

TRANSFORMATIVE INFILL OPPORTUNITY: INDUSTRIAL REPOSITION OR MULTIFAMILY DEVELOPMENT



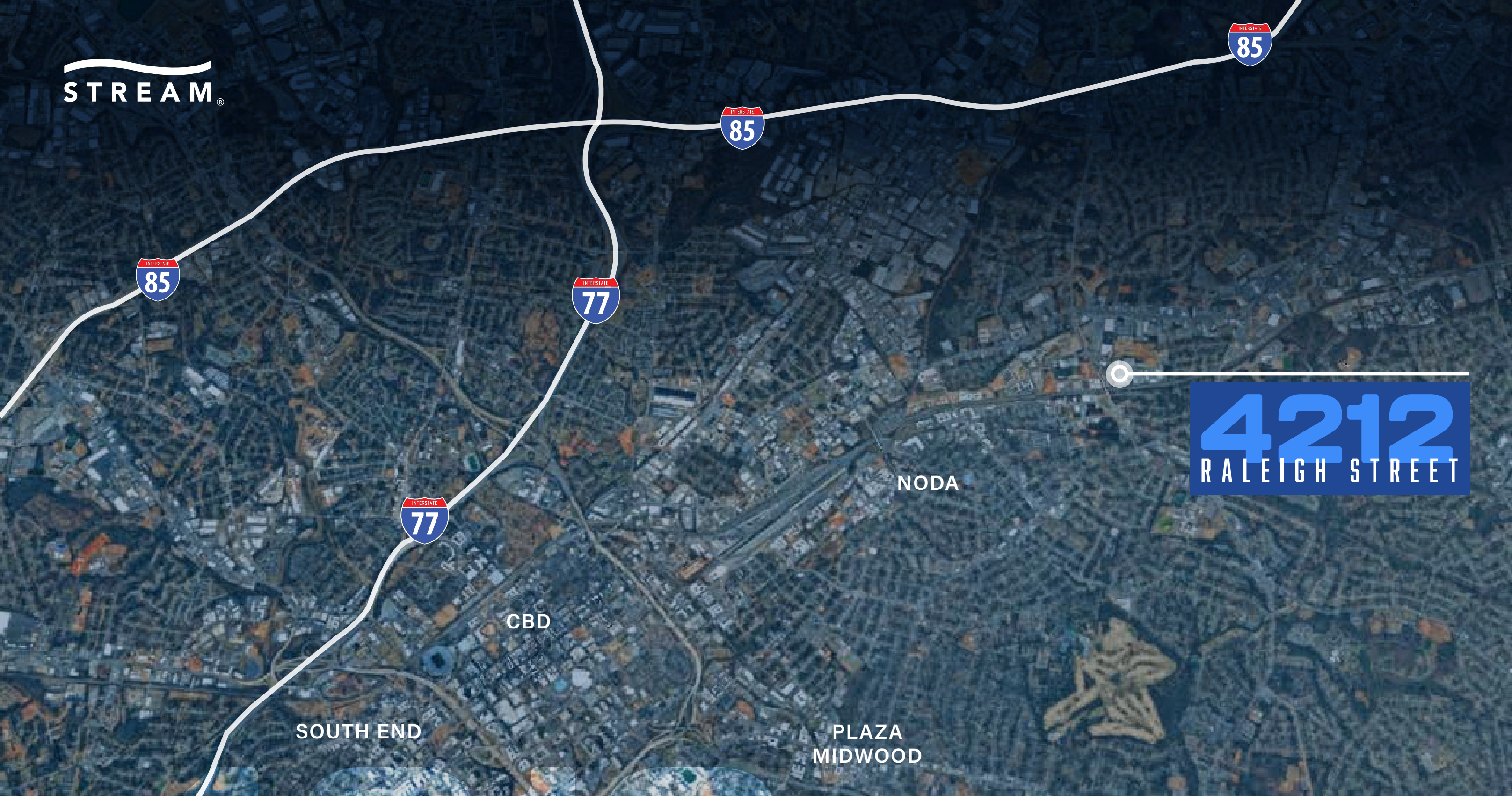
4212

RALEIGH STREET

CHARLOTTE, NC 28213

STREAM<sup>®</sup>





# 4212 RALEIGH STREET

## OFFERING OVERVIEW

4212 Raleigh Street (the “Property”) is a prime infill redevelopment opportunity to acquire ± 4.02-acres with an existing ± 88,250 square foot industrial building in the Sugar Creek corridor of NoDa, Charlotte. The Property is located directly along the LYNX light rail at the Sugar Creek Station stop and is surrounded by new multifamily development, walkable restaurants, and retail shopping. The Property’s vicinity to I-85, Plaza Midwood and Uptown Charlotte allows for regional connectivity to greater Charlotte. Furthermore, the Property is zoned TOD-CC (Community Center) allowing favorable density development and encouraging transit oriented, community focused projects while the existing industrial use preserves the entitlements for a wide variety of commercial and industrial activities.

Directly next to 4212 Raleigh Street is NoDa’s brand-new mixed-use development named The Pass and delivered by Third & Urban, one of the region’s top adaptive reuse developers. The Pass encompasses creative office, new and established restaurants concepts, and Sorella, a 335-unit multifamily complex completed in 2025.

4212 Raleigh Street presents a unique opportunity to both investors and industrial owner-occupiers as well as prospective developers. Industrial operations can leverage the building’s functional loading and laydown yard while repurposing the existing structure to fit the market’s demand or individual occupier needs. The ± 88,250 square foot building can also be demised should an investor pursue a multi-tenant strategy. Or, due to 4212 Raleigh Street’s urban location and proximity to skilled millennial workforce, the site caters well to future demand for new developments or redevelopments. The site’s optimal ±4.02-acre size and shape positions well for multifamily developers seeking to capitalize on the surrounding mixed-use area and continued demographic growth.





# PROPERTYDETAILS



## 4212 RALEIGH STREET

CHARLOTTE, NC 28213

PARCEL ID: 9105151

SUBMARKET: NoDa

ACREAGE: 4.02 acres

BUILDING RSF: ± 88,250 RSF

OFFICE RSF: ± 7,600 RSF

ZONING: TOD - CC

ASSET TYPE: Industrial

OUTDOOR STORAGE: 0.65 acres

HVAC: Office Areas Only

CLEAR HEIGHT: 14'5" - 31'

