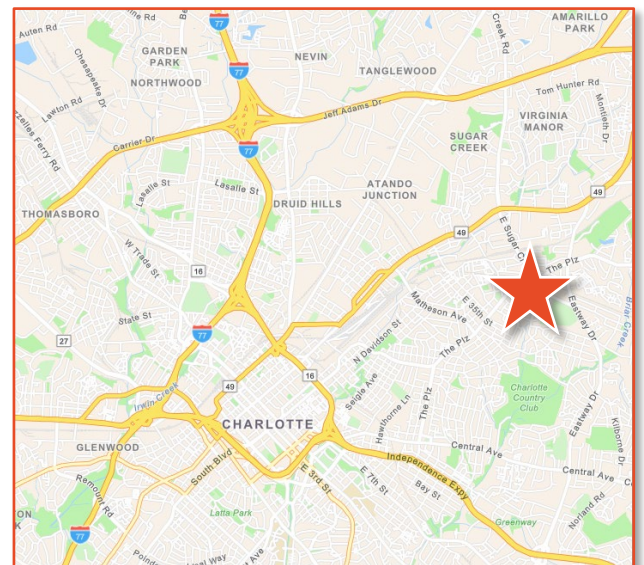




AVAILABLE FOR SALE

1001 E Sugar Creek Road
Charlotte, NC 28205

1,033 SF / Half Acre (+/-)
Freestanding Retail
Zoned TOD-TR = Transit Transition
Ideal Use for Retail, Office or Medical



Presented By:

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SITE AVAILABLE FOR SALE

1001 E Sugar Creek Rd, Charlotte, NC 28205

EXECUTIVE SUMMARY

Opportunity For Sale!

1,033 SF Building



OFFERING SUMMARY

Property Address	1001 E Sugar Creek Road Charlotte, NC 28205
County	Mecklenburg
Building Size	1,033 SF
Sales Price	Call for Pricing
Property Type	Freestanding Retail
Property Subtype	Commercial Land
Best Use	Retail, Office, Medical
Lot Size	0.48 AC
Zoned	TOD-TR = Transit Transition
Parking	10 Parking Spaces
Traffic Counts	21,200 VPD Sugar Creek Road

PROPERTY HIGHLIGHTS

- Approximately 1,600 new multifamily and townhome units are either approved or under construction within 1.5 miles of the site, with nearly half (720 units) located within just 0.5 miles.
- Situated near recently approved LYNX Red Line (between proposed Gateway Station and Derita Station), which will connect Uptown Charlotte to Lake Norman communities (Davidson, Cornelius, etc.).
- 0.3 miles from Sugar Creek Station (Light Rail – LYNX Blue Line)
- Storm Drainage Improvement Project - will reduce street and structure flooding throughout the neighborhood. Located within a drainage area of approximately 307 acres, the project will replace and/or rehabilitate aging infrastructure and provide improved drainage system capacity.
- Street Infrastructure/Lighting Upgrade – E Sugar Creek Rd (between McMillan St to N Tryon St)
- Cross Charlotte Trail Segment – Extension of Cross Charlotte Trail main alignment from Matheson Ave to East Craighead Rd, further improving walkability to accommodate large residential developments underway.



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

High-Visibility Commercial Property in Rapidly Developing Northeast Charlotte (Plaza Midwood/NoDa).

This high-visibility commercial property is located in the fast-growing Northeast Charlotte submarket, surrounded by numerous new commercial and residential developments. With nearly 1,600 multifamily and townhome units planned or under construction within 1.5 miles, this site offers a great opportunity for retail use or commercial development.

The property is well-positioned near major transportation hubs, including a light rail station and future LYNX Red Line access. Ongoing infrastructure enhancements, including drainage improvements, upgraded street lighting, and community trail extensions, add to the area's attractiveness, positioning it as a prime location for future development.

LAND / UTILITIES / FEATURES

Number of Lots	1 Parcel – 20,909 SF
Water	Yes On-site
Electricity	Yes On-site
Sewer	Yes On-site
APN#	09104401
Corner Property	Yes (E. Sugar Creek Rd and Dinglewood Ave/Atmore St.)
Street Parking	No
Water Features	NA
Rail Access	0.3 miles from Sugar Creek Station (Light Rail – LYNX Blue Line) Located just blocks from future LYNX Red Line

DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Population	12,411	106,638	286,054
Median Household Income	\$60,397	\$59,543	\$67,183
Average Household Income	\$95,884	\$94,505	\$106,034
Households	5,496	46,225	124,869

