



6 SUMMIT
PARTNERS



**FOR SALE OR
SHORT TERM LEASE**



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PARTNERS

Contact Us:

**Brad Grow, SIOR
Partner**

704.577.1835

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415 Foster Ave, Charlotte, NC 28217

± .344 AC | ± 4,560 RSF

Located just steps from Charlotte's South End and LoSo, 415 Foster Avenue is surrounded by multifamily residences, retail shops, the light rail system, and some of the city's best restaurants. This prime location offers the perfect opportunity for owner/user investor in the dynamic heart of Charlotte's South End.

PROPERTY FEATURES:

- For lease \$18.00/SF NNN, 1-2 year term
- For Sale \$1,650,000.00
- Zoned: ML-1 (owner will sell subject to rezone if needed)
- Proximity to Transit: Easy access to I-77, I-277, with walking distance to the New Bern Station on the LYNX Blue Line
- Located in a growing business district

discipline, precision, integrity

415 Foster Ave | For Sale or Lease



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415 Foster Ave | For Sale



0.344

Acres



4,560

Square Feet



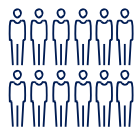
Zoning

ML-1

(Owner will sell subject
to rezone if needed)



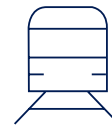
415 Foster Ave | Location Map



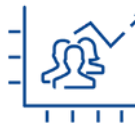
2024
Population
118,053



2024 Average
Household Income
\$134,322



To New Bern
Station
0.4 Mi



2029
Projected Population
146,852



Distance to
I-77
<1 Mi



Distance to
CLT Airport
7 Mi



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