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RE/MAX EXECUTIVE - KOUROSH SHARIFI

2901 Coltsgate Road

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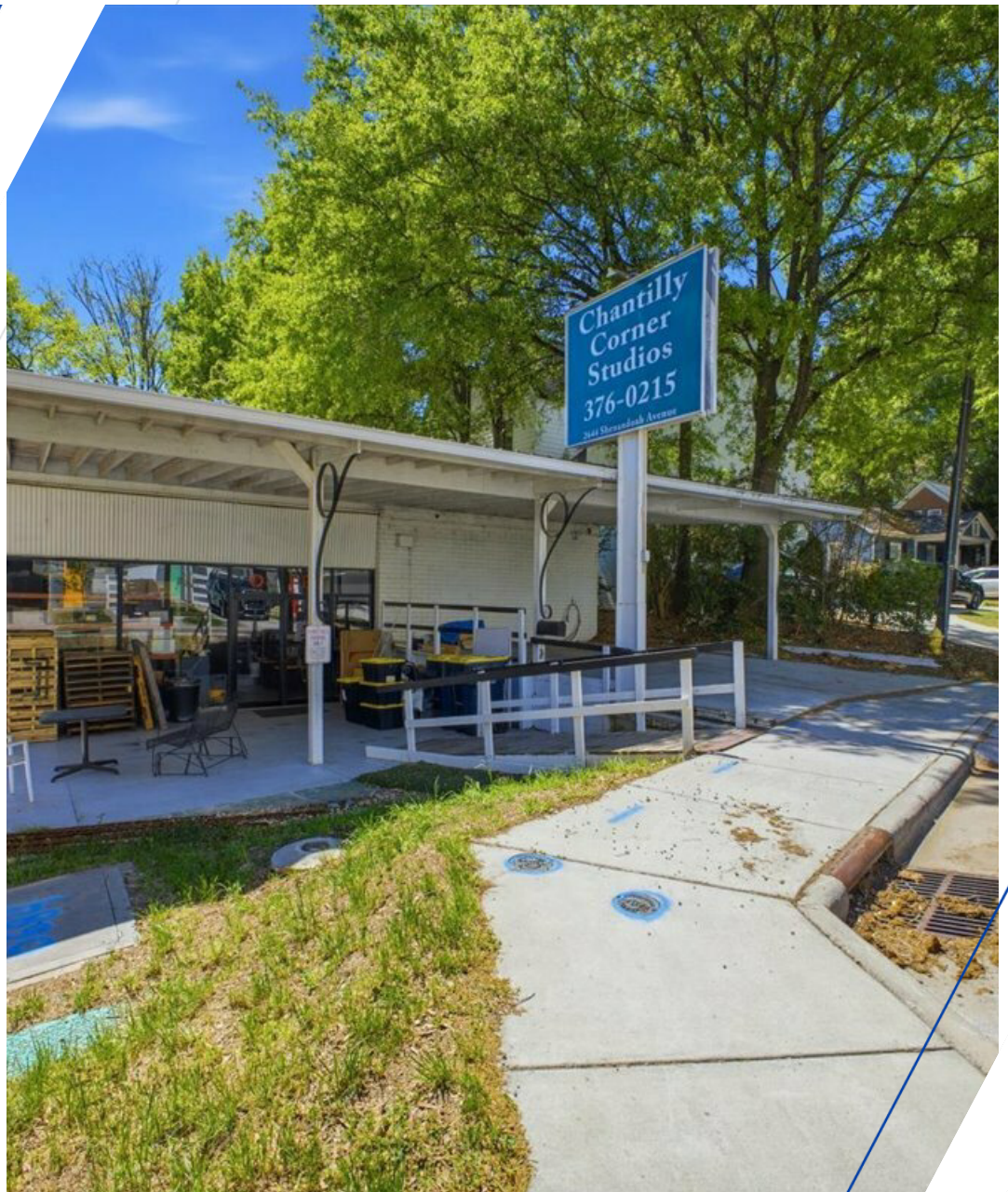
Charlotte, NC 28211

