

514 Beatties Ford Rd

514 Beatties Ford Rd, Charlotte NC 28216

OFFERING MEMORANDUM

Charming Residential Property converted to Office in prime growth market

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ARDOR COMMERCIAL
ADVISORS, LLC

514 Beatties Ford Rd

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514 BEATTIES FORD RD

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	514 Beatties Ford Rd Charlotte NC 28216
COUNTY	Mecklenburg
MARKET	Charlotte
SUBMARKET	Northwest Charlotte
NET RENTABLE AREA (SF)	2,868 SF
LAND ACRES	0.25
LAND SF	10,800 SF
YEAR BUILT	1906
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,077	106,799	248,936
2025 Median HH Income	\$58,981	\$80,785	\$77,215
2025 Average HH Income	\$91,842	\$121,122	\$123,384

514 Beatties Ford Rd – Prime Office/Retail Opportunity with Future Transit Boost

- Discover a unique opportunity to own or invest in a former residence thoughtfully converted into office space, perfectly positioned in one of Charlotte's most promising growth corridors.
This 2,867 SF two-story building offers a flexible layout ideal for professional offices, creative studios, or boutique retail. The property is move-in ready, with plenty of potential to unlock even more value through simple landscaping and cosmetic upgrades.
Located on the highly visible Beatties Ford Rd corridor, the site benefits from 13 dedicated parking spaces and excellent exposure to both vehicle and future light rail traffic. Current counts show 17,000 vehicles per day on Beatties Ford Rd, plus 27,000 vehicles per day on Brookshire Freeway, with additional ridership expected from the upcoming Goldline light rail extension.

- Zoning:** The property is zoned NC – Neighborhood Center, which allows multiple residential options (such as MF and care facilities) and diverse commercial uses. Permitted categories include Retail Services, Financial Institutions, Architectural & Industrial Design Firms, Medical Offices, Cultural Centers, Educational & Religious Uses, Childcare Facilities, and Specialty Food Establishments—offering exceptional flexibility for owners and investors.
- Key Features:**
 - 2,867 SF over two floors
 - Flexible use: office, retail, or mixed-use
 - NC zoning with broad permitted uses
 - Move-in ready condition
 - 13 on-site parking spaces
 - High traffic counts & future transit access
 - Strong neighborhood development momentum
- Upside Potential:**
With continued investment in surrounding areas and the Goldline light rail on the horizon, this property is poised for long-term appreciation and increased demand.

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Location

Location Summary

Local Business Map

514 BEATTIES FORD RD

Neighborhood Overview – 514 Beatties Ford Rd

- Strategically positioned along the new CityLYNX Gold Line extension, 514 Beatties Ford Rd sits at the crossroads of McCrorey Heights, Washington Heights, and Oaklawn Park—three historic neighborhoods experiencing renewed investment and thoughtful revitalization.

The Gold Line extension, part of Charlotte's \$845 million transit overhaul, will complete a 10-mile streetcar route connecting Eastland Yards in the east to the Rosa Parks Center in the west. With four miles already in service, the final six miles—running directly past the property—are expected to spur growth, improve accessibility, and draw increased residential and commercial interest to the corridor.

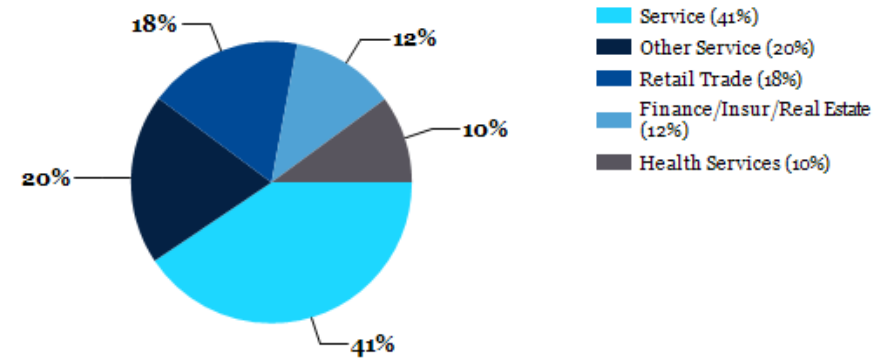
- McCrorey Heights is known for its strong community identity and historical significance as a center of African American opportunity. While selective development is occurring, residents remain committed to preserving the neighborhood's heritage and close-knit feel.

