



# AVAILABLE FOR SALE

**+/- 0.83 AC**

**224 BENNETT AVE  
CHARLOTTE, NC 28213**

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**LEGACY**





AVAILABLE  
FOR SALE  
+/- 0.83 AC

224 Bennett St, Charlotte is a former Aunt Alice Day Care Center, grandfathered for daycare use and upgraded from a residential structure for commercial operations. The +/- 0.83 AC corner lot allows for a fenced outdoor play area and potential expansion, serving dense surrounding neighborhoods with strong family demand. Zoned N2-B, the property supports multifamily development by right, offering excellent visibility, efficient site layout potential, and proximity to ongoing infill projects. Located minutes from NoDa, Uptown, University City, Old Concord Rd Light Rail Station, North Tryon, and I-85, this site provides a rare infill opportunity in a rapidly growing, transit-oriented corridor with zoning already in place.

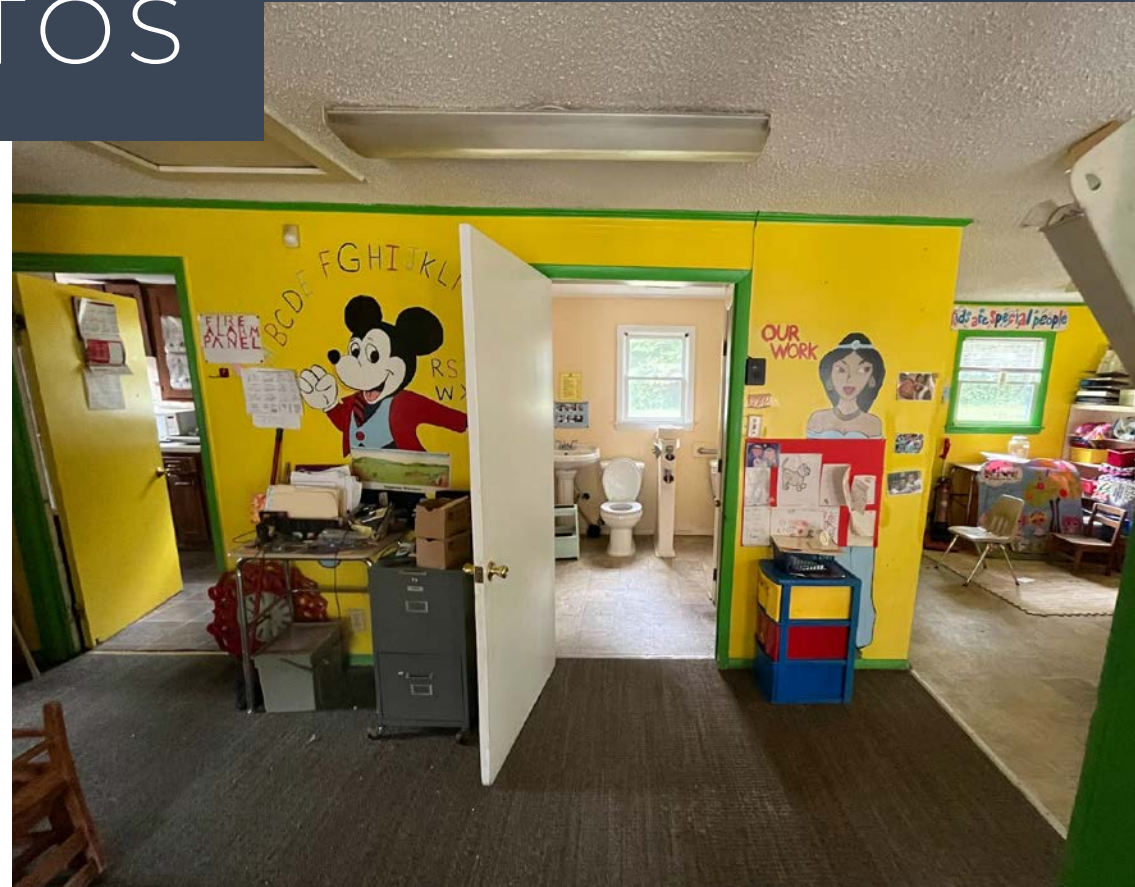
# PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	224 Bennett St Charlotte, NC 28213
Submarket	Mecklenburg County
Acreage	+/- 0.83 AC Available for Sale
PID	08902412
Zoning	N2-B **Multifamily allowed by-right
Use	Converted residential structure Grandfathered for commercial daycare operator use eliminating permitting hurdles
Additional Information	Fenced outdoor play area and future expansion option available
Pricing	Call Broker for Pricing





