



AVAILABLE FOR SALE OR LEASE

+/- 1,072 - 1,809 SF
+/- 0.24 AC

2604 N. BREVARD ST
& 401 CHARLES AVE
CHARLOTTE, NC



LEGACY



+/- 2,881 SF | +/- 0.24 AC

**AVAILABLE FOR
SALE OR LEASE
OFFICE/RETAIL**

This premier commercial property, located in the heart of Charlotte's NoDa district, comprises two distinct buildings at 2604 North Brevard and 401 Charles Avenue. Positioned for maximum visibility along the light rail, North Brevard, and the greenway, it is surrounded by high-density apartment communities, ensuring sustained foot traffic and exposure. With its prime location and surroundings, this property presents a valuable opportunity for long-term growth and development.

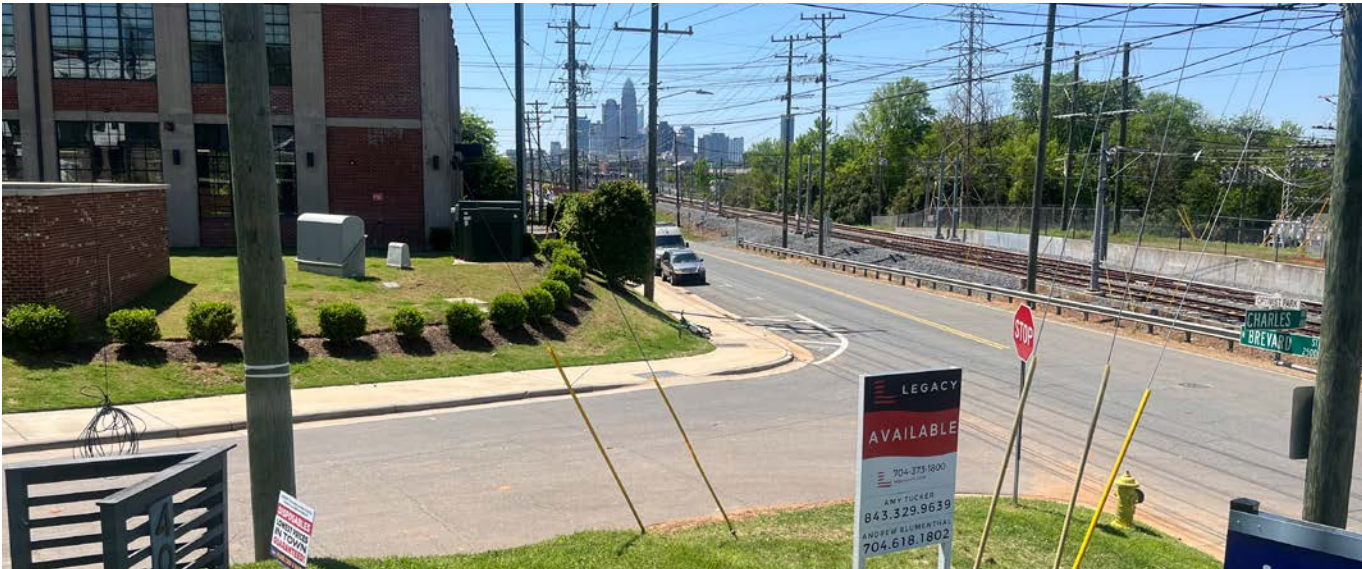
PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	2604 N. Brevard St & 401 Charles Ave Charlotte, NC 28205
Submarket	NoDa (North Davidson)
PID	Mecklenburg County - 08306803
Square Footage	+/- 1,072 SF 2604 N. Brevard St +/- 1,809 SF 401 Charles Ave +/- 0.24 AC Total
Acreage	+/- 0.24 AC
Uses	Office/Retail
Zoning	TOD-UC
TICAM	\$4.05/SF
Parking	On-site parking
Pricing	Call for Pricing

