

412 W. Palmer St.

CHARLOTTE, NC 28203



Available for Lease in South End's Gold District

+/- 5,419 SF Freestanding Historic Building



Property Highlights

Freestanding building available for lease in South End's Gold District. The building is currently leased to a Pinball Tap Room and a Fitness Training facility. Located right off I-277 between South End and Uptown, the site is beside Savi Provisions, The Link Apartments, The Prospect, and Craft Brewery on Graham St. Walkable to two Light Rail stations, multiple multifamily developments, Bank of America Stadium, and numerous bars and restaurants.

Address	412 W. Palmer St. Charlotte, NC 28203
Availability	+/- 5,419 SF Historic Freestanding Building
Year Built/Renovated	1945/Renovated 2016
Parcel ID	07326704
Access	Corner of Graham St. and Palmer St. off Mint St.
Pricing	\$29.25/SF + \$4.05/SF TICAM



Demographics



23,315 Population - 1 mile
120,172 Population - 3 mile



\$141,014 Average Household Income - 1 mile
\$118,411 Average Household Income - 3 mile



14,700 Households - 1 mile
61,246 Households - 3 miles



52,396 Employees - 1 mile
155,517 Employees - 3 mile



Near Light Rail Stations
(Carson St. & Bland St.)



Walkable to numerous amenities,
restaurants, and bars



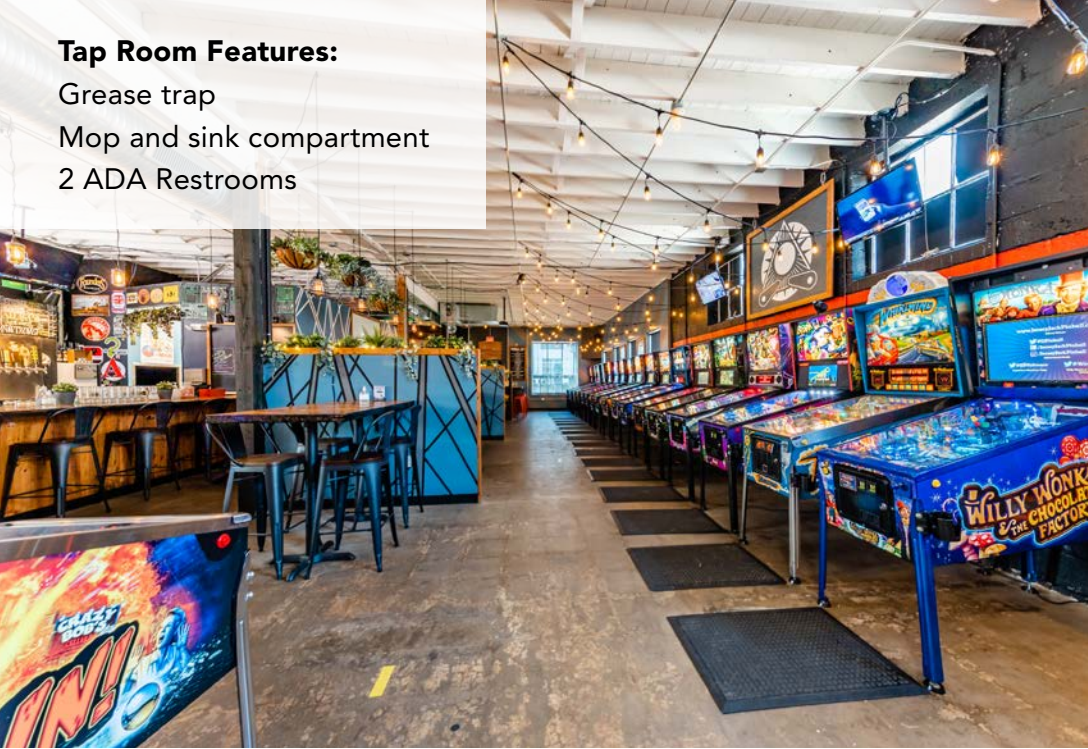
Surrounded by Multifamily
and new Developments



Circa 1940's Freestanding Building
Renovated in 2016

Tap Room Features:

Grease trap
Mop and sink compartment
2 ADA Restrooms

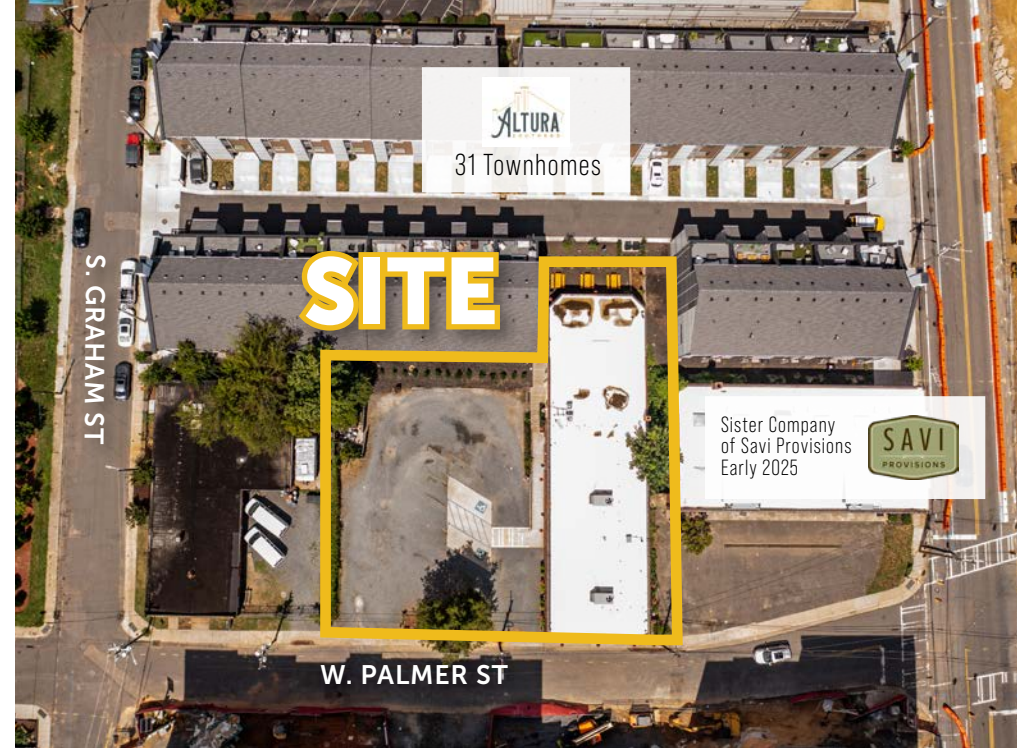


Fitness Space Features:

Fully Conditioned
Elevated Roll-up Door



Property Photos



Located in the Gold District of South End, this freestanding building is surrounded by new development and amenities. Across the street is the recently completed Link Apartments by Grubb Properties, which boast an elevated pool and 2nd story grilling stations overlooking the site from its 7-story structure with 259 Units. One block away is a new multifamily development by the Spectrum Co., The Prospect, an 8-story structure with 304 Units and a 5,000 SF roof top lounge.

Bank of America Stadium is only 3 blocks away, creating high foot traffic from all stadium events (Carolina Panthers, CLT FC Soccer professional soccer, concerts, and more) in the immediate area. Savi Provisions is opening in 2023 ½ block away and the area has numerous day and night dining options.



BOND
ON MINT
393 Apartment Units

THE CROWN
OF QUEEN CITY
298 Apartment Units

THE PROSPECT
11,560 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

LOFT ONE35
298 Apartment Units

ALTURA
31 Townhomes

Sister Company
of Savi Provisions
Early 2025



bathhouse clt

SITE

LINK
APARTMENTS
MINT STREET
259 Apartment Units

THE CLUB

Location Overview



BOND
ON MINT
393 Apartment Units

PROSPECT
The Prospect
11,560 SF Retail
304 Apartment Units

LOFT ONE 35
298 Apartment Units

Sister Company
of Savi Provisions
Early 2025
SAVI
PROVISIONS

ALTURA
31 Townhomes
bathhouse clt

bathhouse clt
THE CLUB
★★★★★

THE CLUB
★★★★★

VANTAGE
SOUTH END
Office Towers, Boutique Hotel,
1 AC Urban Park, Retail
SIXTY VINES
GOOD WURST
CO. THE
WOOD LINE BREWERY
AN WIENER
DRAMA
DRAUGHT
★ **CULINARY DROPOUT**