# PROPERTY PHOTOS





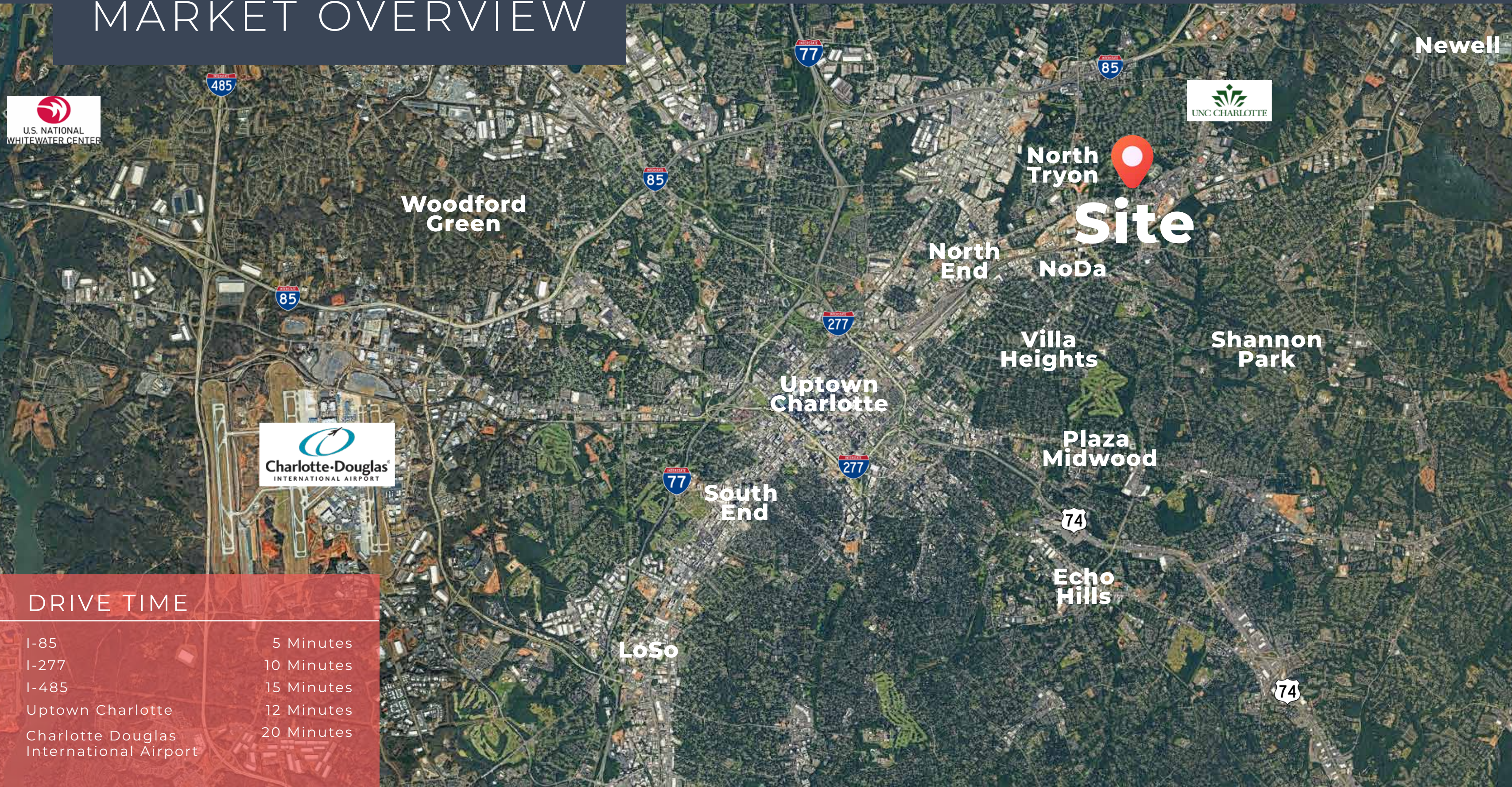




# MARKET OVERVIEW



Newell



## DRIVE TIME

I-85	5 Minutes
I-277	10 Minutes
I-485	15 Minutes
Uptown Charlotte	12 Minutes
Charlotte Douglas International Airport	20 Minutes



