



## FOR SALE OR SHORT TERM LEASE



**6 SUMMIT**  
PARTNERS

### Contact Us:

**Brad Grow, SIOR**  
**Partner**  
704.577.1835  
brad.grow@  
6summitpartners.com

**415 Foster Ave, Charlotte, NC 28217**

**± .344 AC | ± 4,560 RSF**

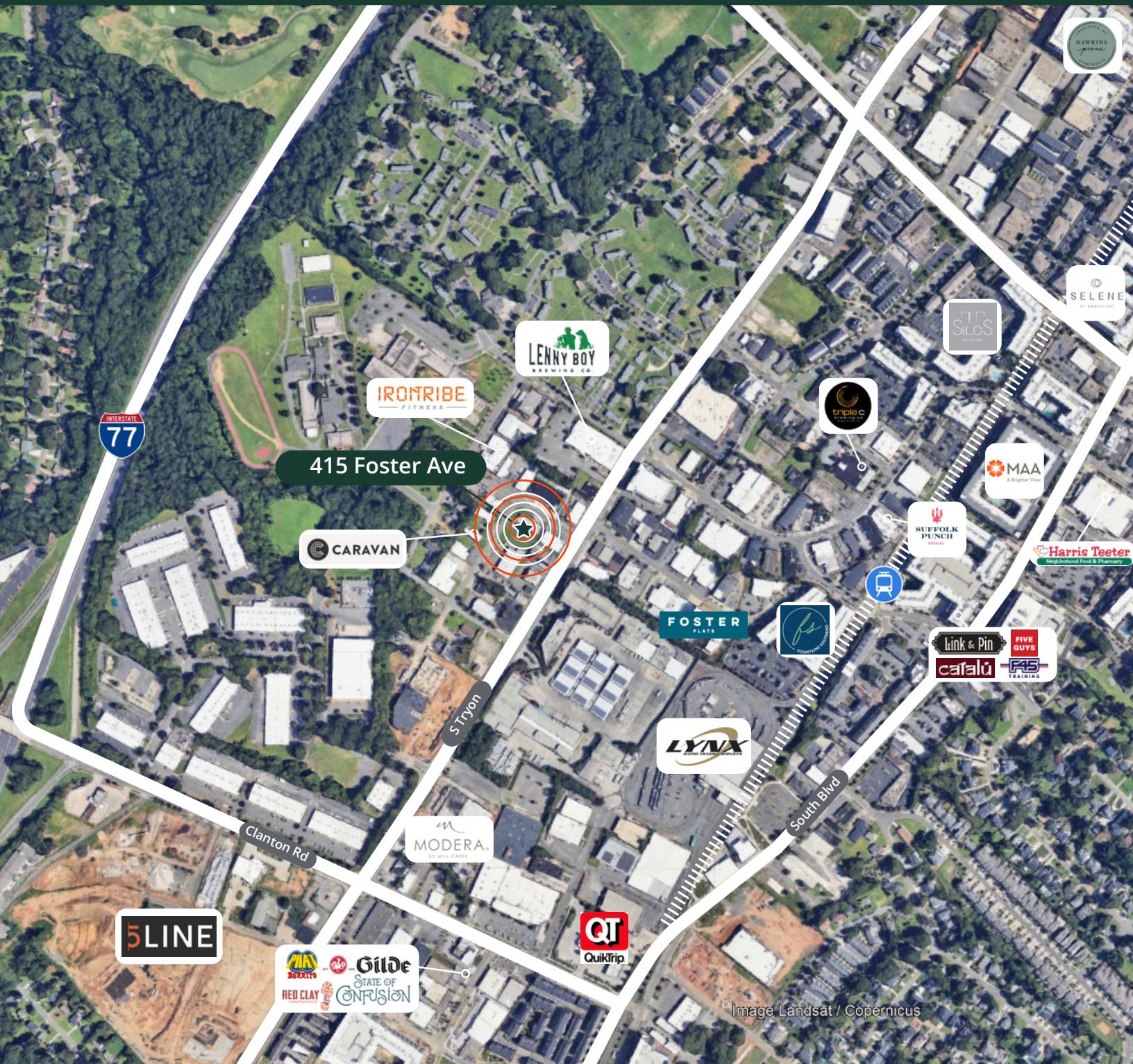
Located just steps from Charlotte's South End and LoSo, 415 Foster Avenue is surrounded by multifamily residences, retail shops, the light rail system, and some of the city's best restaurants. This prime location offers the perfect opportunity for owner/user investor in the dynamic heart of Charlotte's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



