

**URBAN DEVELOPMENT LAND – FOR SALE
4044 YANCEY RD, CHARLOTTE, NC 28217**



LOCATION: 4044 Yancey Rd is located within one of the hottest growth corridors in the Carolinas called South End with over 12,000+ apartments, new office towers and retail along a transit line. The site is within 1 block of the two largest breweries in the State and other entertainment venues and office buildings. There are two other breweries, restaurants, pickleball court facility, fitness center, corporate office tenants and located 3 blocks to the LOSO Transit Station. [MAP: 4044 Yancey Road, Charlotte, NC 28217](#)

LAND:

The site is approximately 41,599 SF on the tax records and is zoned TOD-TR, allowing up to 50 feet height equal to a 4-story building of retail and offices.

Price: \$4,100,000

Contact Listing Broker:

Stephen Lucas
Optima Property Advisors
704-208-7877

ZONING:

Current Zoning is TOD-TR – “Transit Transition”

The current zoning allows office, retail and apartments. Parcel # 14902201

The TOD-TR district is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops to transition from higher intensity TOD Districts to adjacent existing neighborhoods, or in transit neighborhoods where the rehabilitation and reuse of buildings is important to preserving the existing character and scale.

New development may be single- or multi-storied, with street frontages activated by commercial, residential, or institutional uses. Low-rise buildings up to 50 feet are permitted by-right, with mid-rise buildings up to 75 feet allowed through a height bonus.

Intended for use in areas where adopted policy encourages the adaptive reuse of existing building stock.

Transit Oriented Development

[Microsoft Word - 992434D063211ECCC8FA03B2D23ABBF0.docx \(charlotteudo.org\)](#)

SUBJECT SITE - TAX ASSESSOR INFO - Parcel ID: 14902201

Zoning: TOD-TR (Transit Oriented Development – Transitional)

Utilities: Water, Sewer, Gas, Electric: Contiguous

Topography: Level

**Southside Plaza
4044 Yancey Rd – Charlotte, NC**

PROPOSE DEVELOPMENT USES:

Proposed Site Plan is on two corners and offers great access and visibility. The site and development could contain a 2-story retail building with surface parking or a larger 4 story building with a parking garage offering a mixed-uses of retail, office, meeting space, hotel or apartments. Retail space built to front on Yancey Rd is the best design for maximum pedestrian street exposure and the rear of the property on Peterson Street and Heriot St. is the best streets for surface parking or a parking garage.

The Land Parcel contains about 41,599 SF of land. Purchaser shall verify setbacks.

**SITE PLAN is for ILLUSTRATION ONLY
(Buyer to verify with their architect and City zoning all zoning aspects)
12,600 SF per Floor**



RECOMMENDED DEVELOPMENT

Development Plan # 1 – a 2-story Retail and Office with a Roof top Bar.

A profitable and smaller development that could generate significant returns would be a 2-story building with a roof top bar and patio. The building would have ground floor retail space, a 2nd floor office with tenant building signage and a 2,000 SF roof top restaurant/bar and patio deck. The developer should study and design surface parking only to maximize return on investment. There are a street parking spaces and parking spaces for rent spaces in the area for overflow parking. The retail tenants will have more parking spaces in the evening and on weekends.

Office tenants such as a sales and service team or an executive suite business would benefit being within close proximity to I-77 to service customers and have food and entertainment access to walk to during the week.

Approximate Size is 27,200 SF

Rental Rate will range from \$35 to \$40 PSF Net.



(Photos for Illustration only)

Development Plan # 2 – a 3 or 4 story building of 12,600 SF per Floor – 50,400 SF with an attached parking deck. This proposal would contain retail on the ground floor and apartments on floors 2nd to 4th floors. A precast parking structure may be less costly. The proposed building plan is 70' deep by 180' wide along Yancey Rd.

(Buyer/Developer to verify setbacks and all other zoning requirements)



(Photo for Illustration only)

Development Plan # 3 – a 4 story hotel with a ground floor restaurant and coffee shop. The location is within a 6-block walk to the LOSO Transit Station where visitors can ride a train to the Uptown convention center. There is demand for hotel rooms to serve the growing business and tourism in Charlotte and the neighborhood offers night time entertainment. The site is also within minutes to I-77 for regional access for travelers.