# LOCATION OVERVIEW

## NORTH TRYON

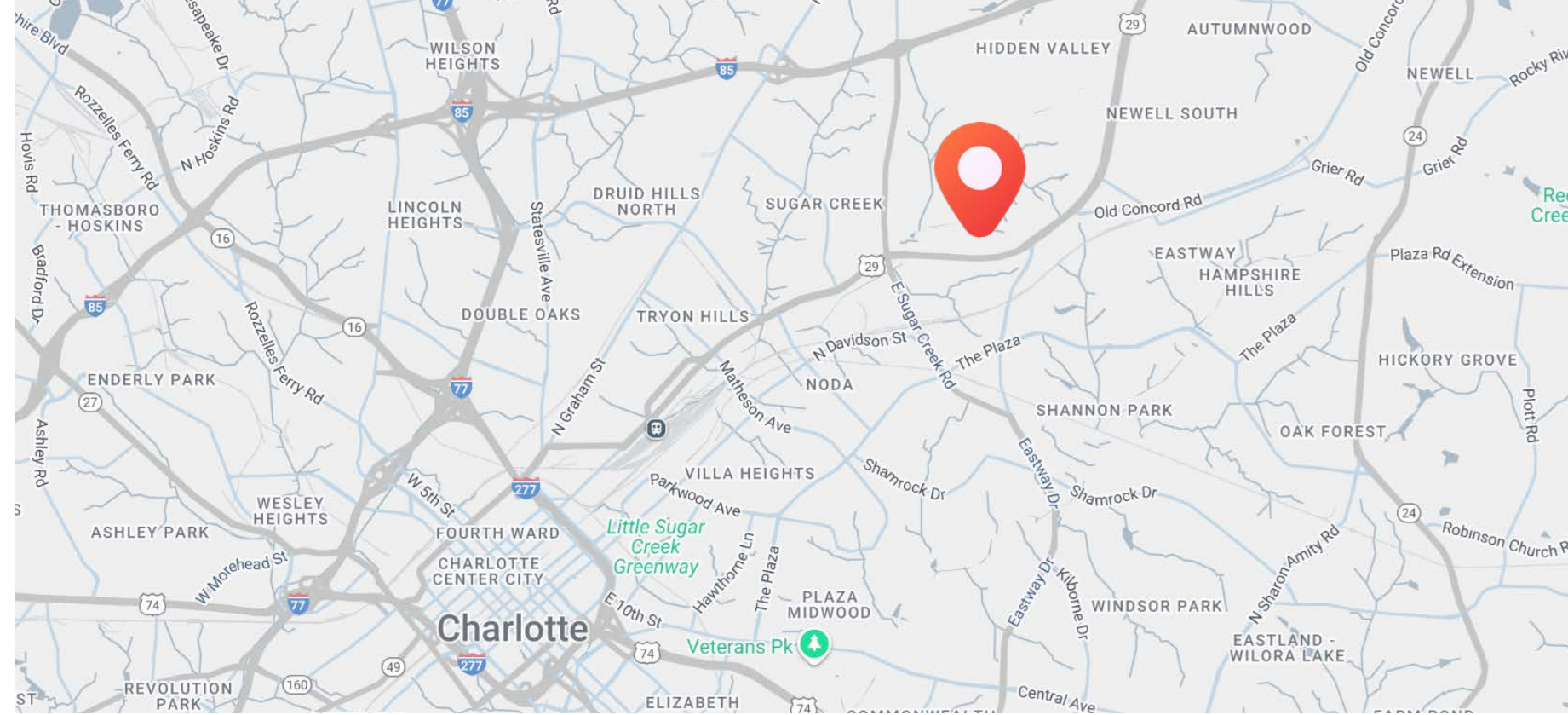
Rapidly evolving urban corridor that stretches along North Tryon Street from Uptown toward University City. The district represents Charlotte's creative soul, a place where old industrial bones meet new urban energy, creating a neighborhood that's walkable, transit-connected, and culturally rich.

## NORTH END

Charlotte's North End is being reshaped by the LYNX Blue Line light rail, which has sparked a wave of transit-oriented development and urban renewal. Camp North End, a massive redeveloped industrial complex, has become a creative hub featuring food halls, breweries, artist studios, and innovative retail. The North End is all about urban future, where historic industrial heritage meets contemporary development.

## NODA

NoDa is the heart of Charlotte's vibrant art scene and features numerous restaurants, boutique retailers and music venues. Continued institutional investment and light-rail connectivity has only strengthened this character and expanded NoDa's influence to the surrounding areas, especially Sugar Creek residents.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	9,523	97,875	285,102
Population Growth (2025-2030)	5.85%	2.16%	1.66%
Households	3,615	40,835	124,405
Average Household Income	\$61,972	\$94,799	\$102,416
Businesses	497	3,301	13,796
Employees	3,613	30,884	172,745



LITTLE SUGAR CREEK GREENWAY



OPTIMIST HALL



CAMP NORTH END



NODA

## EXCLUSIVE ADVISORY TEAM

### ANDREW BLUMENTHAL

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## DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



# LEGACY

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