**6 SUMMIT  
PARTNERS**

# 415 Foster Ave | For Sale



0.344

Acres



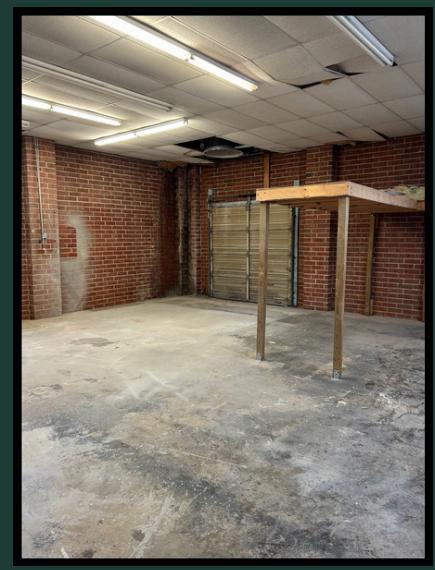
4,560

Square Feet

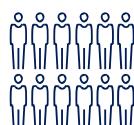
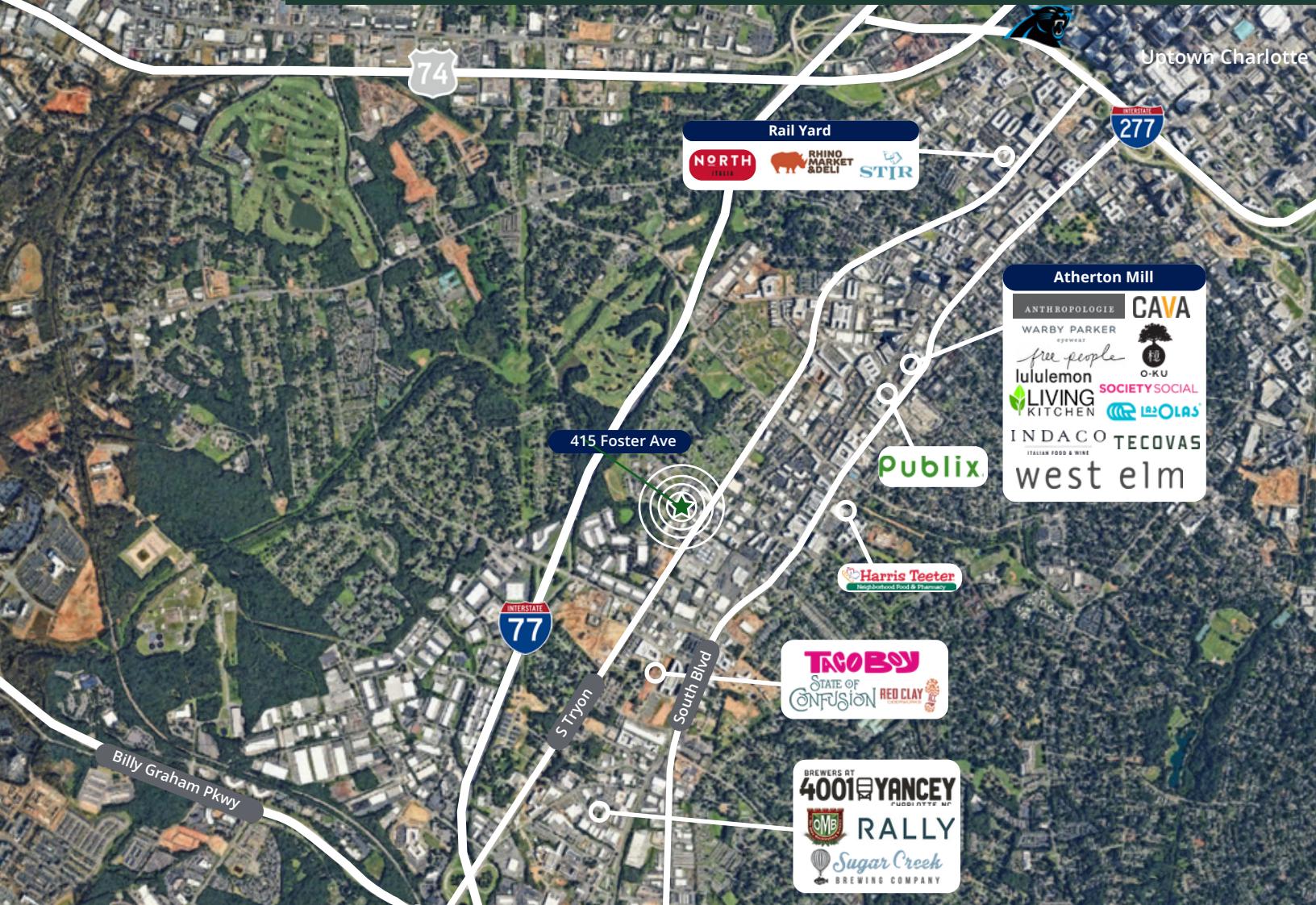


Zoning  
ML-1

(Owner will sell subject  
to rezone if needed)



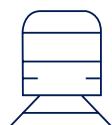
# 415 Foster Ave | Location Map



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



**6 SUMMIT**  
PARTNERS

Brad Grow SIOR  
Partner  
704.577.1835  
brad.grow@6summitpartners.com