Washington Heights is poised for transformative growth, with nearly \$4 billion in upcoming Charlotte developments—including projects within the neighborhood—set to bring new housing, improved infrastructure, and better access to jobs, parks, and essential services.

Oaklawn Park blends historic charm with modern appeal, thanks to a careful pace of development that maintains its character. Rising home values, new renovations, and proximity to Uptown Charlotte and Camp North End make it increasingly attractive to both residents and businesses.

- Together, these neighborhoods and public investments create a rare mix of cultural history, stability, and forward-looking growth, positioning 514 Beatties Ford Rd in one of Charlotte's most dynamic emerging corridors.

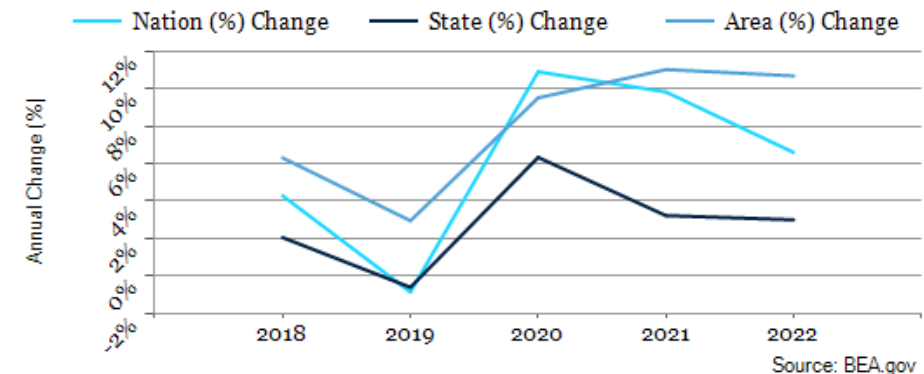
Major Industries by Employee Count