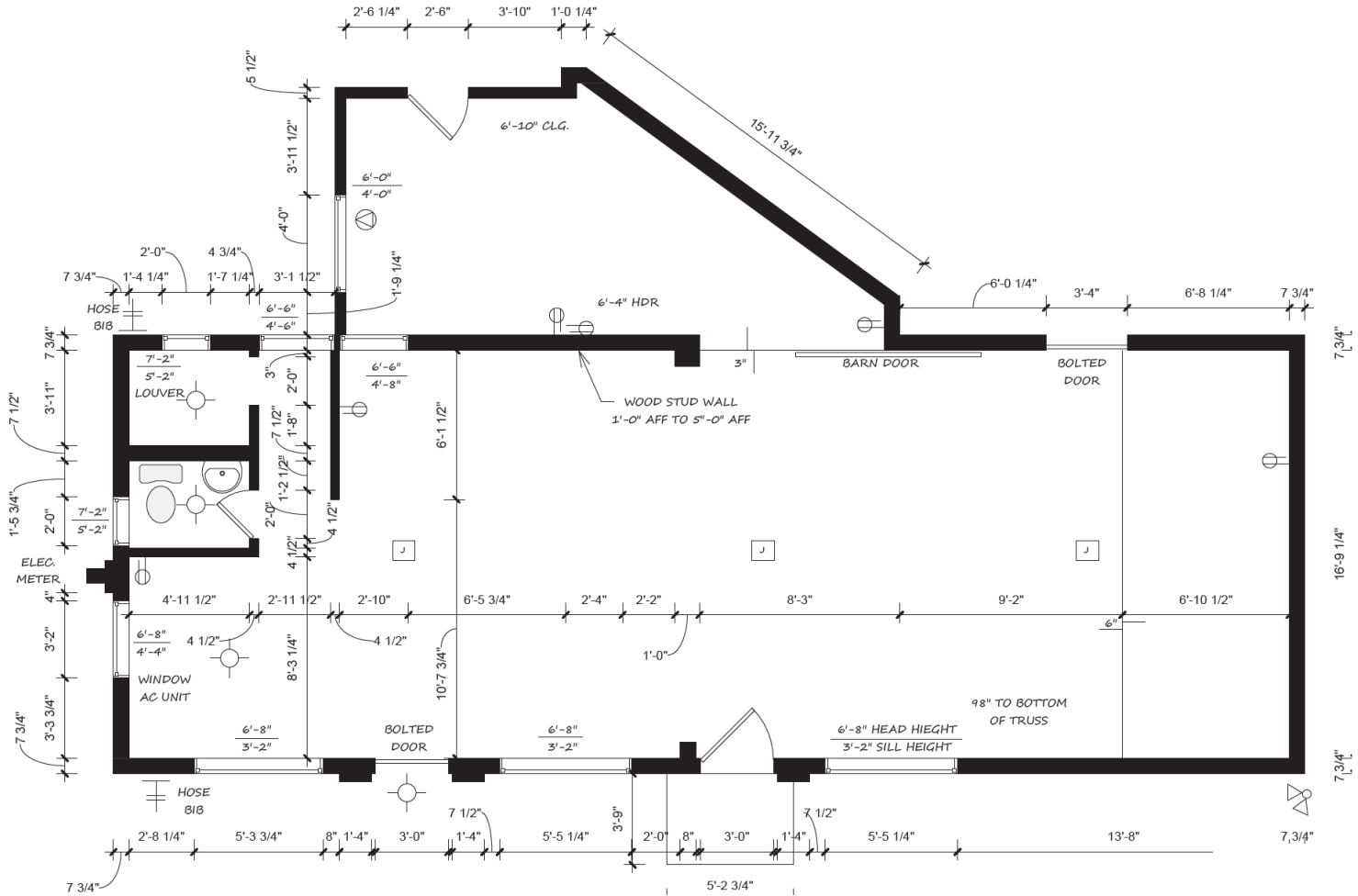
**0.2 Miles to 25th Street
Blue Line Station**

