



MANDOLIN
PARTNERS

SOUTH END GOLD DISTRICT

1.35 AC REDEVELOPMENT OPPORTUNITY

511 W. SUMMIT AVE.
1514 + 1516 WILMORE DR.



PROPERTY DETAILS

Parcel ID: 11909806, 11909803

Parcel Size: 1.35 AC

Zoning: ML-2

Address: 511 W. Summit Ave.

Size: 19,702 SF

Dock High: 16' x 12'

Overhead Drive-In: 14' x 12'

Clear Height: 14' 5"

Year of Construction: 1936

Fully Leased: Through July 31, 2027

Address: 1514 Wilmore Dr.

Size: 2,770 SF

Overhead Drive-In: 12' x 14'

Clear Height: 16' 3"

Year of Construction: 1936

Fully Leased: Through July 31, 2027

UNMATCHED CONNECTIVITY AND NEIGHBORHOOD CHARACTER

Positioned in Charlotte's rapidly evolving Gold District, the property offers an exceptional combination of accessibility, connectivity, and neighborhood amenities. Known for its adaptive reuse projects, creative businesses, and walkable streetscape, the Gold District has emerged as one of the city's most desirable urban neighborhoods, seamlessly blending its industrial heritage with modern office, retail, and entertainment destinations.

The location provides immediate access to I-77 via Summit Ave allowing tenants and visitors to efficiently reach destinations throughout the Charlotte region while avoiding many of the traffic bottlenecks associated with the heart of South End. Charlotte Douglas International Airport is just minutes away, and the property is equally convenient to many of the city's most established residential neighborhoods. This central location offers an ideal balance of convenience, accessibility, and lifestyle amenities.

KEY

- FUTURE DEVELOPMENT
- ENTERTAINMENT
- DINING
- OFFICE
- MULTIFAMILY
- ⋯ ACCESS



601 W. SUMMIT AVE
18-ACRE
FUTURE DEVELOPMENT

511 W. SUMMIT AVE.
1516 WILMORE DR.

529
W. SUMMIT



S. MINT ST



300
W. SUMMIT

7 MIN WALK - LIGHT RAIL



5 MIN DRIVE - UPTOWN



RAILYARD

S. TRYON ST



QUEENSBRIDGE

VANTAGE



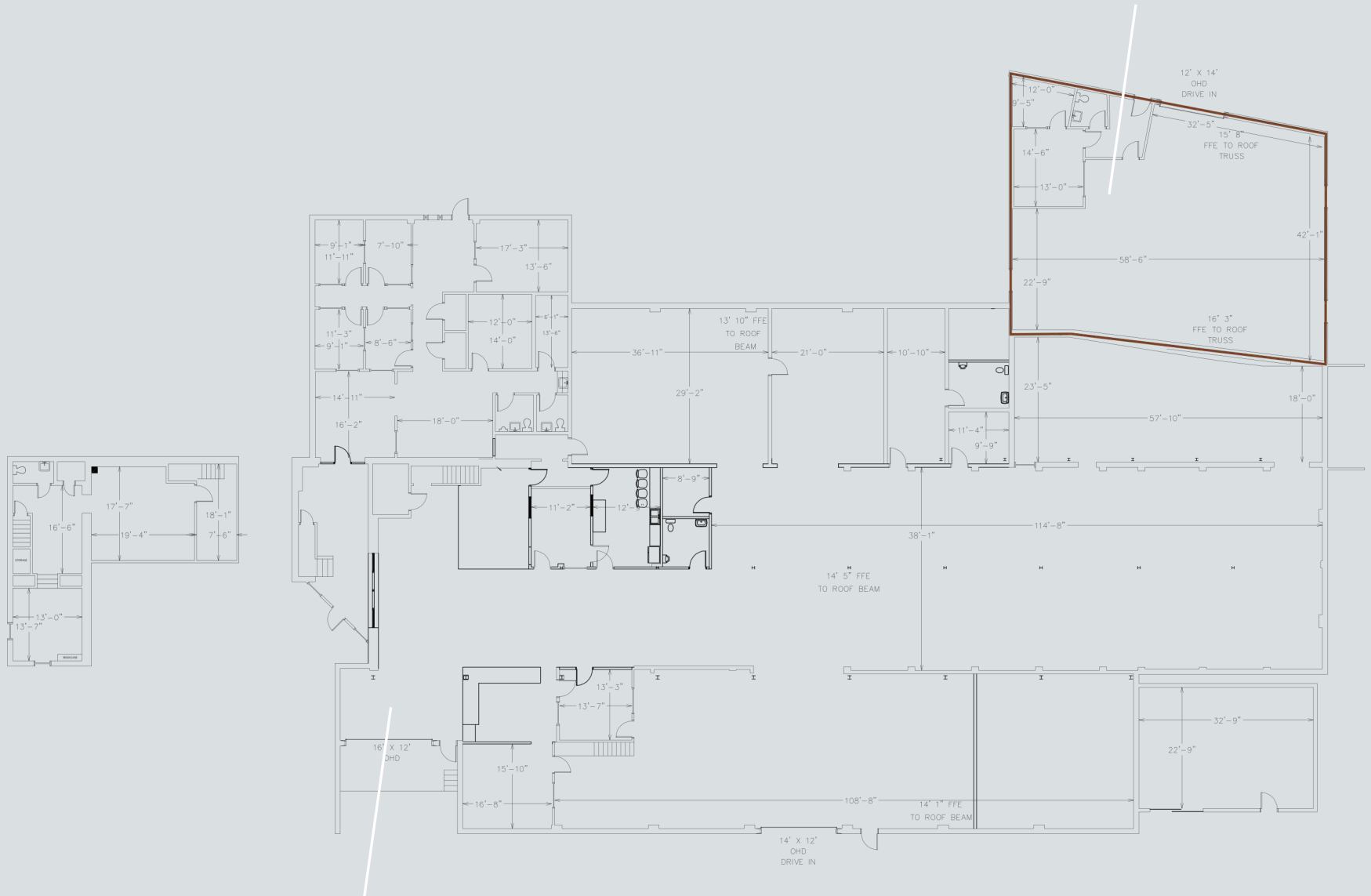
NORTH
ITALIA



SOUTH BLVD



1514 WILMORE DR.



511 W. SUMMIT AVE.









MANDOLIN
P A R T N E R S

ANDI PERETSMAN

980.257.9490

andi@mandolinpartners.com

SCOTT WILSON

704.506.0862

scott@mandolinpartners.com