LOADING: Front-Load

DOCK-HIGH DOORS: 5

GRADE-LEVEL DOORS: 3

YEAR BUILT: 1955

PRICING: Call For Pricing



## RALEIGH STREET



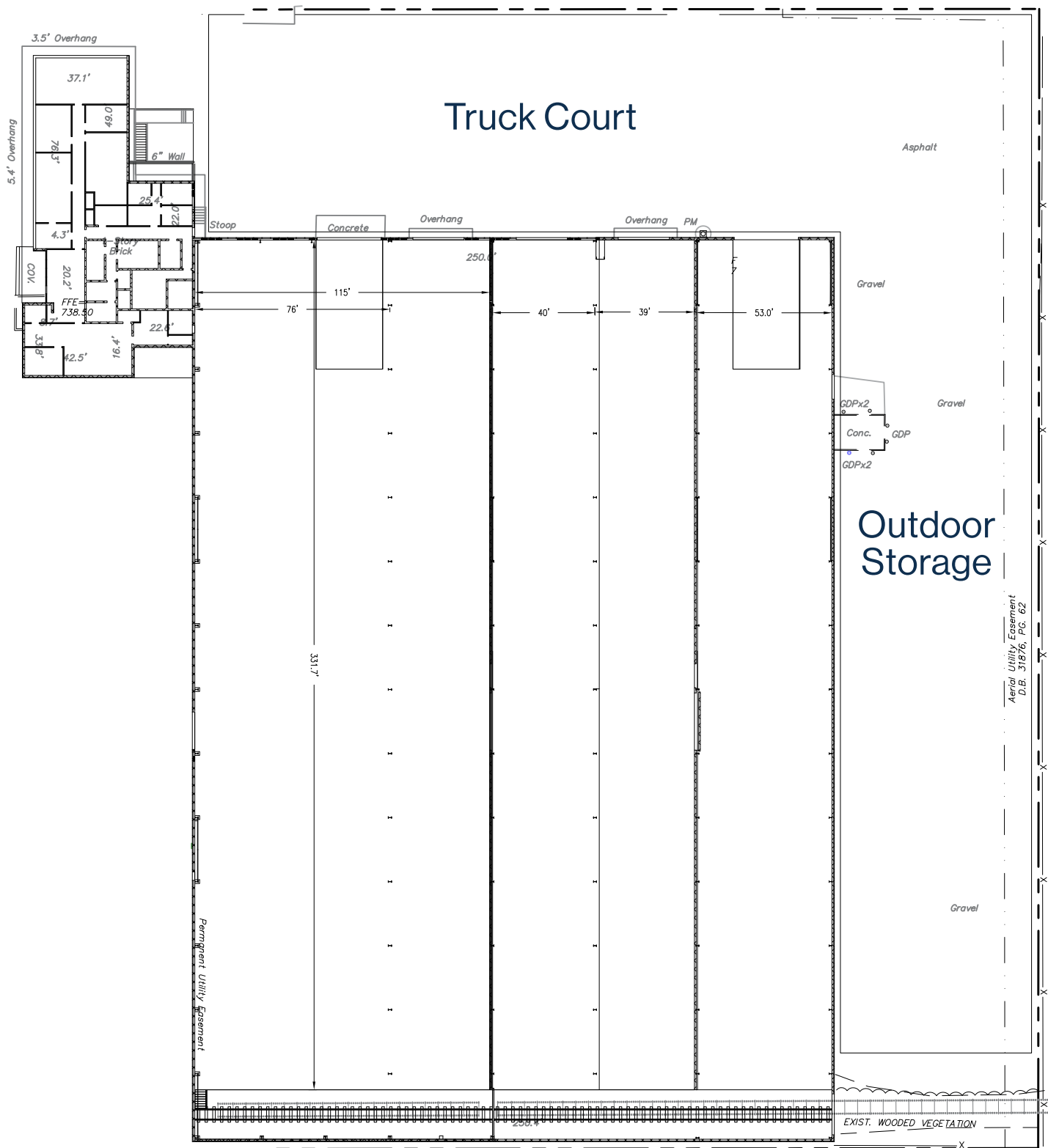


# INDUSTRIAL BUYER OPPORTUNITY

## CURRENT STATE



## FLOOR PLAN



OUTDOOR STORAGE  
0.65 acres





# NEIGHBORHOOD DEVELOPMENT MOMENTUM



## TOD-CC ZONING

4212 Raleigh is zoned Transit Oriented Development – Community Center. This designation is for parcels located within ½ mile walking distance of an existing transit station or ¼ mile walking distance of an existing streetcar stop. The zoning accommodates lower maximum building heights and less rigorous design and building standards. TOD-CC is meant to encourage further development and permits a multitude of future uses.

*Investors are responsible for independently verifying the information in this Offering. We encourage direct communication with Charlotte Mecklenburg Planning and Zoning Department.*