2604 N. BREVARD ST.

PROPERTY DETAILS	
Square Footage	+/- 1,072 SF
Acreage	+/- 0.24 AC
Parcel	08306803
Zoning	TOD-UC



FLOOR PLAN

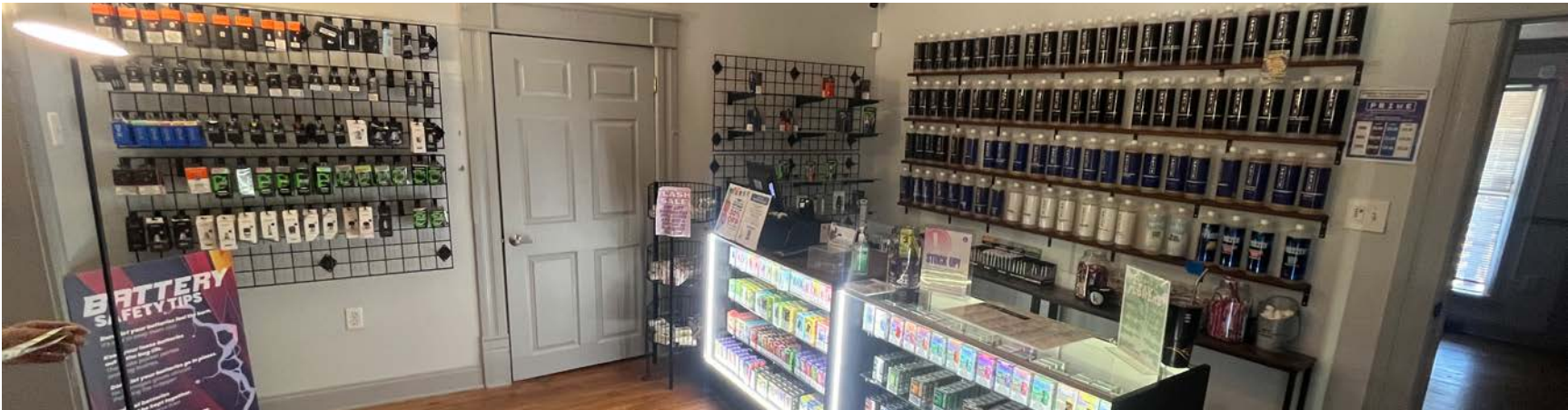
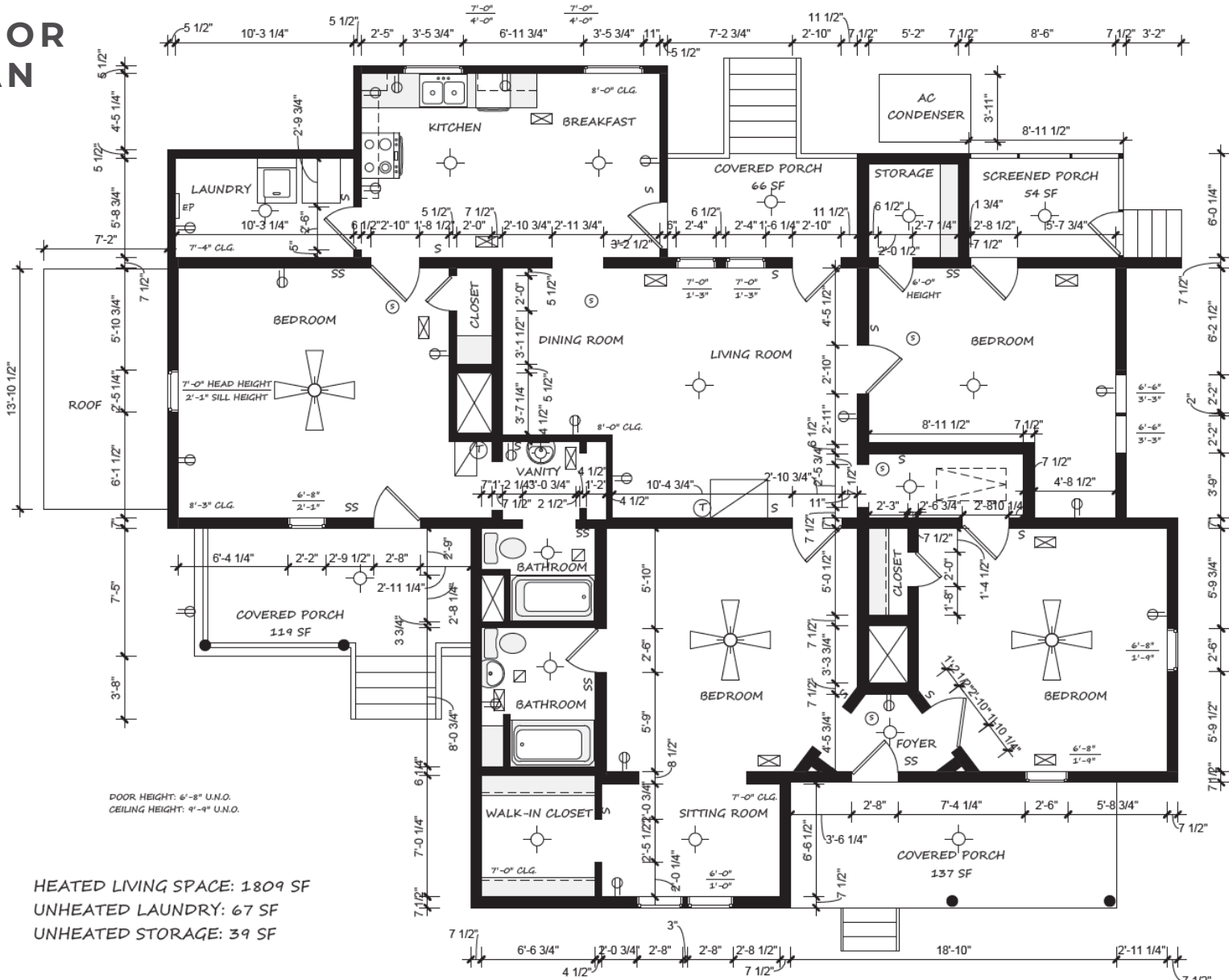