FOR SALE

RETAIL PROPERTY

2644 SHENANDOAH AVENUE

2644 SHENANDOAH AVENUE | CHARLOTTE, NC 28205-6123



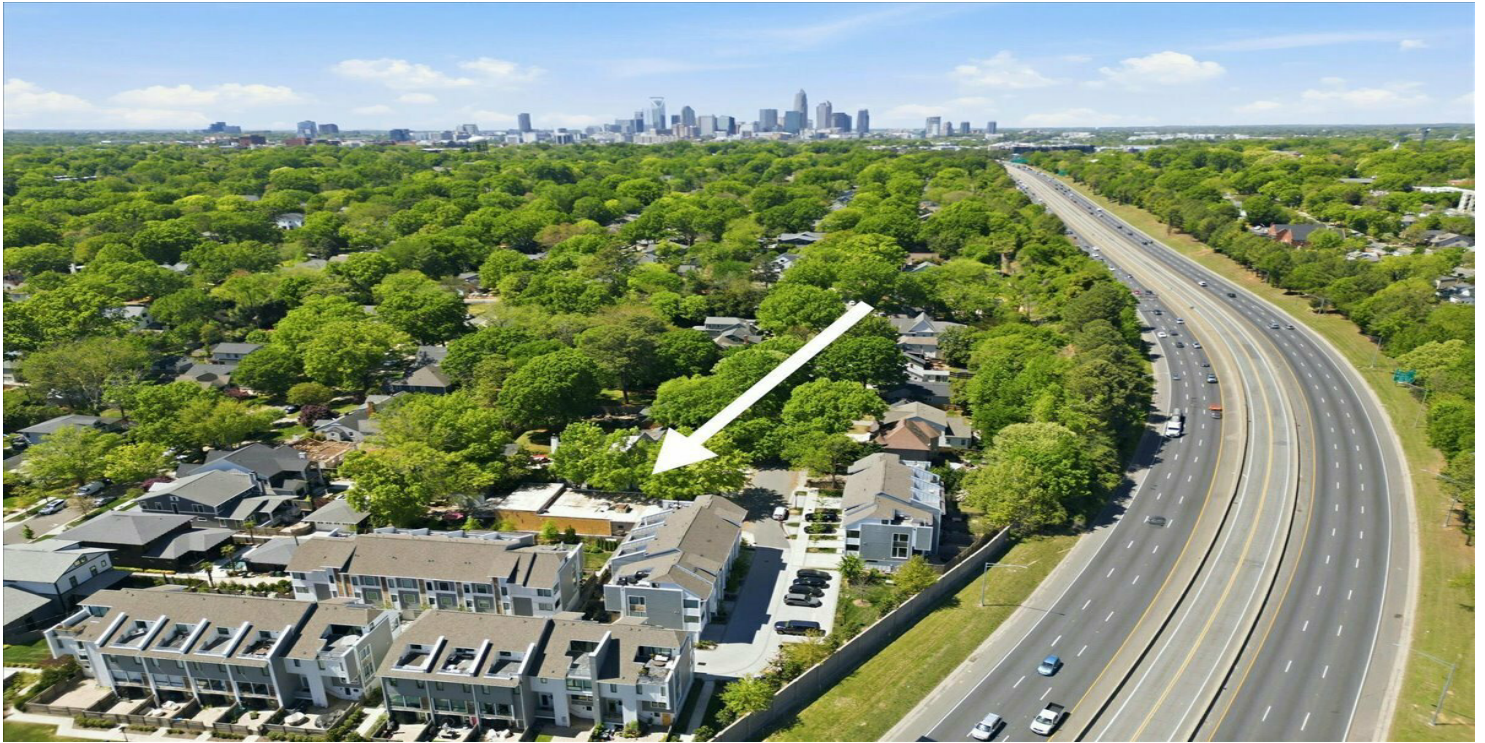
PRESENTED BY:

HELEN HONEYCUTT

704.770.1773

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PROPERTY DESCRIPTION

This is a rare opportunity to acquire a freestanding mixed-use retail asset in one of Charlotte's most dynamic and rapidly evolving submarkets. Located just minutes from Plaza Midwood, the property benefits from strong surrounding demographics, consistent foot traffic, and proximity to both residential density and neighborhood retail.

