

2528 LUCENA STREET

CHARLOTTE, NC 28206



INFILL INDUSTRIAL PROPERTY WITH ML-2 ZONING FOR SALE: \$2,600,000

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ASKING PRICE: **\$2,600,000**

ADDRESS: 2528 Lucena Street
Charlotte, NC 28206

AVAILABLE ACREAGE: 0.815 acres

AVAILABLE BUILDING SF: ±20,228 SF

ZONING: ML-2

YEAR BUILT: 1958

Positioned at the forefront of Charlotte's urban transformation, this ±20,228 SF industrial warehouse on Lucena Street offers functionality, flexibility, and unmatched proximity to one of the city's most dynamic mixed-use developments—Camp North End. Zoned ML-2, the property is ideal for a variety of industrial and flex users seeking a central and evolving location

**INFILL INDUSTRIAL PROPERTY
WITH ML-2 ZONING FOR SALE**



Investment Highlights

Open, Functional Layout: Wide open warehouse space with multiple roll-up doors for excellent flow of vehicles, materials, or equipment throughout the building.

Gated Driveway: Enhanced site security and controlled access.
Location: The property is situated within an Opportunity Zone..

Renovations Recently Completed:

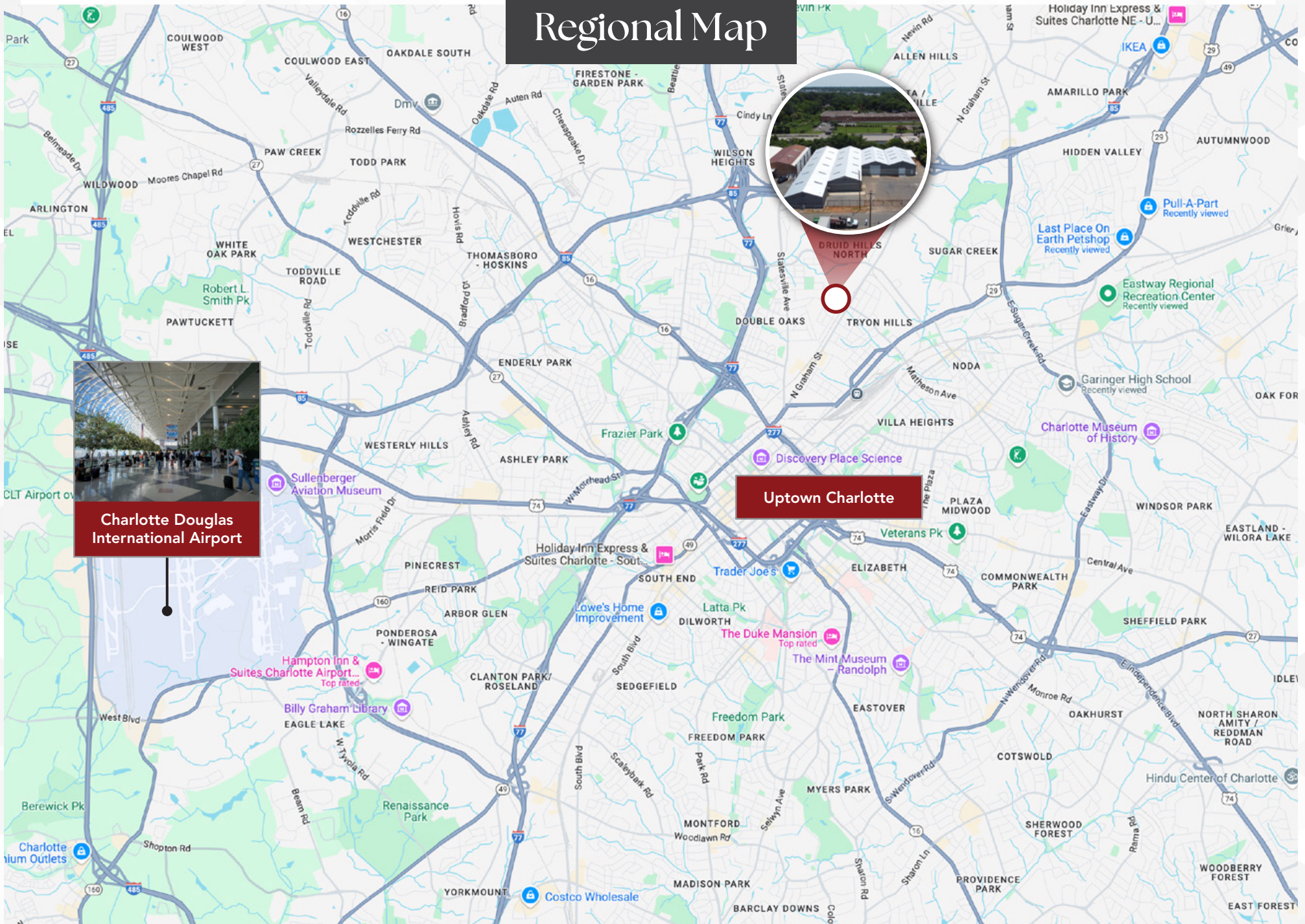
- Reconfiguration of the parking field for improved circulation
- Repair/replacement of damaged siding
- Renovation of existing office and restroom spaces
- Stating gutter repair
- Complete roof replacement with 10 year warranty
- The front concrete structure has been removed to allow for expanded parking
- New LED lighting throughout the warehouse



