

227-231 Atando Ave

CHARLOTTE, NC 28206

NoDa

Future



36th Street Station

LYNX BLUE LINE

N TRYON ST

ATANDO AVE

Available for Sale

+/- 18,201 - 50,943 SF Two Buildings on +/- 5.629 AC
Zoned for Innovation Mixed Use



Property Highlights

Whiteside Properties is exclusively representing GMT Property Group LLC in offering two parcels for sale on Atando Ave in Charlotte, NC. These parcels total 5.67 AC and are zoned IMU (Innovation Mixed Use), allowing flexibility for industrial and other uses, such as multi-family development. Located in the burgeoning North End of Charlotte, surrounded by NoDa, Camp North End, Uptown Charlotte. The nearest light rail station, 36th St Station, is 0.5 miles away.

The North End corridor has seen substantial institutional development, with investors focusing on transit-accessible locations for office, multi-family, and retail projects. NoDa's first grocery store will be located about +/- 1,000 ft from this property and will be Charlotte's second Sprouts location.

Address 227-231 Atando Ave, Charlotte, NC 28206

Availability Available for Sale

Square Footage +/- 18,201 SF | 231 Atando Ave
 +/- 50,943 SF | 227 Atando Ave

Acreage +/- 5.629 AC

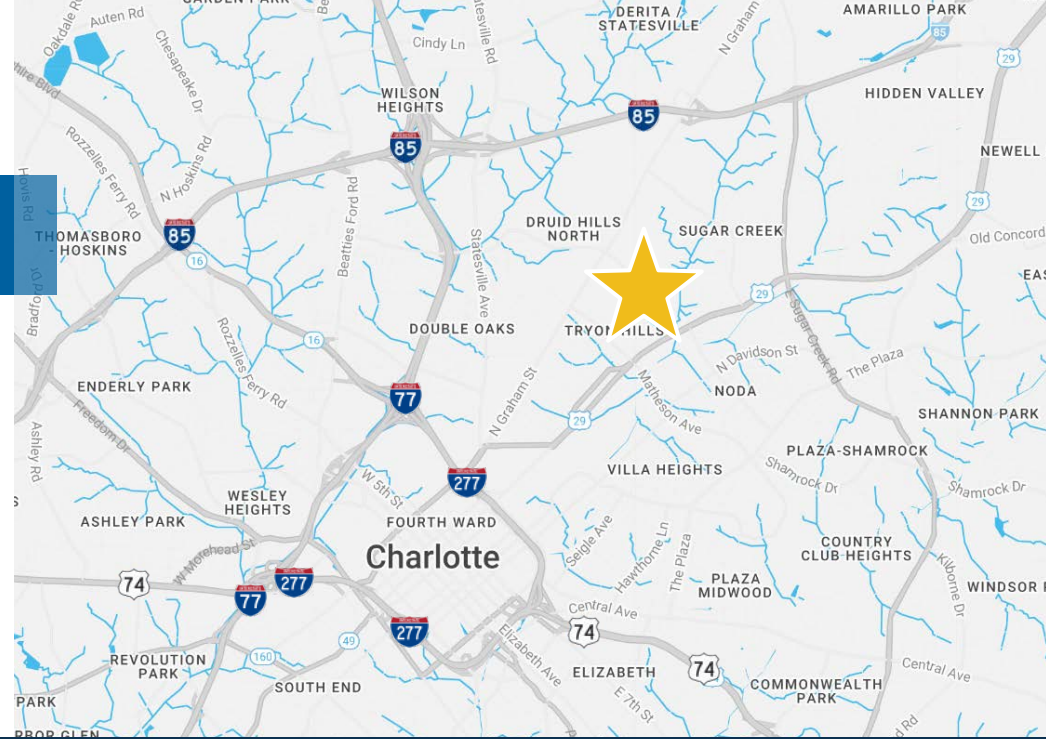
Zoning IMU

Building Height Minimum Height: 24'
 Max Height: 80'
 Max Height with Bonus: 120'
 (Maximum building height of any structure within 200' of residential or vacant land has different standards)