MAA 1225
406 Apartment Units

LINK
APARTMENTS
MINT STREET
259 Apartment Units

Site Overview

South End



Deeply entrenched in its mill town past, this playful district now inspires creative industries—craft beer, culinary, galleries and more.

A short walk, bike or light rail ride down South Boulevard will bring you to Charlotte's booming South End, home to some of the city's best restaurants, boutiques and nightlife. Young professionals (and their dogs) spill out of luxury apartments toward the area's craft breweries and coffee shops. Art lovers go gallery hopping and explore dozens of brightly colored murals painted throughout the neighborhood by local artists, while foodies fawn over mouthwatering menu items at newly-opened eateries.



SOUTH END DEVELOPMENT REPORT (2021)



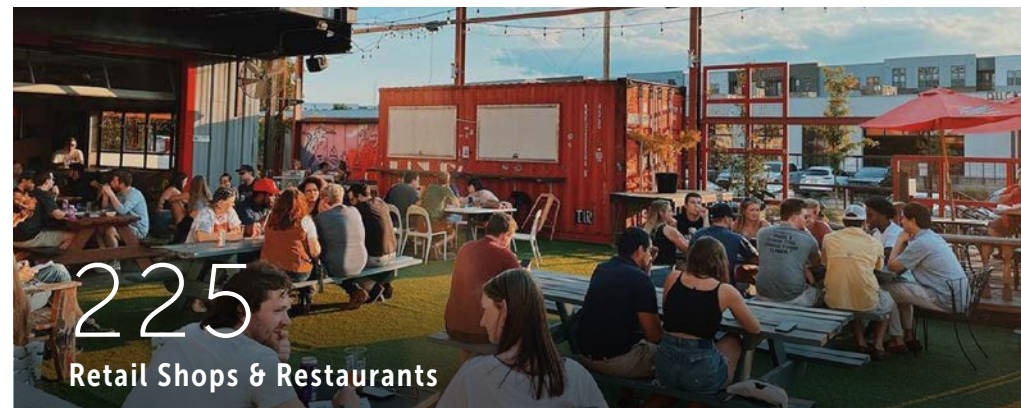
9,200

People Live in South End



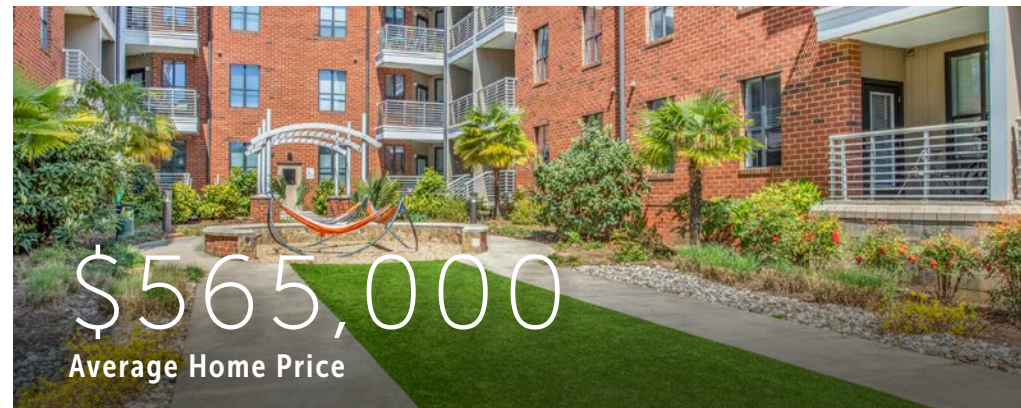
17,180

People Work in South End



225

Retail Shops & Restaurants



\$565,000

Average Home Price

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