401 CHARLES AVE.

PROPERTY DETAILS	
Square Footage	+/- 1,809 SF
Acreage	+/- 0.24 AC
Parcel	08306803
Zoning	TOD-UC



FLOOR PLAN



FINANCIAL OVERVIEW

SALES COMPS



2824 N. Davidson St.
Sold for \$906,250
Size: 1,532 SF = \$591.55/SF
Closed: May 2024



2212 The Plaza
Sold for \$1,250,000
Size: 2,300 SF = \$543.48/SF
Closed: May 2024



2838 The Plaza
Sold for \$800,000
Size: 1,220 SF = \$655.73/SF
Closed: Febuary 2023

LEASE COMPS



2824 N. Davidson St.
Size: 1,532 SF
Lease Rate: \$40/SF NNN
Closed: July 2024



1516 Lyon Ct
Size: 1,368 SF
Lease Rate: \$41/SF NNN
Closed: January 2025



2308 Central Ave.
Size: 2,400 SF
Lease Rate: \$40/SF NNN
Closed: February 2023



STABILIZED CASH FLOW

Square Footage	+/- 2,881 SF
Base Rent (Blended)	\$31.86

PROFORMA

Gross Rents	\$91,790
0.00% Vacancy	0
- NNN Recovery	\$11,686
EGR	\$103,476
Expenses	-
Insurance	\$2,000
Taxes	\$5,251
1.00% Lawncare/Pest Control Mgmt	\$3,000 \$1,033
0.00% Other	-
Total Expense	\$11,286
NOI	\$92,190
Target Cap Rate Based on target purchase price of \$1.25M	7.38%