The asset consists of approximately 3,964 SF across two buildings on a 0.17-acre site, featuring a combination of retail and residential components. The property includes multiple units, offering flexibility for an owner-user, investor, or redevelopment-focused buyer seeking to unlock additional value.

Currently generating income with significant upside potential, the property presents a clear value-add opportunity through lease-up, rent optimization, or repositioning of the existing structures. The existing layout and zoning support a variety of uses, making it well-suited for boutique retail, service-oriented tenants, or a hybrid live-work concept.

Positioned in a highly walkable corridor with immediate access to established neighborhoods, restaurants, and retail amenities, this asset offers a compelling combination of location, flexibility, and long-term growth potential.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	0.17 Acres
Building Size:	3,964 SF
NOI:	\$26,400.00
Cap Rate:	2.4%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	443	1,962	7,762
Total Population	916	4,004	15,055
Average HH Income	\$146,994	\$125,454	\$119,558



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PROPERTY DESCRIPTION

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EXTERIOR DESCRIPTION

Freestanding buildings with concrete and block construction, featuring a mix of retail storefront frontage and functional site layout. Property includes paved areas, on-site parking, and street frontage within an established urban corridor.

INTERIOR DESCRIPTION

Functional retail and mixed-use layout with multiple units, offering flexibility for a variety of commercial and residential uses. Interiors are suitable for tenant occupancy with potential for updates and value-add improvements.

UTILITIES DESCRIPTION

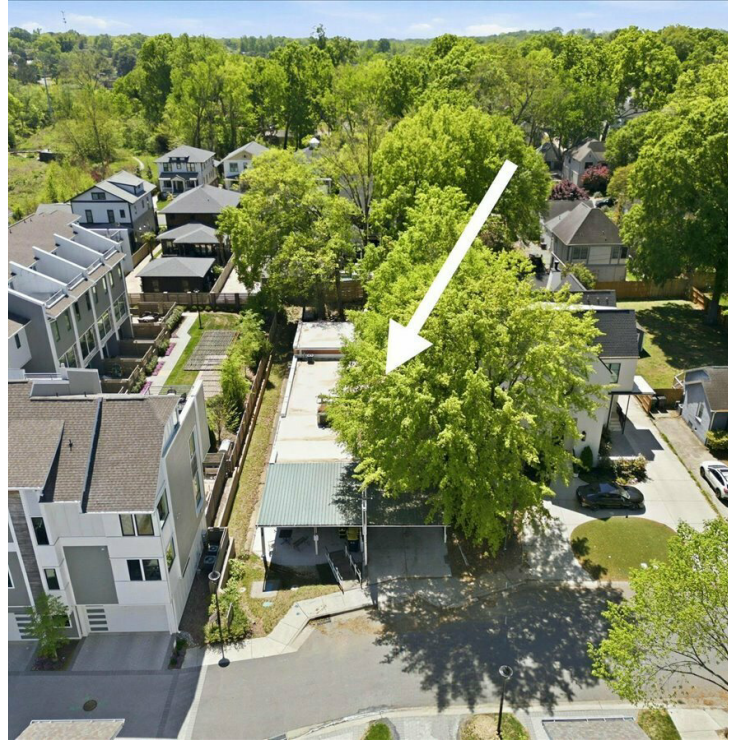
All utilities available including city water, sewer, electricity, and natural gas. Cable/internet connectivity in place.

CONSTRUCTION DESCRIPTION

Masonry and block construction with slab foundation, typical of mid-century retail buildings. Durable construction with functional layout supporting multiple tenant.

