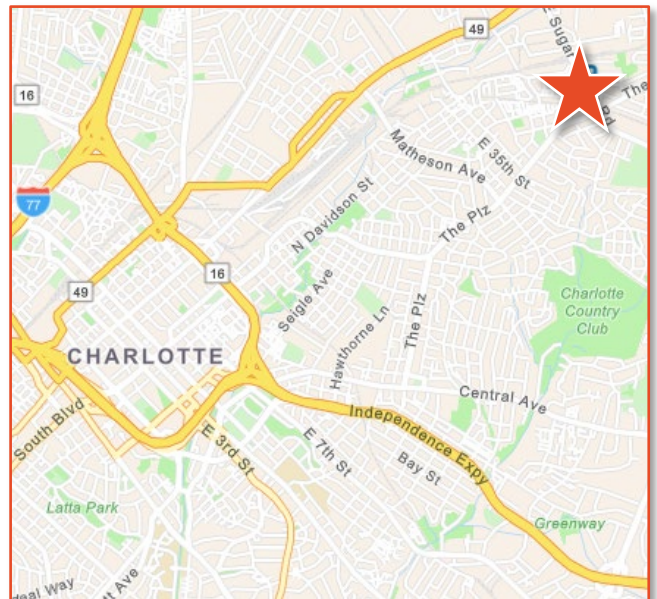




## AVAILABLE FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205  
Just off Sugar Creek Road

- 3,800± Total SF  
(3,200 SF Warehouse, 600 SF Storage)
- Industrial
- Zoned TOD-TR = Transit Transition
- Ideal Use for Industrial, Flex, Retail



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## EXECUTIVE SUMMARY

# Opportunity For Sale or Lease!

## 3,800 SF Available



### OFFERING SUMMARY

Property Address	4011 Atmore Street Charlotte, NC 28205
County	Mecklenburg
Building Size	3,200 SF 600 SF Storage
Sales/Lease Price	Call for Pricing
Property Type	Industrial Land
Best Use	Industrial, Retail, Flex
Lot Size	0.23 AC
Zoned	TOD-TR = Transit Transition
Parking	8 Parking Spaces
Traffic Counts	21,200 VPD Sugar Creek Road

### PROPERTY HIGHLIGHTS

- Nearly 1,600 new multifamily and townhome units are approved or under construction within a 1.5-mile radius, with 720 units—almost half—located within just 0.5 miles.
- Prime location near the approved LYNX Red Line, positioned between the proposed Gateway Station and Derita Station, providing a direct connection between Uptown Charlotte and Lake Norman communities such as Davidson and Cornelius.
- Just 0.4 miles from Sugar Creek Station on the LYNX Blue Line, ensuring convenient transit access.
- Storm Drainage Improvement Project – Designed to mitigate street and structural flooding, this project will replace and rehabilitate aging infrastructure within a 307-acre drainage area, enhancing overall system capacity.
- Street Infrastructure & Lighting Upgrades – Enhancements along E. Sugar Creek Rd., spanning from McMillan St. to N. Tryon St., improving safety and accessibility.
- Cross Charlotte Trail Expansion – Extending the main trail alignment from Matheson Ave to East Craighead Rd., further enhancing walkability and connectivity for the growing residential developments in the area.





## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Flex Industrial Commercial Property in Rapidly Developing Northeast Charlotte (Plaza Midwood/NoDa).

This commercial property in Northeast Charlotte boasts high visibility in a rapidly expanding submarket, surrounded by a surge of new residential and commercial developments. Nearly 1,600 multifamily and townhome units are planned or under construction within a 1.5-mile radius, making this site an exceptional opportunity for retail or commercial use.

Strategically located near key transportation hubs, including a light rail station and the future LYNX Red Line, the property benefits from ongoing infrastructure improvements such as enhanced drainage, upgraded street lighting, and expanded community trails. These enhancements further elevate the area's appeal, solidifying its position as a prime destination for future development.