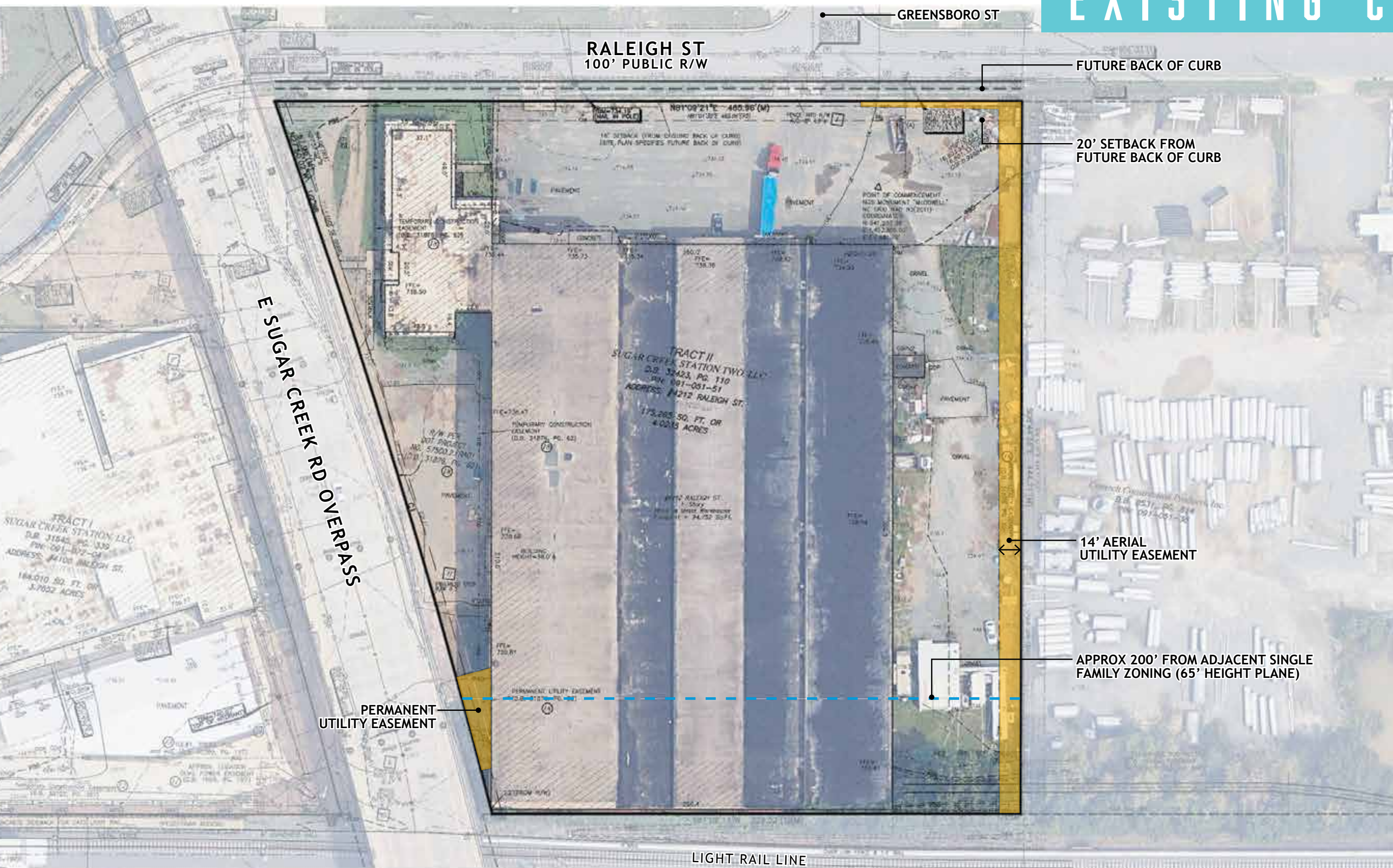
# 4212

## RALEIGH STREET



# REPOSITION OPPORTUNITY

## EXISTING CONDITIONS

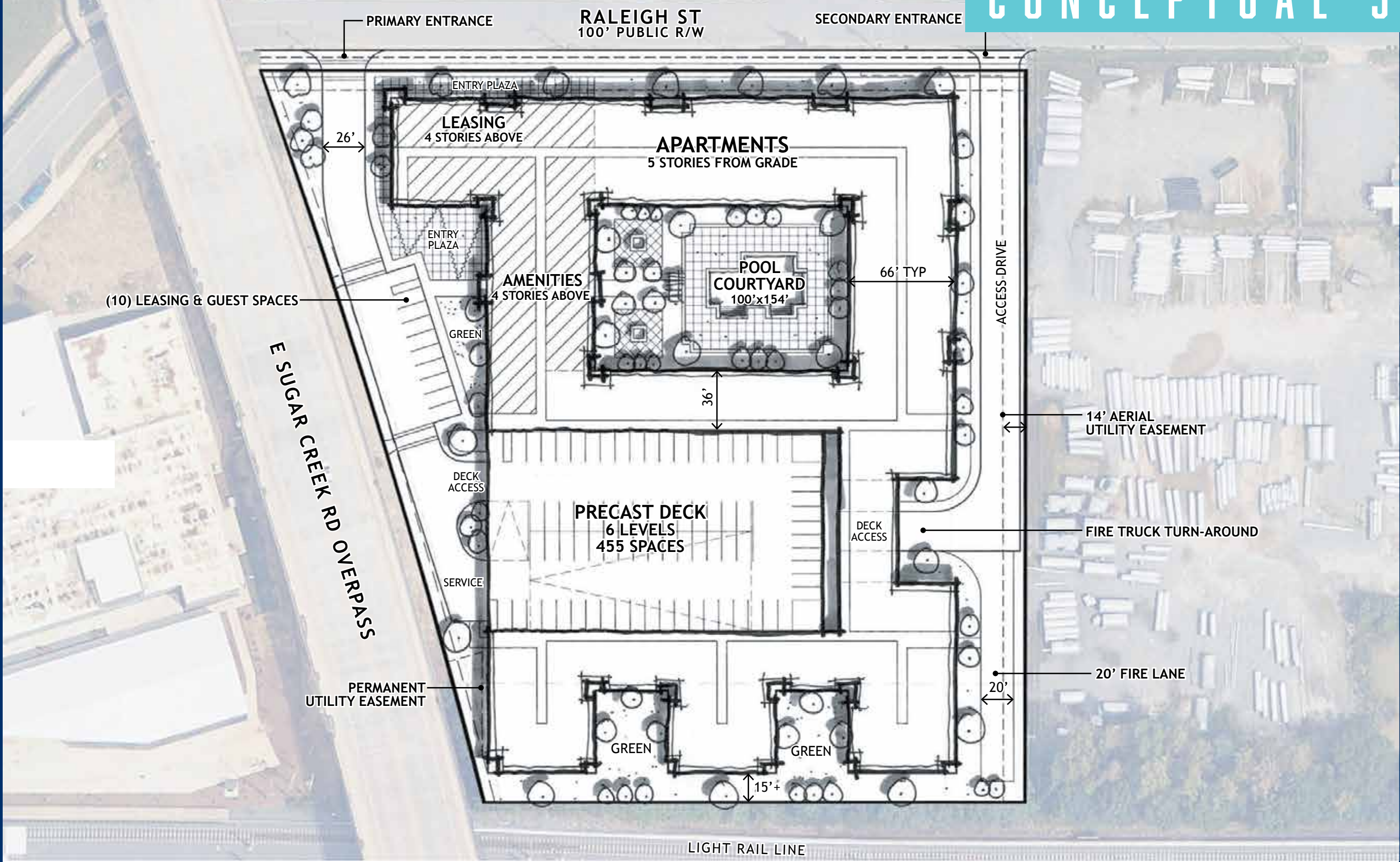


350 Apartment Units