PLUMBING DESCRIPTION

City water and sewer



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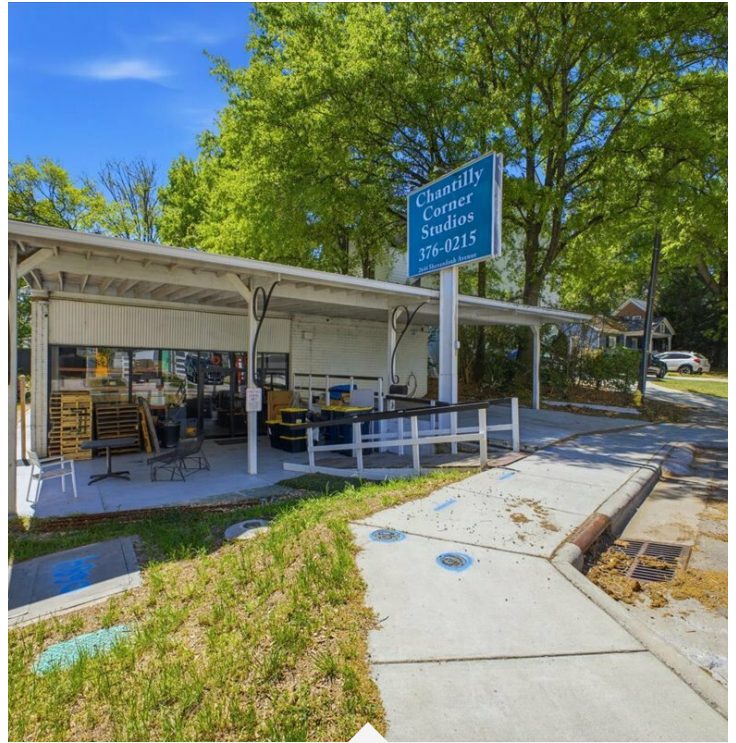
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Building Name	2644 Shenandoah Avenue
Property Type	Retail
Property Subtype	Street Retail
APN	127-102-26
Building Size	3,964 SF
Lot Size	0.17 Acres
Year Built	1958
Number of Floors	2
Roof	Flat rubber
Free Standing	Yes
Number of Buildings	2

Strategically located in Charlotte's highly desirable east-side corridor, the property sits just minutes from the vibrant and rapidly growing Plaza Midwood submarket one of the city's most sought-after neighborhoods known for its blend of retail, dining, and residential density. The immediate area is characterized by strong demographics, continued infill development, and a steady influx of both young professionals and long-term residents.

The property benefits from excellent connectivity to major thoroughfares including Central Avenue and Independence Boulevard, providing quick access to Uptown Charlotte, NoDa, and surrounding submarkets. Its position within an established neighborhood offers a walkable environment with nearby access to local restaurants, coffee shops, and neighborhood-serving retail, enhancing both tenant appeal and long-term value.

With ongoing growth and redevelopment throughout the surrounding area, this location offers a compelling opportunity to capitalize on Charlotte's continued urban expansion and the increasing demand for well-located mixed-use and retail assets.



- Freestanding mixed-use retail asset in Charlotte urban corridor
- ±3,964 SF across two buildings on 0.17 acres
- Six-unit configuration with flexible use potential
- Located near Plaza Midwood with strong demographics and walkability
- Value-add opportunity through lease-up and rent growth
- Ideal for owner-user, investor, or redevelopment strategy
- B1 zoning supports a variety of commercial uses
- Existing income with upside through repositioning



