



INDUSTRIAL FLEX PROPERTY FOR SALE AND/OR LEASE

4011 Atmore Street
Charlotte, NC 28205

- Prime location near approved LYNX Redline and 0.4 miles from Sugar Creek LYNX Blue Line
- Adjacent to multiple large mixed-use commercial development projects (The Pass, Sugar Yards, etc.)



Presented By:

TRIPP CALDWELL
tripp@moodyre.com
704.245.3293

JAN RINGELING
jan@moodyre.com
704.490.3872

MOODY COMMERCIAL REAL ESTATE

10700 Sikes Place, Suite 280
Charlotte NC 28277
704.490.3872 | Moodyre.com

INDUSTRIAL FLEX PROPERTY FOR SALE AND/OR LEASE

4011 Atmore Street, Charlotte, NC 28205

PROPERTY SUMMARY



Property Description

Flex Industrial Commercial Property in Rapidly Developing Northeast Charlotte (Plaza Midwood/NoDa).

This commercial property in Northeast Charlotte boasts high visibility in a rapidly expanding submarket, surrounded by a surge of new residential and commercial developments. Nearly 1,600 multifamily and townhome units are planned or under construction within a 1.5-mile radius, making this site an exceptional opportunity for retail or commercial use.

Strategically located near key transportation hubs, including a light rail station and the future LYNX Red Line, the property benefits from ongoing infrastructure improvements such as enhanced drainage, upgraded street lighting, and expanded community trails. These enhancements further elevate the area's appeal, solidifying its position as a prime destination for future development.

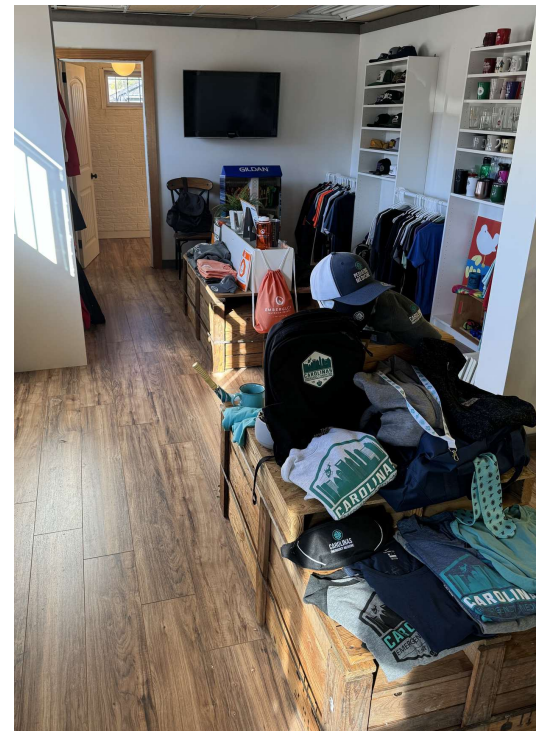
Offering Summary

Sale Price:	Call for Details
Lease Rate:	Call for Details
Lot Size:	0.23 Acres
Building Size:	3,800 SF

INDUSTRIAL FLEX PROPERTY FOR SALE AND/OR LEASE

4011 Atmore Street, Charlotte, NC 28205

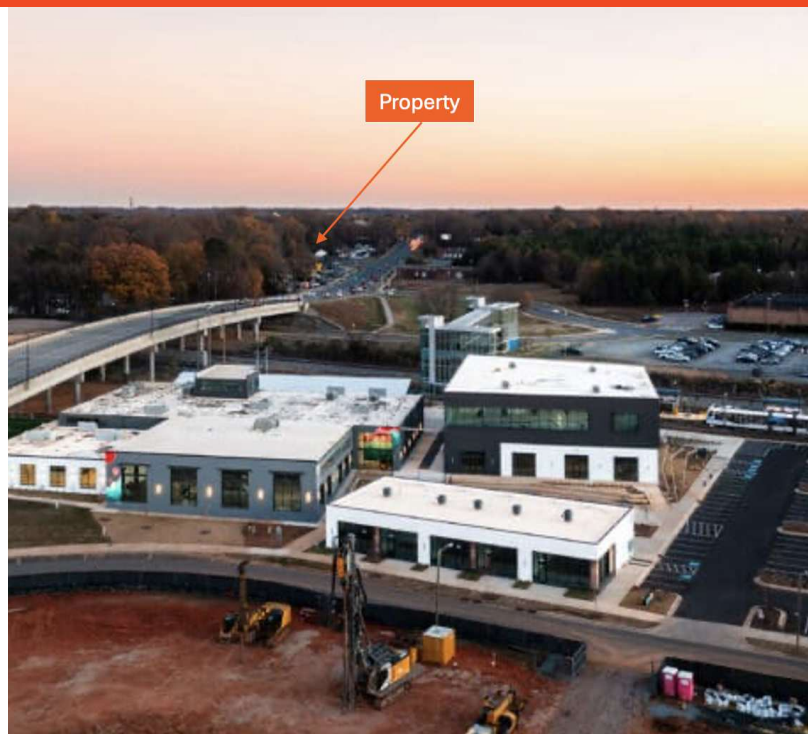
PROPERTY PHOTOS



INDUSTRIAL PROPERTY FOR SALE

4011 Atmore Street, Charlotte, NC 28205

CORRIDOR DEVELOPMENT



Neighboring Commercial Mixed-Use Development - The Pass

The Pass is a transformative, multi-phase mixed-use project located along North Tryon Street near the Sugar Creek LYNX Blue Line Station, connecting directly to the Cross Charlotte Trail and the NoDa arts district. Spanning roughly 12 acres, the development blends adaptive reuse and new construction to create a vibrant “live, work, play” destination that anchors one of Charlotte’s fastest-evolving urban corridors.