Setbacks Frontage of 2-3 Lane Avenue: 20'
 Min BTZ Build-to-Percentage for Structure:
 2-3 lane avenue - 80%
 Minimum Side Setback: 0-10'
 Minimum Rear Setback: 0-20'
 On Site Open Space: 10%

Access Direct Access to Atando Ave

Pricing Call for Pricing



Demographics



108,539 Population - 3 mile
279,664 Population - 5 mile



\$105,662 Average Household Income - 3 mile
\$108,574 Average Household Income - 5 mile



50,306 Households - 3 mile
124,334 Households - 5 miles



97,102 Employees - 3 mile
230,137 Employees - 5 mile

Zoning - IMU Innovation Mixed-Use

The IMU (Innovation Mixed-Use) Zoning District is intended to accommodate areas that have traditionally developed as industrial zones but are transitioning from an exclusively industrial focus to a broader mix of light industrial, artisan industrial, commercial, and moderate-density residential uses within a more walkable environment. As such, IMU Zoning District standards encourage and support the adaptive reuse of existing structures.





Uptown

Tryon Hills

NoDa

The Gaston at North End

Camden NoDa Apartments

Union NoDa Apartments

Kaleido NoDa Apartments

25th Street Station

Parkwood Station

LYNX BLUE LINE

MATHESON AVE

MATHESON MILL
302 Unit Apartment
Built in 2024

The HENRY
235 Unit Apartment
Built in 2023

N·O·D·a
BREWING COMPANY

W 32RD ST

N TRYON ST

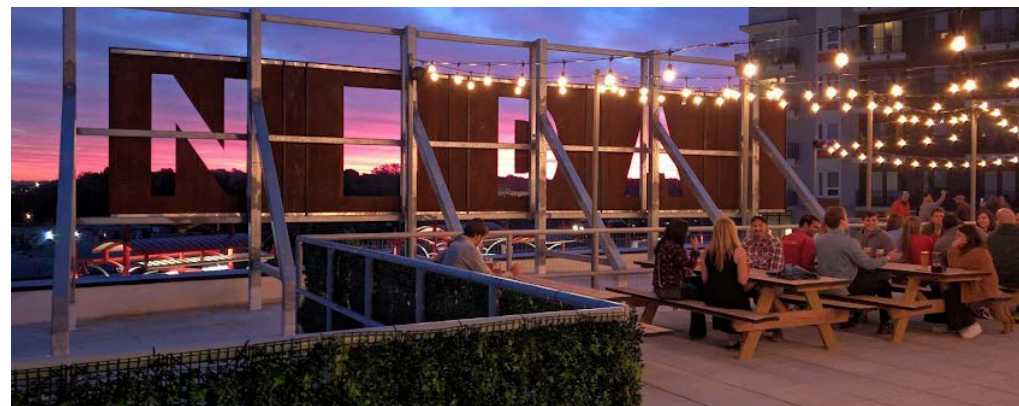
EMBREY
403 Unit Apartment
Available Q3 2025

ATANDO AVE

21,000 VPD

Market Overview

NoDa Neighborhood



NoDa is Charlotte's historic arts and entertainment district. It is home to all walks of life and an array of talented artists and musicians. Whether you are looking for Craft beer, award-winning food, custom gifts, or tattoos you'll find what you need in NoDa.

Above all, the residents of NoDa are dedicated to promoting the arts, living eco-friendly lifestyles, and small businesses.



LEARN MORE AT NODA.ORG

Kinship
Apartments



Tryon Hills

The HENRY
235 Unit Apartment
Built in 2023

The Gaston at
North End

N POPLAR ST

W 32RD ST

ATANDO AVE

Contact for Details:
Brooks Whiteside
brooks@whitesidecre.com
M: (704) 763-9855

Daniel Marsha
daniel@whitesidecre.com
M: (803) 606-9553

Thomas Hipp, SIOR
thomas@whitesidecre.com
M: (803) 608-2383



Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.