RENTAL RATE MARKET RESEARCH (source Costar, LoopNet, Crexi and broker research)

Market Rent Comps – 2023-2024

(Note: Rental rates depend on Tenant Improvement Allowance offered)

Retail – \$40-\$43 PSF Net - 3232 South Blvd. 1st Floor Retail – Exponential fitness, 2 restaurants

Retail - \$33 PSF Net – State of Confusion restaurant/bar – 255 Clanton Rd/DeWitt Ln

Retail - \$40 - \$44 PSF Net – 3539 DeWitt Ln – 8190 SF – Renovated Warehouse (Yama Asian, Supper Club, Phat Burrito,

Retail - \$38-\$44 PSF Net – Loso Station – 3700 South Blvd – January 2024 – 3918 SF
New Leases with Salata, Sweat Method Fitness, Taco Boy-4131 SF,

Retail - \$35 PSF – Hollis & South Building – Ground Floor space for lease – Net rent – dark shell

Office – \$47 PSF Full Service – 3700 South Blvd – LOSO Station - Bldg. 3 – 100,000 SF – 100%
Leased, Bldg. 4 is 20% leased

Office - \$39.50 PSF – 227 Southside Dr - Available – 9,500 to 19,000 SF out of 50,000 SF -
Tenants: JE Dunn Construction

(Buyer to verify rental rates and use their own financial projections)

Directions and Access Location:

Yancey Road is located between Old Pineville Road and South Tryon Street. The subject site and project is located 3 blocks from the LOSO Scaleybark Transit Station, the largest proposed transit station that has a new 5 story office building (2024), with a 2nd tower planned. The LOSO Station will have restaurants, Salata, Taco Boy, Sweat Method Fitness.

The site is located within 10 minutes of Southend, Southpark and the Airport Office Markets. Located at the northeast corner of Yancey Road and Herriot Avenue at East Peterson Drive in a light industrial area of Charlotte. Easy access to South Boulevard corridor, Old Pineville Road, Clanton Road and E. Woodlawn. Main roads boundary roads are Old Pineville Road and South Tryon Street providing easy access the Woodlawn I-77 exit 6 or Clanton Road – Exit 5.

Area Overview:

Proposed major developments in the immediate area is the Scaleybark (LOSO) Transit Station, about 4 blocks walking distance. The transit station is a \$200 million-dollar mixed use office, retail and apartment transit project on 18 acres of land. The developer for the LOSO Transit Station has started leasing 450,000 SF of office, retail 35,000 SF. It is adjacent to apartments and condos. Across the street on South Blvd. and Scaleybark Road about 2 blocks away is the Crosland Development proposed project, called The Greens on 34 acres. The Embrey Apartments are under construction within 3 blocks away on South Blvd.

The immediate neighborhood is emerging from an industrial office area into an entertainment district and has been called Loso, Lower South End, located south of Southend and 10 minutes north of Southpark. The area contains the Olde Mecklenburg Brewery on 7 acres of land on Yancey Road, the 4001 Brewers (Victory Brewing) located across from the subject property which attracts hundreds of patrons each week and is a regional tourist attraction.

NEIGHBORHOOD TENANTS

Tenants in the neighborhood include the following:

1. Olde Mecklenburg Brewery – Yancey Rd at Southside Drive
2. Sugar Creek Brewery on Southside Drive
3. Protagonist Brewery and Pizza – Southside Drive
4. Queen City Social House - 4125 Yancey Rd at Southside Drive - Entertainment Building – located across from Olde Mecklenburg Brewery.

<https://www.charlotteagenda.com/39219/entertainment-district-gets-a-big-boost-with-social-house/>



5. 4001 Yancey Rd Brewers - fronting Old Pineville Rd. this large complex is renovated and host two breweries (Southern Tier and Victory) and several retail and office tenants.

6. Infinity Ballroom and Event Center –4038 Old Pineville Road at E. Peterson Street
Wedding and Event Venue and Ballroom Dance Lessons

www.InfinityBallroomCharlotte.com

7. [Madison Capital Group](http://www.MadisonCapitalGroup.com) – Announced in January 2024 the purchase of 4210 Yancey Rd, 49,000 SF office building for their Charlotte Offices and additional land for development on E. Peterson St. <https://www.bizjournals.com/charlotte/news/2024/01/23/madison-capital-group-yancey-lower-south-end-hq.html>

Large Employers (within 4 blocks)

Piedmont Natural Gas Call Center

Carolina Business Interiors

Solar Winds Worldwide

DPR Construction

JE Dunn Construction

Barringer Construction

Waypoint

Madison Capital Group

Cline Architects

Features:

A retail and corporate destination for recreation and office workers in a relaxed Urban location with easy access to I-77 and a walkable area with restaurants.

NEIGHBORHOOD AREA MAP

Trends: Office Tenants are locating to walkable areas in the Lower South End area, near 4044 Yancey Rd to attract young professionals and experienced work staff offering convenience to free parking, restaurants and entertainment venues. The Subject is within a 6-block walk to the LOSO Scaleybark Transit Station with adjoining restaurants.