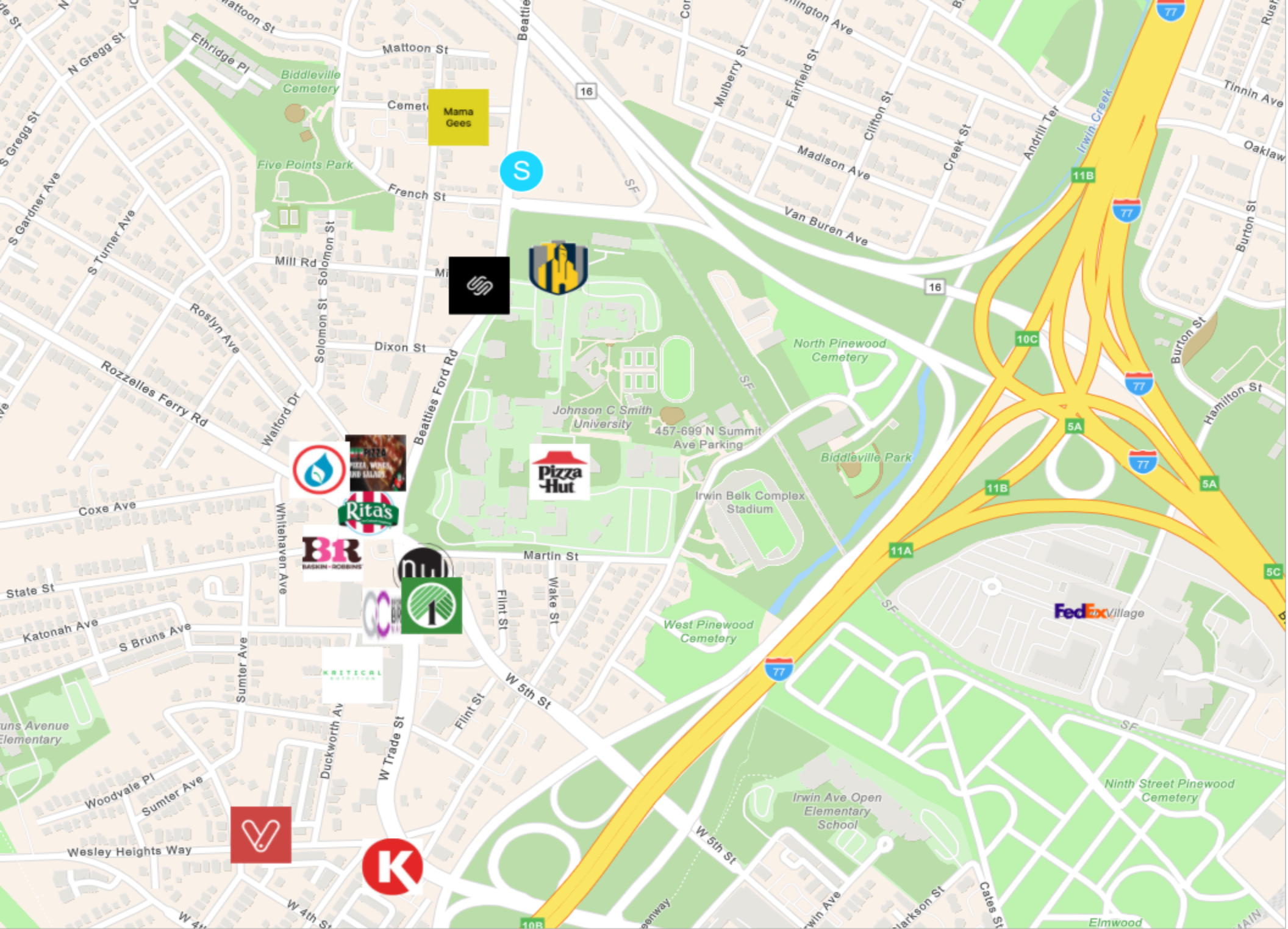


Largest Employers

Atrium Health	35,700
Wells Fargo	27,000
Charlotte-Mecklenburg Schools	19,000
Bank of America	15,000
Novant Health	11,698
American Airlines	11,000
Harris Teeter	8,239
Duke Energy	7,900

Mecklenburg County GDP Trend





514 BEATTIES FORD RD

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Property Description

Property Features

Property Images

PROPERTY FEATURES

NET RENTABLE AREA (SF)	2,868
LAND SF	10,800
LAND ACRES	0.25
YEAR BUILT	1906
# OF PARCELS	1
ZONING TYPE	B-2 Community Business
TOPOGRAPHY	slight incline
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
TYPICAL FLOOR SF	1,500
TRAFFIC COUNTS	18000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes

MECHANICAL

HVAC	Yes
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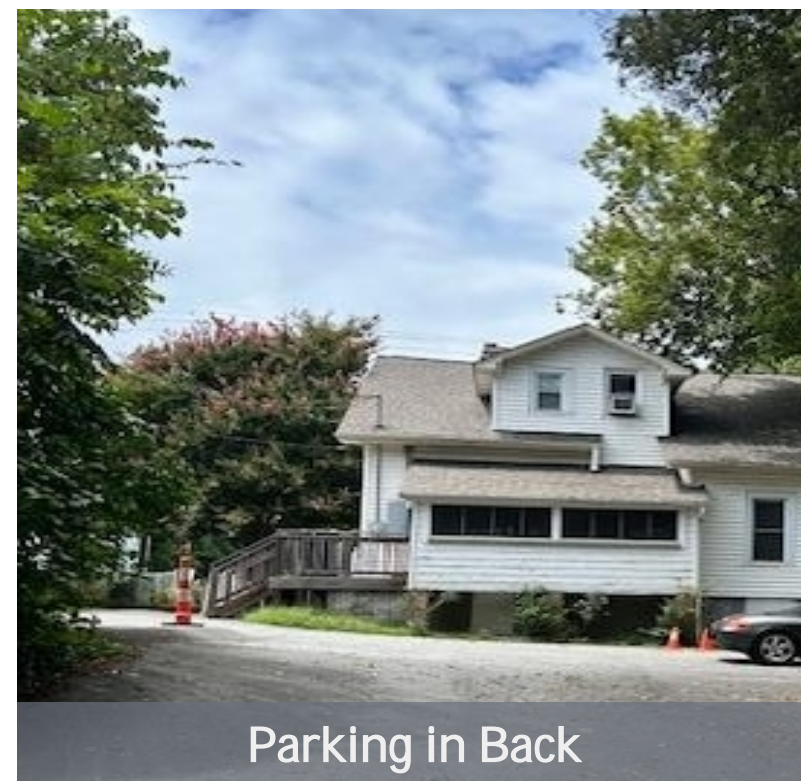
Side Image