LOCATION OVERVIEW

NODA

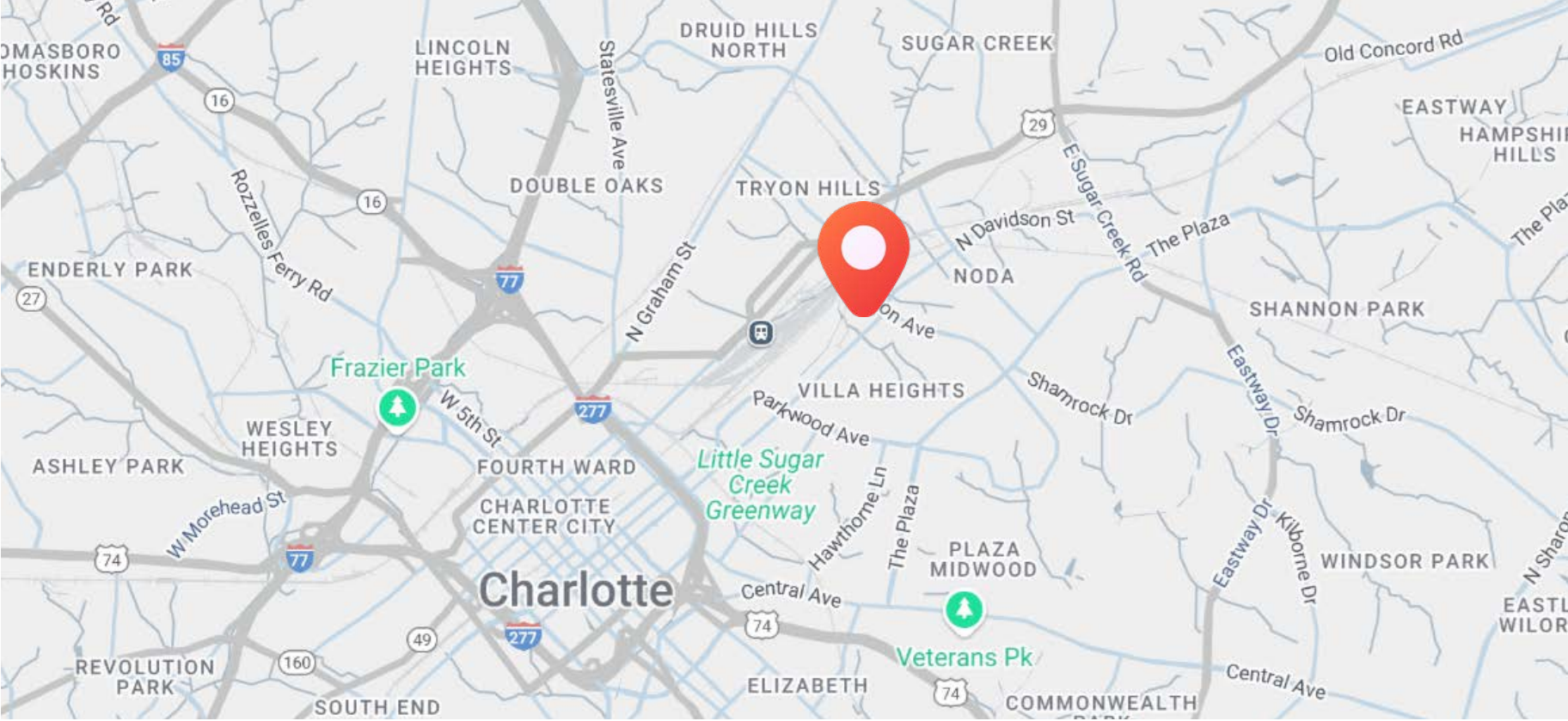
NoDa is the heart of Charlotte's vibrant art scene and features numerous restaurants, boutique retailers and music venues. Continued institutional investment and light-rail connectivity has only strengthened this character and expanded NoDa's influence to the surrounding areas, especially Sugar Creek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

SUGAR CREEK

The Sugar Creek District is Charlotte's next development hub, featuring adaptive reuse projects such as The Pass, and multiple large-scale development opportunities, including the 18.5 Acre Upper NoDa site immediately adjacent. Prominent local retailers including Soul Gastrolounge, the Charlotte Art League and The Independent Picture House already call this neighborhood home, with more announcements on the way.