Nearby Restaurants within 5 blocks of the Subject:

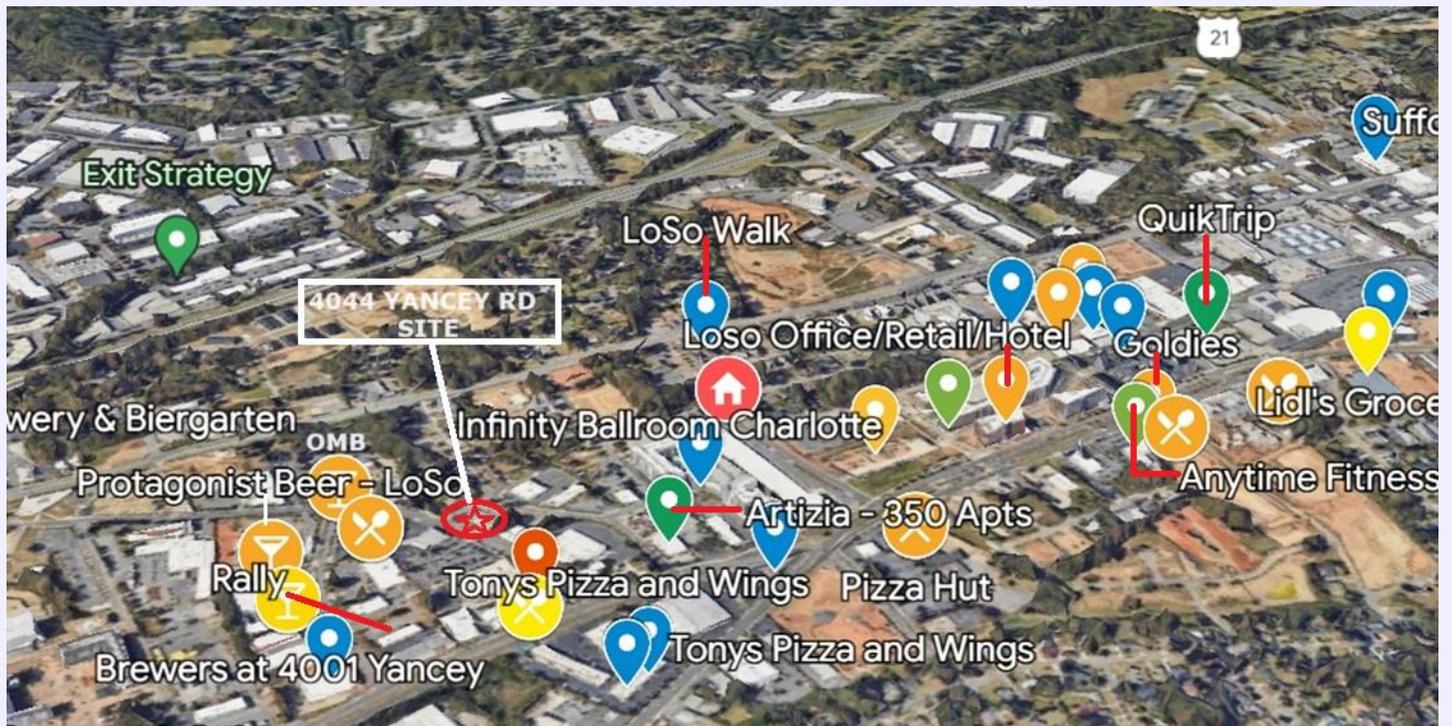
Olde Mecklenburg Brewery (OMB), Southern Tier Brewery-4001 Brewers, Protagonist Brew House and Pizza, Sugar Creek Brewery, Queen Park Social, Rally Pickleball courts and Restaurant/Bar, Loso Tavern, Lower South End Brewery and McCoys BBQ.

On South Blvd – Embrey Apartments, Tony’s Pizza, Mocca Coffee, Kung Fu Tea, Kabab 2 Go, Mi Pais Spanish, Pizza Hut take out, Jersey Mikes Subs, Goldie’s Honky Tonk,

LOSO Station: Land of a Thousand Hills Coffee Bar, Salata Salad bar, Taco Boy, Sweat Method

DeWitt Lane at Loso Station: Gilde Original German Brewery and Restaurant, Supper Club Bar and Entertainment, Yama Asian Fusion, Phat Burrito, State of Confusion Restaurant.

Old Pineville Rd – Dogs All Day Boarding, Loso Tavern, Elan Apartments, Miller & York Apartments, Zespa Alley Retail/Office



AREA OFFICE AND RETAIL SUBMARKETS

The 4044 Yancey Rd site is located within a 10-minute drive to 4 of the most important Office and Retail submarkets in Charlotte: Uptown, Southpark, Airport and South End/Midtown. Ballantyne Office and Retail market is located 17 minutes south off of I-485.