Front View from South



Front View from North



Parking in Back



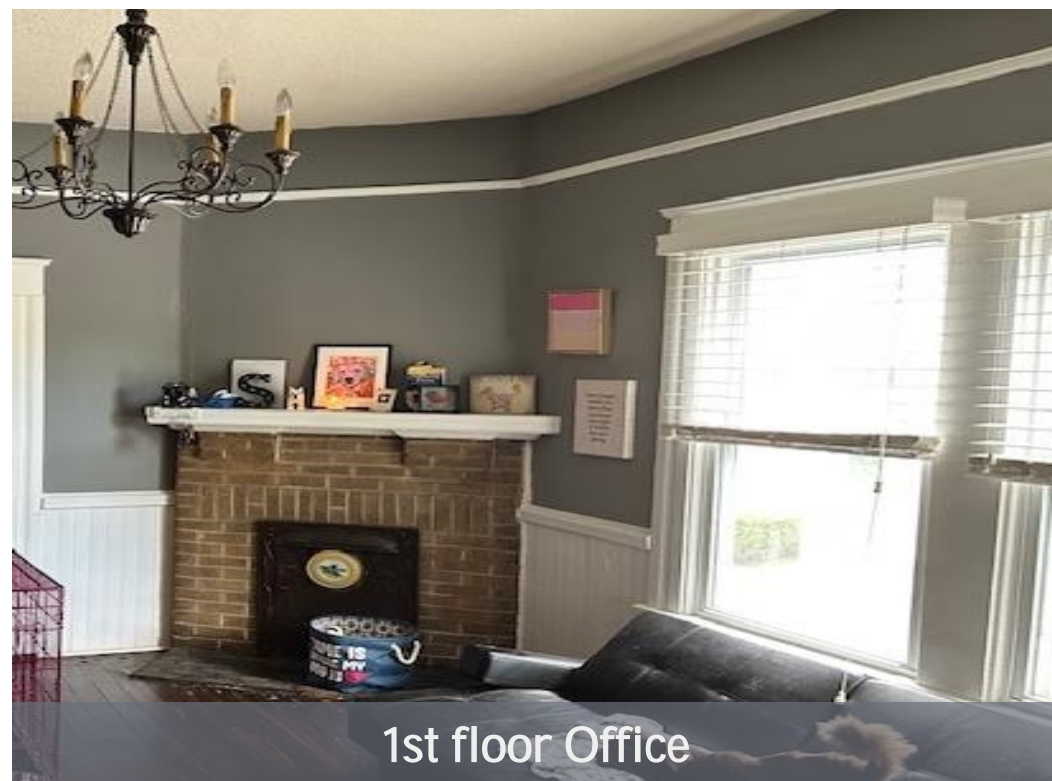
2nd floor Office



2nd floor Office



1st floor Kitchen



1st floor Office

514 BEATTIES FORD RD

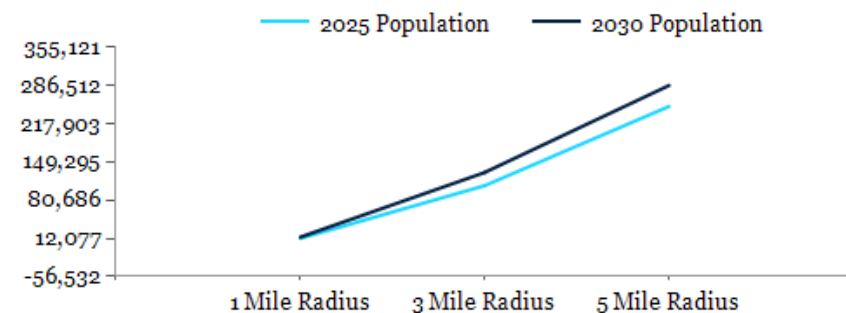
04

Demographics

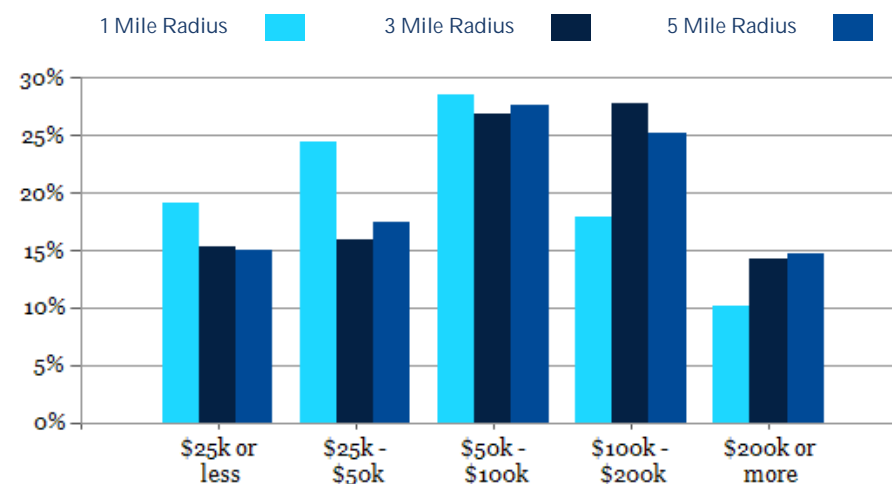
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,529	68,195	171,001
2010 Population	10,244	70,262	189,752
2025 Population	12,077	106,799	248,936
2030 Population	14,395	130,400	286,512
2025 African American	7,858	46,892	104,105
2025 American Indian	47	383	1,440
2025 Asian	447	4,870	9,745
2025 Hispanic	977	9,733	34,401