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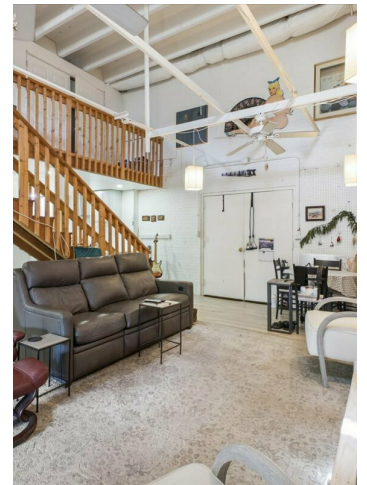
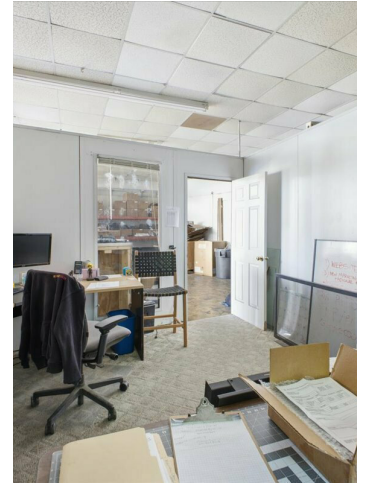
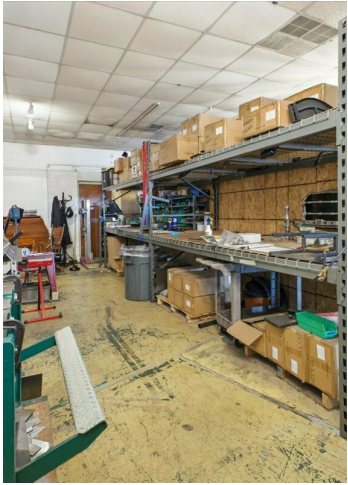
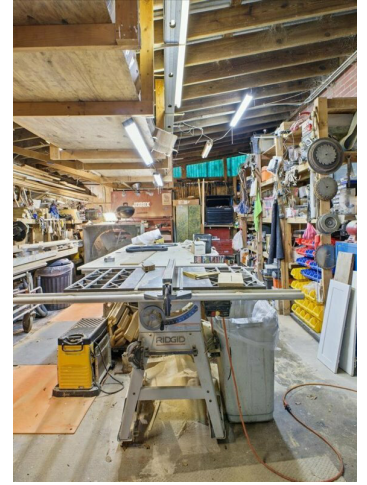
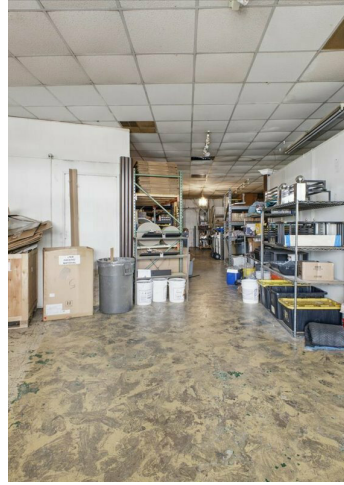
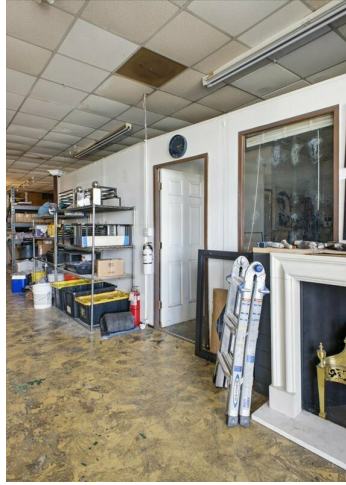
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ADDITIONAL PHOTOS

