

3009 Griffith Street  
Charlotte, NC 28203

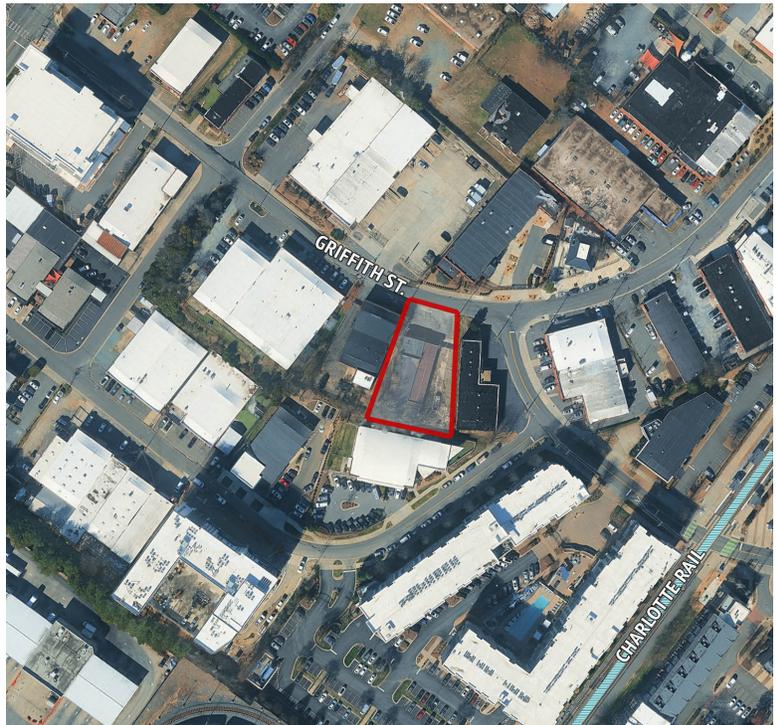
**FOR SALE**  
Value Add Opportunity



## PRIME SOUTH END REDEVELOPMENT/ REPOSITIONING OPPORTUNITY

Ideal for adaptive re-use into retail or office, or clear the site for redevelopment

- 3,600 SF Bldg / 0.36 Acre Site
- Built 1950
- 1 Dock High Door / 1 Drive In Door
- Fenced Lot
- Signage
- Steps from the Rail Trail, surrounded by top restaurants, breweries, and creative office users.
- Urban energy meets convenience — walkable streets, modern development, and strong daytime traffic.
- Minutes from Uptown Charlotte with immediate access to I-77 and I-277.



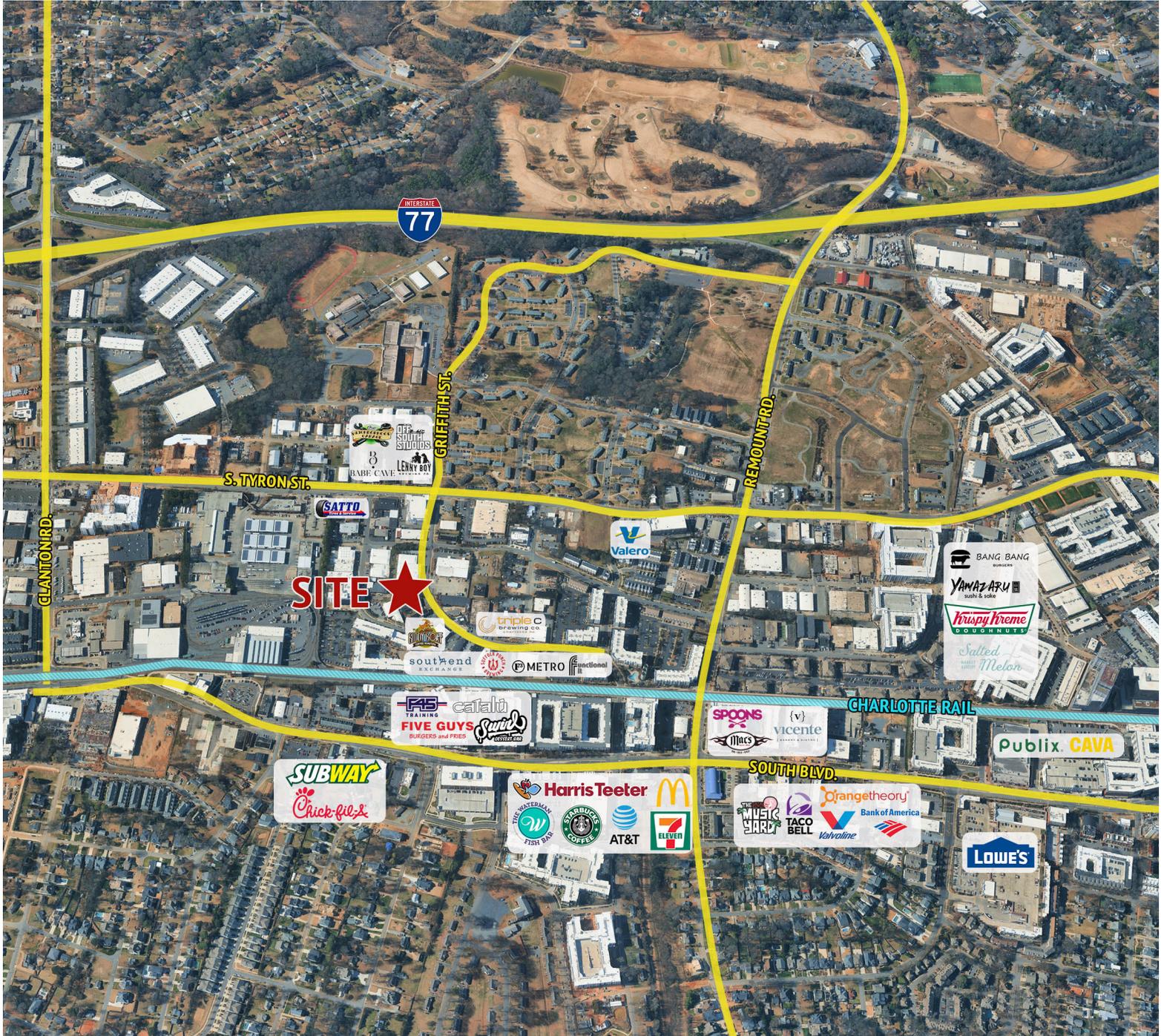
Brian Smith, SIOR, CCIM, MBA • 704.910.9518  
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South End is a high-density, trendy neighborhood located immediately southwest of Uptown Charlotte. Once the city's primary industrial park, it has transformed into a vibrant cultural and commercial hub known for its "live-work-play" atmosphere.