2025 Other Race	563	5,191	21,422
2025 White	2,533	42,663	95,634
2025 Multiracial	616	6,736	16,452
2025-2030: Population: Growth Rate	17.85%	20.35%	14.25%

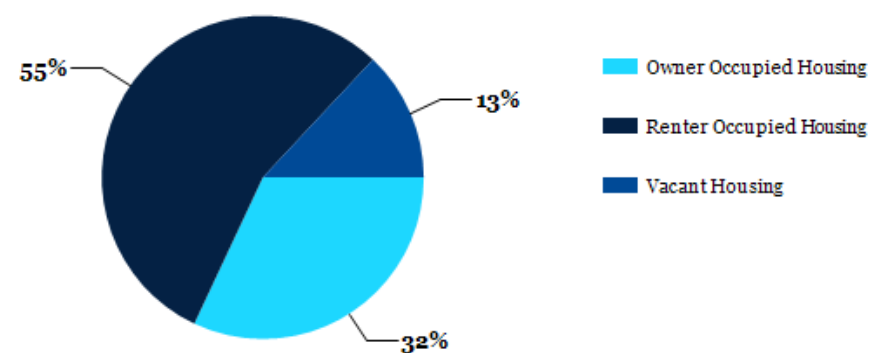
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	635	5,490	10,751
\$15,000-\$24,999	388	3,107	6,758
\$25,000-\$34,999	704	3,520	7,330
\$35,000-\$49,999	605	5,454	13,121
\$50,000-\$74,999	885	8,803	19,016
\$75,000-\$99,999	640	6,292	13,293
\$100,000-\$149,999	677	10,681	19,365
\$150,000-\$199,999	281	4,943	10,065
\$200,000 or greater	541	7,997	17,255
Median HH Income	\$58,981	\$80,785	\$77,215
Average HH Income	\$91,842	\$121,122	\$123,384