### LAND / UTILITIES / FEATURES

Number of Lots	1 Parcel – 0.23 Acres
Water	Yes On-site
Electricity	Yes On-site
Sewer	Yes On-site
APN#	091-044-02
Corner Property	Just off Sugar Creek Rd and Atmore St.
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 FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205

## EXTERIOR PHOTOS

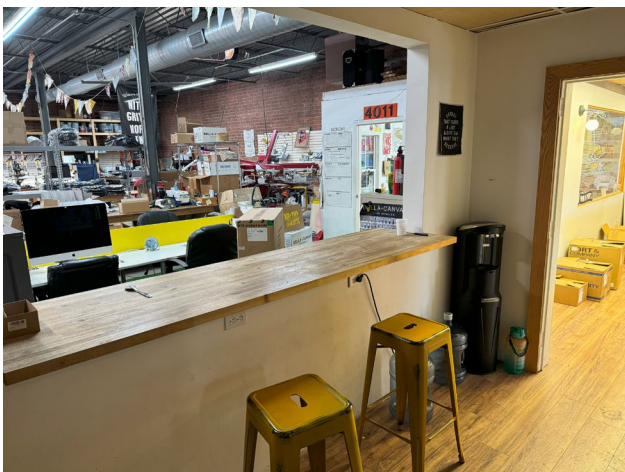
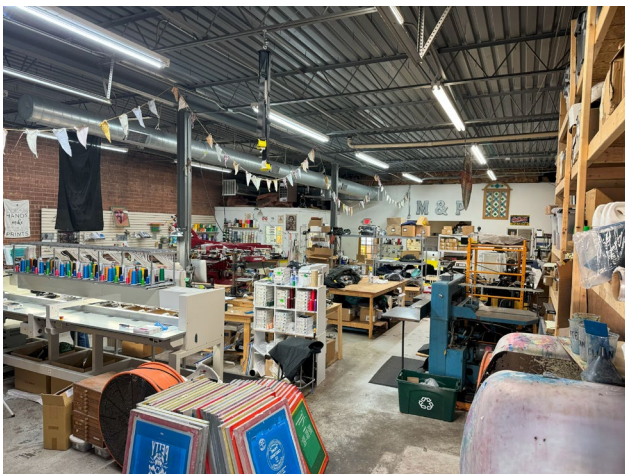
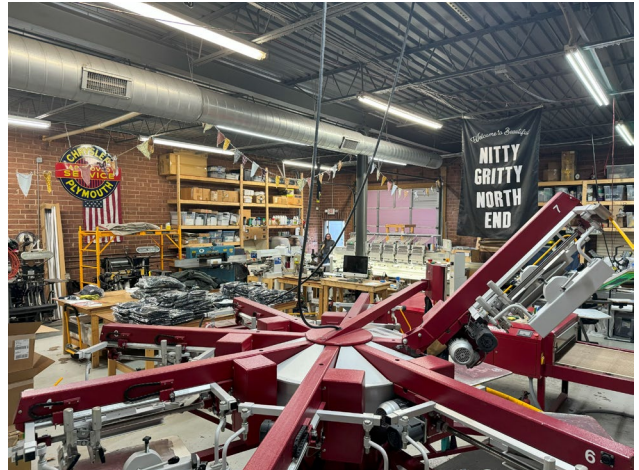