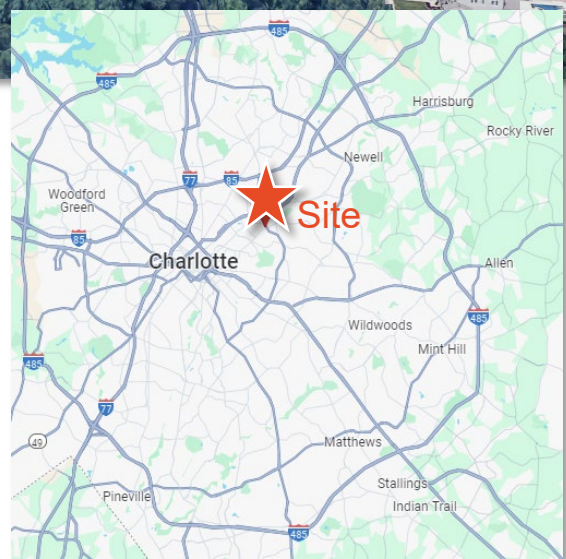


SITE AVAILABLE FOR SALE

1001 E Sugar Creek Rd, Charlotte, NC 28205

AERIAL SITE MAP

CHARLOTTE



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Note: Photos & Renderings throughout the package are representational only. Final designs are to be determined.

SITE AVAILABLE FOR SALE

1001 E Sugar Creek Rd, Charlotte, NC 28205

AERIAL SITE



SITE AVAILABLE FOR SALE

1001 E Sugar Creek Rd, Charlotte, NC 28205

DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



SITE AVAILABLE FOR SALE

1001 E Sugar Creek Rd, Charlotte, NC 28205

DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
Population			
2010 Population	10,154	88,226	228,778
2020 Population	11,213	99,277	268,504
2024 Population	12,411	106,638	286,054
2029 Population	14,530	120,422	313,724
2010-2020 Annual Rate	1.00%	1.19%	1.61%
2020-2024 Annual Rate	2.42%	1.70%	1.50%
2024-2029 Annual Rate	3.20%	2.46%	1.86%
2020 Male Population	49.5%	49.3%	48.9%
2020 Female Population	50.5%	50.7%	51.1%
2020 Median Age	33.8	33.3	32.8
2024 Male Population	50.1%	49.9%	49.7%
2024 Female Population	49.9%	50.1%	50.3%
2024 Median Age	34.7	34.2	33.6

In the identified area, the current year population is 286,054. In 2020, the Census count in the area was 268,504. The rate of change since 2020 was 1.50% annually. The five-year projection for the population in the area is 313,724 representing a change of 1.86% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	36.4%	32.2%	34.7%
2024 Black Alone	37.8%	39.3%	39.1%
2024 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2024 Asian Alone	3.4%	3.9%	5.5%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	14.1%	16.0%	12.4%
2024 Two or More Races	7.6%	7.7%	7.5%
2024 Hispanic Origin (Any Race)	20.5%	23.8%	19.5%

Persons of Hispanic origin represent 19.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	62	61	70
2010 Households	4,145	33,919	90,836
2020 Households	4,896	42,178	115,152
2024 Households	5,496	46,225	124,869
2029 Households	6,425	53,198	140,279
2010-2020 Annual Rate	1.68%	2.20%	2.40%
2020-2024 Annual Rate	2.76%	2.18%	1.92%
2024-2029 Annual Rate	3.17%	2.85%	2.35%
2024 Average Household Size	2.23	2.26	2.23



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DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	43.3%	39.8%	34.5%
Median Household Income			
2024 Median Household Income	\$60,397	\$59,543	\$67,183
2029 Median Household Income	\$71,742	\$72,318	\$81,401
2024-2029 Annual Rate	3.50%	3.96%	3.91%
Average Household Income			
2024 Average Household Income	\$95,884	\$94,505	\$106,034
2029 Average Household Income	\$115,686	\$113,513	\$124,503
2024-2029 Annual Rate	3.83%	3.73%	3.26%
Per Capita Income			
2024 Per Capita Income	\$42,202	\$41,085	\$46,552
2029 Per Capita Income	\$51,517	\$50,252	\$55,878
2024-2029 Annual Rate	4.07%	4.11%	3.72%
GINI Index			
2024 Gini Index	41.3	43.4	42.6
Households by Income			
Current median household income is \$67,183 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$81,401 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$106,034 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$124,503 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$46,552 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$55,878 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	57	62	72
2010 Total Housing Units	4,761	38,846	104,245
2010 Owner Occupied Housing Units	1,950	15,010	41,881
2010 Renter Occupied Housing Units	2,195	18,909	48,955
2010 Vacant Housing Units	616	4,927	13,409
2020 Total Housing Units	5,265	45,767	125,085
2020 Owner Occupied Housing Units	2,221	16,266	45,745
2020 Renter Occupied Housing Units	2,675	25,912	69,407
2020 Vacant Housing Units	386	3,746	9,972
2024 Total Housing Units	6,384	51,620	137,392
2024 Owner Occupied Housing Units	2,467	17,321	49,024
2024 Renter Occupied Housing Units	3,029	28,904	75,845
2024 Vacant Housing Units	888	5,395	12,523
2029 Total Housing Units	7,473	58,871	153,239
2029 Owner Occupied Housing Units	2,551	18,037	51,172
2029 Renter Occupied Housing Units	3,874	35,161	89,107
2029 Vacant Housing Units	1,048	5,673	12,960
Socioeconomic Status Index			
2024 Socioeconomic Status Index	43.7	43.3	46.5



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