2025 Household Income



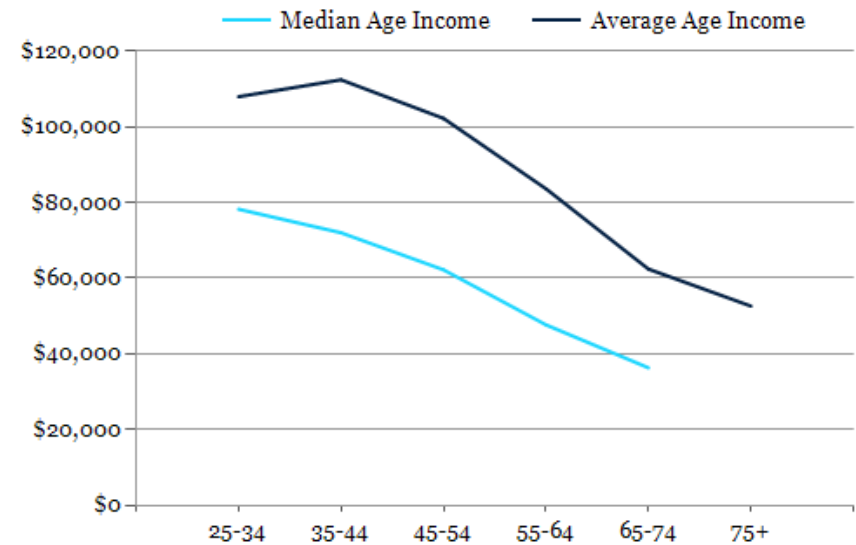
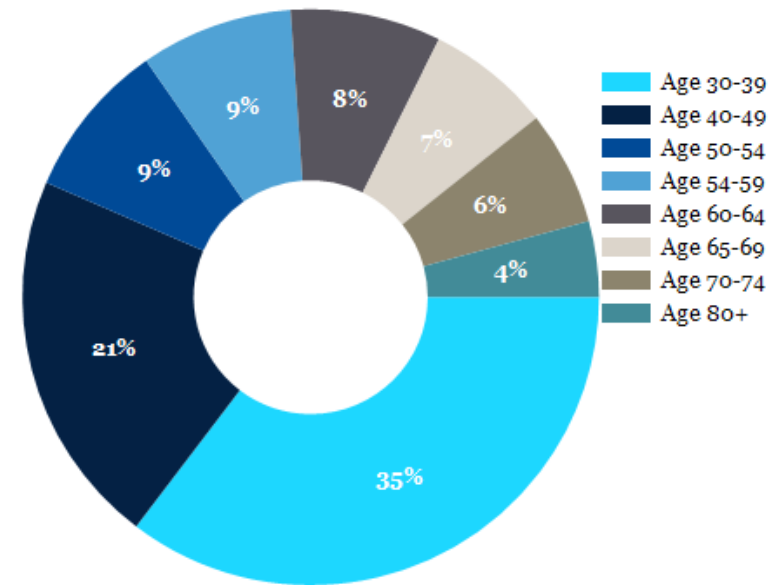
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,284	13,888	27,109
2025 Population Age 35-39	974	9,257	20,686
2025 Population Age 40-44	729	6,648	17,149
2025 Population Age 45-49	623	5,400	14,245
2025 Population Age 50-54	563	5,184	13,686
2025 Population Age 55-59	546	4,803	12,282
2025 Population Age 60-64	540	4,781	11,797
2025 Population Age 65-69	445	3,972	10,048
2025 Population Age 70-74	411	3,143	8,013
2025 Population Age 75-79	272	2,135	5,381
2025 Population Age 80-84	149	1,281	3,219
2025 Population Age 85+	176	1,004	2,566
2025 Population Age 18+	9,902	90,917	201,492
2025 Median Age	33	33	34
2030 Median Age	33	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,226	\$98,126	\$89,445
Average Household Income 25-34	\$107,956	\$130,694	\$124,789
Median Household Income 35-44	\$71,999	\$104,502	\$99,561
Average Household Income 35-44	\$112,432	\$149,882	\$148,763
Median Household Income 45-54	\$62,196	\$91,122	\$90,014
Average Household Income 45-54	\$102,218	\$139,726	\$144,928
Median Household Income 55-64	\$47,648	\$68,462	\$71,618
Average Household Income 55-64	\$83,621	\$121,494	\$130,248
Median Household Income 65-74	\$36,302	\$44,243	\$50,706
Average Household Income 65-74	\$62,392	\$82,833	\$96,497
Average Household Income 75+	\$52,604	\$65,930	\$76,222



514 BEATTIES FORD RD

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Company Profile

Company Bio

OUR PROMISE

When it comes to YOUR commercial property, you NEED a team that takes a TAILORED APPROACH to your individual needs. Ardor Commercial Advisors has a team of professionals with a thorough understanding of EVERY asset type.

OUR MISSION

Ardor Commercial Advisors is a high touch, local firm which services where the large national firms don't or won't. We focus on the critical few. Our goal is to build long term relationships with our customers and clients by not only helping them acquire the right real estate, but also helping them after the transaction with their investments.



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