## SITE FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205

## INTERIOR PHOTOS



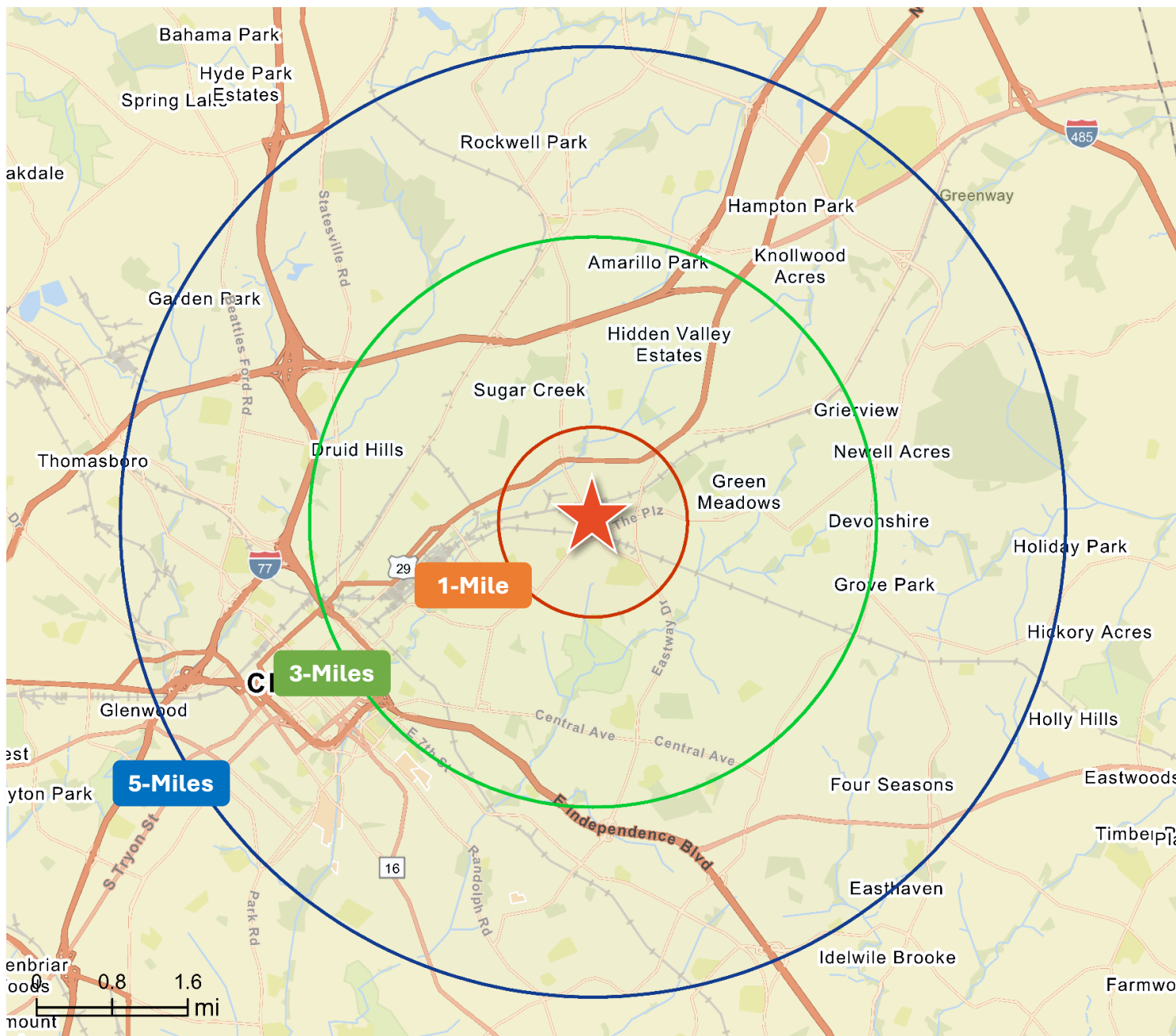


## SITE FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205

## DEMOGRAPHICS

### RADIUS MAP 1, 3, 5 MILES





## SITE FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205

# DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Population</b>			
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



# SITE FOR SALE OR LEASE

4011 Atmore Street | Charlotte, NC 28205

## DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	43.3%	39.8%	34.5%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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%
<b>GINI Index</b>			
2024 Gini Index	41.3	43.4	42.6
<b>Households by Income</b>			
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.			
<b>Housing</b>			
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
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	43.7	43.3	46.5