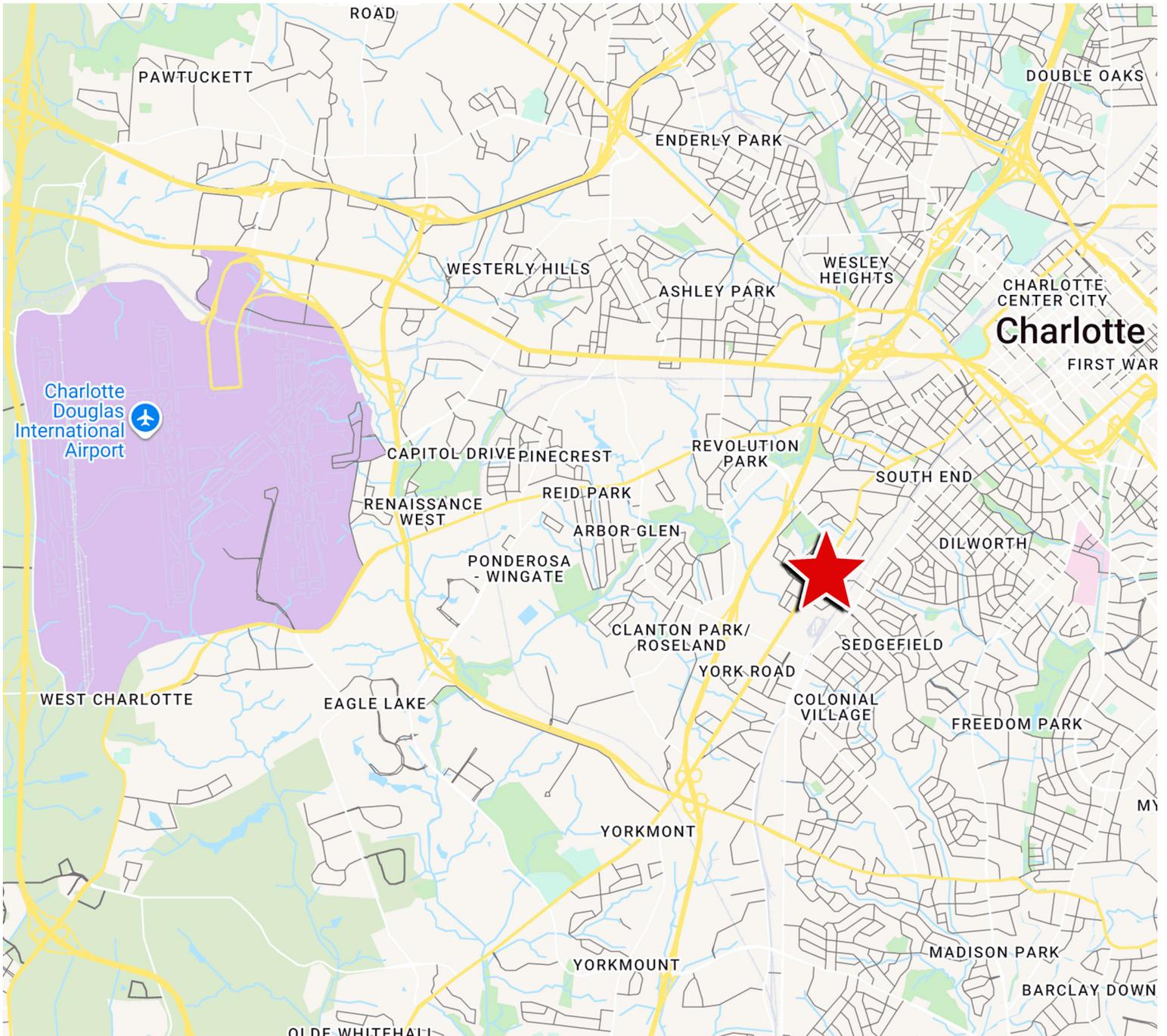
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Value Add Opportunity

Prime opportunity in Charlotte's South End - One of the city's fastest growing and most sought after neighborhoods.



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