NORTH TRYON

Charlotte's North Tryon corridor is an example of how private investment follows public infrastructure improvements. The City of Charlotte has identified North Tryon as a major growth opportunity and one of the primary arteries into the City. Numerous multi-family and adaptive reuse projects continue to make this an exciting area attracting international institutional investment.



DEMOGRAPHICS

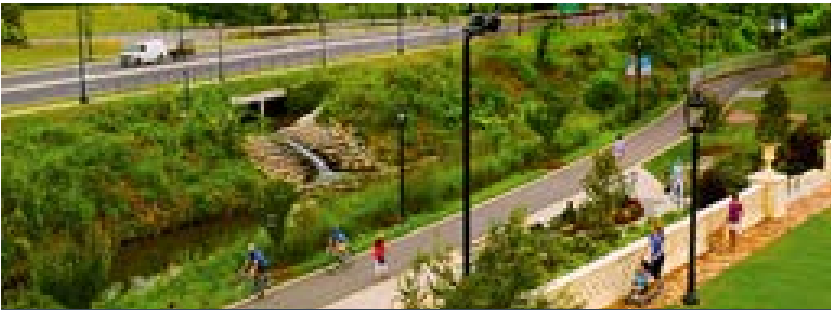
	1 Mile	3 Mile	5 Mile
Total Population	14,854	117,947	286,388
Population Growth (2024-2029)	8.22%	3.33%	2.33%
Households	7,610	58,180	128,347
Average Household Income	\$113,026	\$114,704	\$112,736
Businesses	795	8,259	16,084
Employees	6,360	109,825	200,179



SUGAR CREEK GREENWAY



OPTIMIST HALL



CROSS CHARLOTTE TRAIL



NODA



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

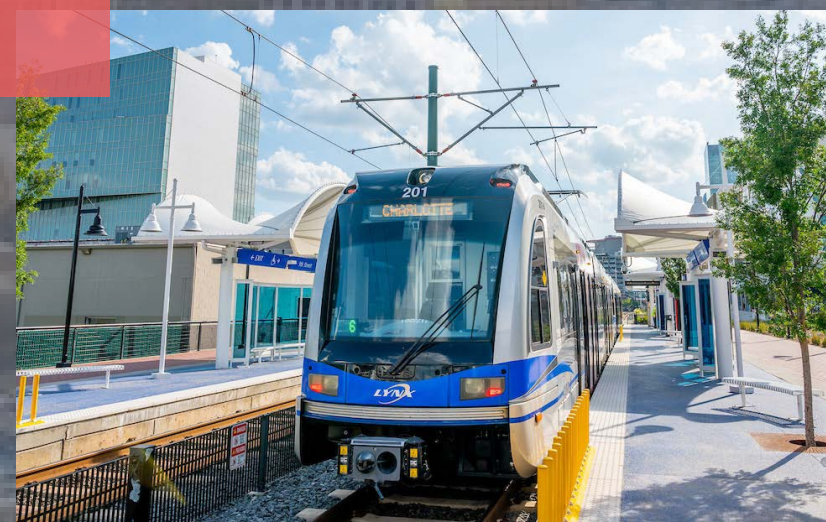
**FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME**



NUCOR **Honeywell**



COMMScope
now meets next



EXCLUSIVE ADVISORY TEAM

ANDREW BLUMENTHAL

Senior Broker
(704) 618-1802
ablumenthal@legacyCRE.com

AMY TUCKER

Associate Broker
(843) 329-9639
amy@legacyCRE.com

DISCLAIMER

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LEGACY

1001 Elizabeth Avenue, Suite 1-D
Charlotte, NC 28204

(704) 373-1800
info@legacycre.com