The project is being delivered in three phases — Pass 41, Pass 42, and Pass 43— totaling over 80,000 square feet of commercial, retail, and creative office space, along with more than 300 multifamily residential units. Pass 41, the initial phase, focuses on adaptive reuse and entertainment, with spaces now home to PINE, a 12,000-square-foot event venue, and Borderline Bar & Billiards, a social venue featuring indoor and outdoor recreation space. This first phase began construction in 2023, with initial tenant openings expected in 2024.

Pass 42 and Pass 43 represent the residential and mixed-use expansion of the project, including approximately 335 apartment units and additional street-level retail designed to support an active pedestrian environment. The residential phases are targeting initial occupancy by mid-2025 and will further enhance connectivity between NoDa, Sugar Creek Station, and surrounding redevelopment sites.

Strategically positioned at the intersection of light rail, trail, and roadway access, The Pass is designed to serve as a creative hub that bridges Charlotte’s established NoDa community with its next wave of urban growth. The project’s unique combination of preserved industrial character, entertainment venues, and modern multifamily housing make it a defining catalyst for continued development along the North Tryon and Sugar Creek corridor.



COMMERCIAL REAL ESTATE

TRIPP CALDWELL
704.245.3293
tripp@moodyre.com

JAN RINGELING
704.490.3872
jan@moodyre.com

INDUSTRIAL FLEX PROPERTY FOR SALE AND/OR LEASE

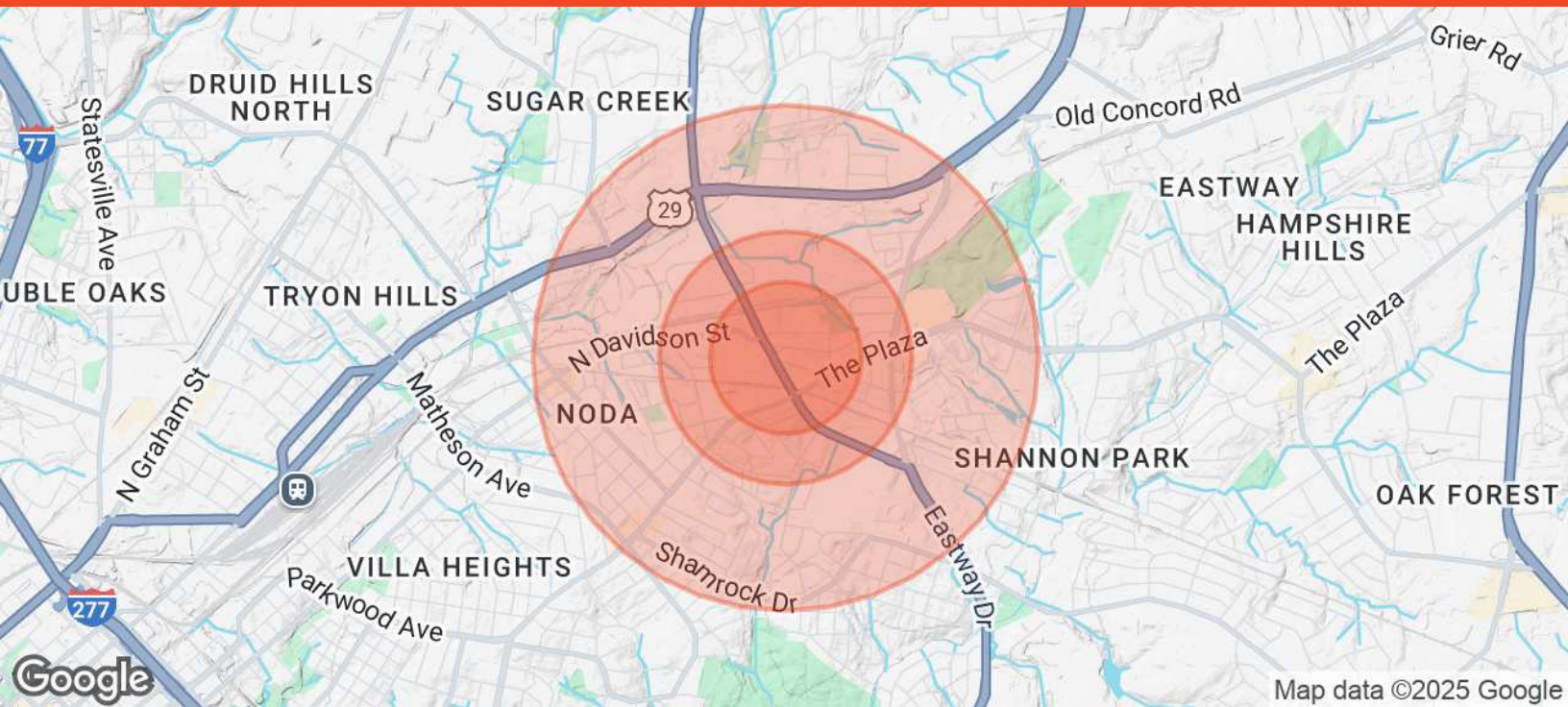
4011 Atmore Street, Charlotte, NC 28205

RETAILER MAP



4011 Atmore Street, Charlotte, NC 28205

DEMOGRAPHICS MAP & REPORT



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	546	2,085	11,877
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	257	949	5,242
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$112,902	\$103,388	\$86,771
Average House Value	\$442,562	\$411,134	\$405,786

Demographics data derived from AlphaMap