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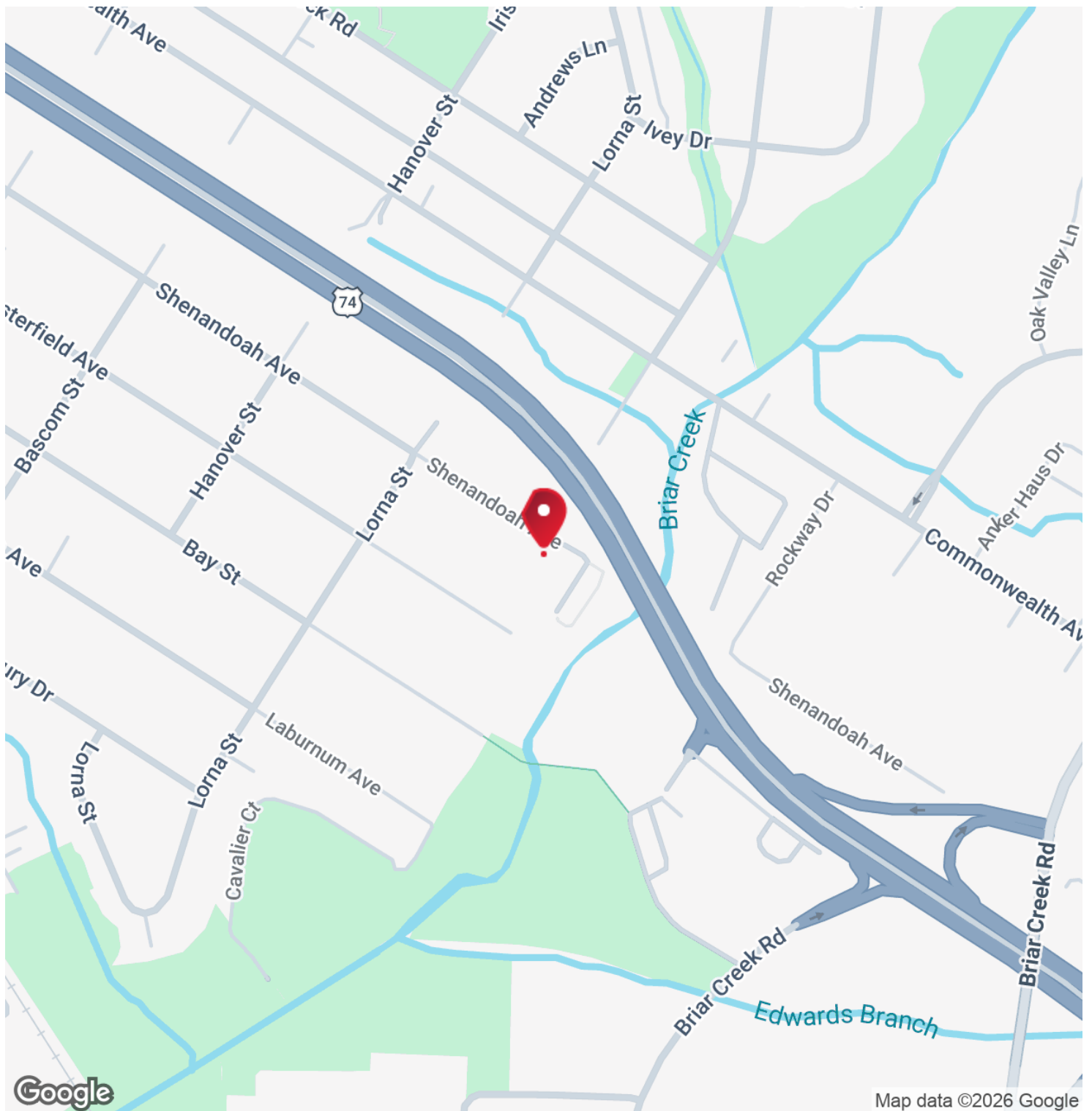
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LOCATION MAP