Vicinity Map



Regional Map



Uptown Charlotte

Charlotte Douglas
International Airport

Strategic Location

STEPS FROM CAMP NORTH END

This property is located just a short walk from **Camp North End**, a 76-acre adaptive reuse campus transforming Charlotte's industrial legacy into a **creative innovation district**.

- **Over 500,000 SF of commercial space already developed**, with over 1.5 million SF planned at full build-out.
- Home to a **diverse tenant mix**:
 - » **Creative offices** (e.g., Centene Corporation, Kingsmen Software)
 - » **Retail, Arts, Food & beverage destinations** (Goodyear Arts, Windy O'Connor Art Heist Barrel Arts, The Revelry, Topsy Pickle, Babe & Butcher, North End Farmers Market, Hex Coffee, Grow, Free Range Brewery, and many more)
 - » **Community and cultural events**, markets, and activations throughout the year.
- Anchoring Charlotte's **North End Smart District**, with significant public and private investment in infrastructure, mobility, and placemaking.
- Walkable, bikeable, and **rich in character**—Camp North End draws consistent foot traffic and is a catalyst for area-wide development.

ACCESSIBILITY & SURROUNDING GROWTH:

- **Minutes to Uptown Charlotte, NoDa, Optimist Park**
- Immediate access to major highways: I-77, I-85, and I-485
- **Surrounded by new residential and mixed-use projects**, enhancing long-term value and livability
- Ideal for users seeking central positioning within a high-growth submarket



Charlotte, North Carolina

Charlotte, North Carolina's commercial real estate market continues to show strength in 2025, supported by steady population growth, a thriving business climate, and ongoing corporate migration into the region. The city's strategic position as a financial and logistics hub in the Southeast has helped sustain demand across office, industrial, and retail sectors. Developers and investors remain bullish, particularly in areas like South End, Uptown, and the University submarket, where Class A properties and mixed-use developments are in high demand.

The office sector is gradually stabilizing after several years of disruption, with positive net absorption reported in suburban markets and a notable "flight to quality" trend. Tenants are increasingly seeking newer, amenity-rich buildings, especially in walkable districts such as South End and Midtown. Average Class A office rents continue to rise, and long-term leasing activity has

picked up as companies commit to hybrid and flexible workspace solutions. Meanwhile, older and outdated properties are seeing higher vacancy rates, prompting a wave of renovations and repositioning.

Charlotte's industrial market remains a standout, with vacancy rates holding below national averages despite robust construction activity. The city's proximity to major interstates, rail hubs, and the Charlotte Douglas International Airport positions it as a key distribution center for the Southeast. E-commerce, logistics, and manufacturing users continue to drive absorption, with speculative developments in areas like Gastonia and Concord leasing up rapidly. With strong fundamentals, a growing labor force, and investor interest from across the country, Charlotte remains one of the most dynamic commercial real estate markets in the region.



Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	6,904	94,003	256,011
2024 Population	8,196	106,178	278,118
2029 Population Projection	8,870	114,048	296,893
Annual Growth 2020 to 2024	4.7%	3.2%	2.2%
Annual Growth 2024 to 2029	1.6%	1.5%	1.4%
Median Age	35.7	34.3	34.5
Bachelor's Degree or Higher	21%	43%	39%
U.S. Armed Forces	21	89	358

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,760	44,745	111,755
2024 Households	3,243	50,853	121,937
2029 Household Projection	3,506	54,726	130,386
Annual Growth 2020 to 2024	4.7%	4.0%	2.9%
Annual Growth 2024 to 2029	1.6%	1.5%	1.4%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$58,795	\$94,373	\$90,712
Median Household Income	\$36,594	\$66,166	\$62,498



278,118

2024 POPULATION
(5 Miles)



121,937

2024 HOUSEHOLDS
(5 Miles)



\$90,712

AVERAGE HOUSEHOLD
INCOME (5 Miles)



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FOR MORE INFORMATION PLEASE CONTACT

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