, Optimist Hall offers a diverse culinary experience, from gourmet donuts to international cuisine. The open layout and communal seating make it a popular spot for both locals and visitors to enjoy delicious food, socialize, and experience Charlotte's dynamic food culture.



NoDa

Short for North Davidson, is Charlotte's historic arts and entertainment district. Known for its vibrant community, NoDa boasts an eclectic mix of art galleries, live music venues, unique shops, and diverse restaurants. The area is a haven for creativity, with colorful murals adorning the streets and local artists frequently showcasing their work. Its lively atmosphere attracts a wide range of visitors, from art enthusiasts to foodies, making it a dynamic and essential part of Charlotte's cultural scene.



Uptown >

NoDa Neighborhood

Optimist Park

MATHESON STREET

N. DAVIDSON ST.

PARKWOOD AVE.

N. BREVARD ST.

25th Street Light Rail Station

SITE





Population

1 MILE RADIUS	23,800 people
3 MILE RADIUS	170,000 people
5 MILE RADIUS	381,000 people



Housing Occupancy Ratio

1 MILE RADIUS	3,799 households
3 MILE RADIUS	44,669 households
5 MILE RADIUS	92,334 households



Average Household Income

1 MILE RADIUS	\$65,600
3 MILE RADIUS	\$65,600
5 MILE RADIUS	\$65,300



Workforce Density

1 MILE RADIUS	19,500 employees
3 MILE RADIUS	140,000 employees
5 MILE RADIUS	306,000 employees



Traffic Volume

26,000 vehicles per day



The 25th Street Light Rail Station is just 0.3 miles (5 minutes) from the property.



2604 N. Brevard Street & 401 Charles Avenue

CHARLOTTE, NC 28205

For more information about sale opportunities and to schedule a tour, please contact:



William Haygood, III
whaygood@boundarystreetadvisors.com
(704) 724-3330



Marleene Washington
mashington@boundarystreetadvisors.com
(704) 287-7719