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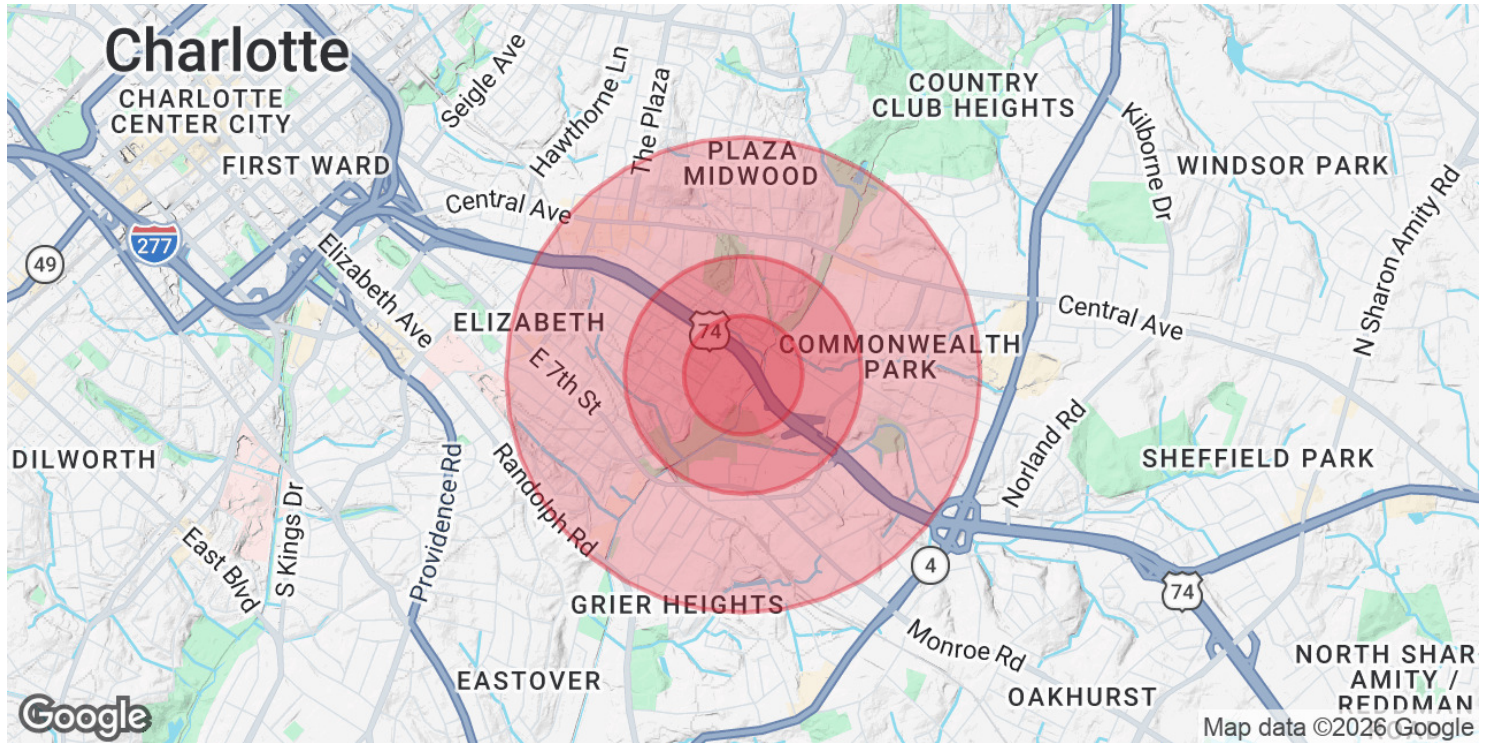
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	916	4,004	15,055
Average Age	34.1	33.1	33.1
Average Age (Male)	35.6	34.3	33.0
Average Age (Female)	33.5	32.6	33.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	443	1,962	7,762
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$146,994	\$125,454	\$119,558
Average House Value	\$733,305	\$677,644	\$551,776

2023 American Community Survey (ACS)



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PLANS

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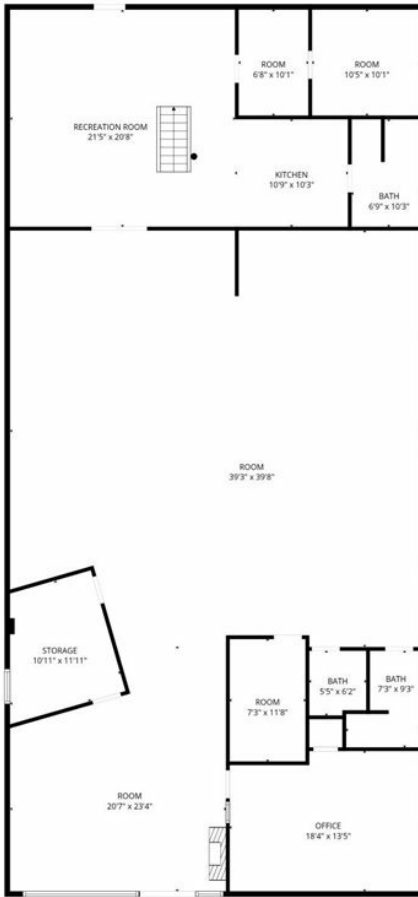
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PLANS

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Total GLA: 3841 sq. ft | Total: 3964 sq. ft
1st floor: 3298 sq. ft (Excluded areas 123 sq. ft)
2nd floor: 543 sq. ft (Excluded areas 331 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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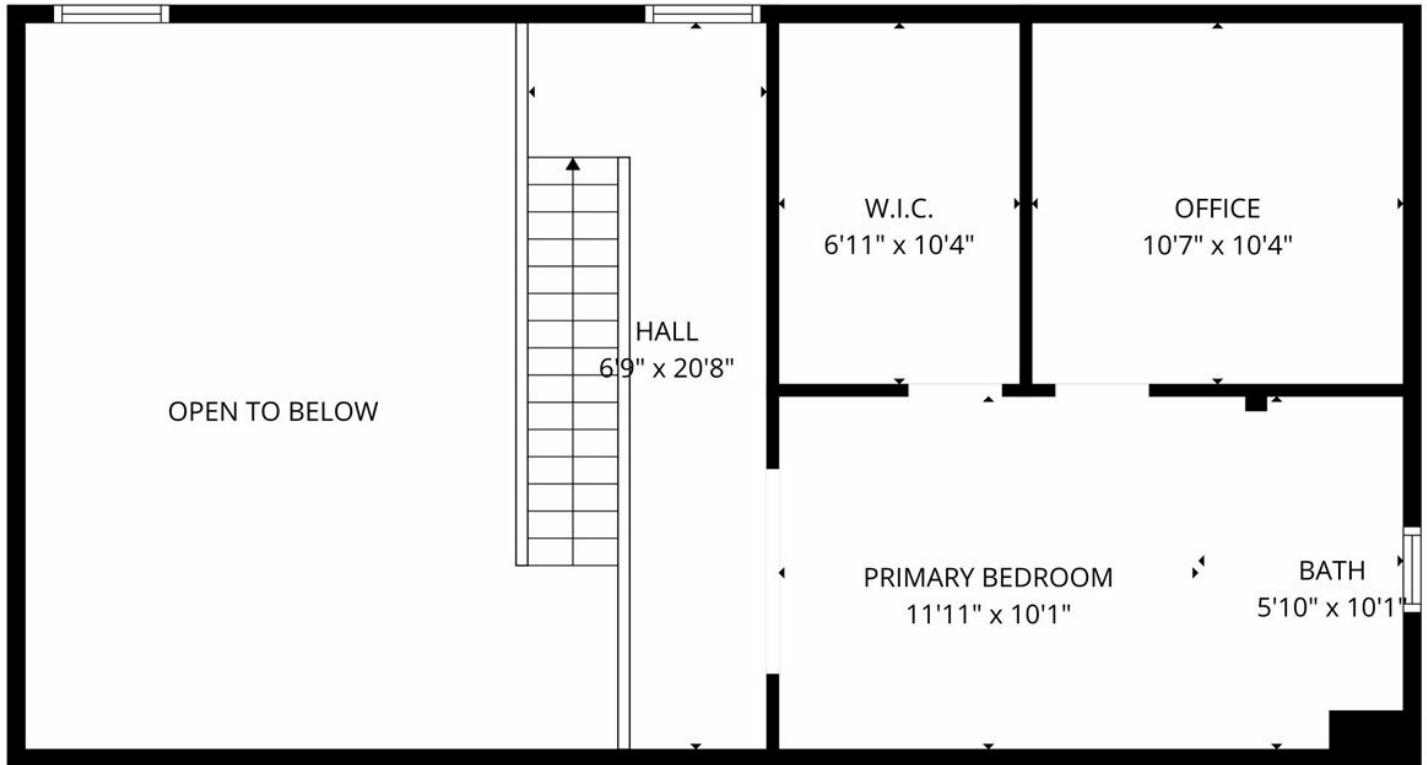
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