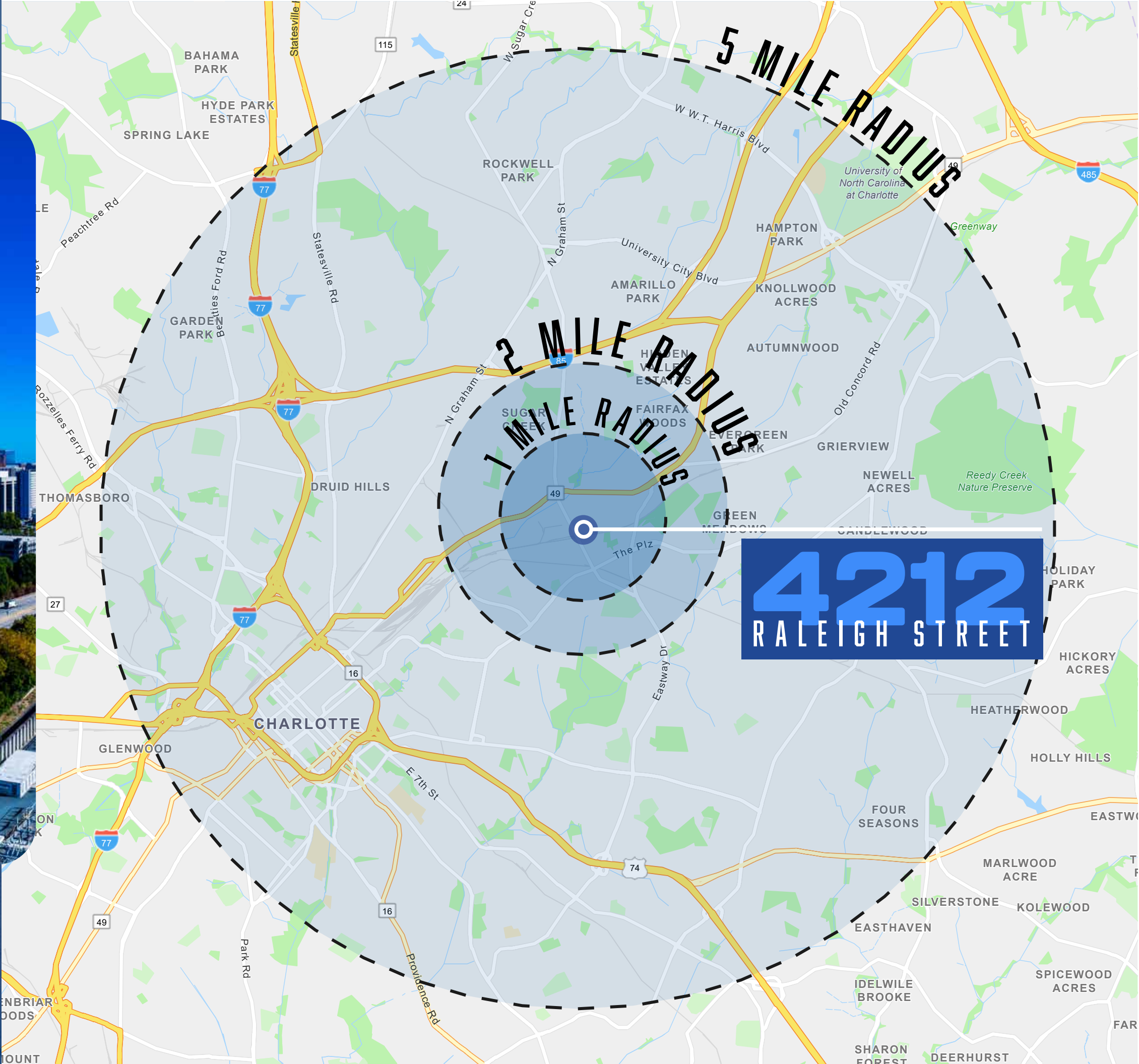
350,000 GSF Total

10,000 SF Leasing & Amenities

## CONCEPTUAL SITE PLAN







| POPULATION                        | 1 MILE    | 2 MILES   | 5 MILES   |
|-----------------------------------|-----------|-----------|-----------|
| 2025 TOTAL POPULATION             | 13,462    | 45,910    | 286,174   |
| 2025 POPULATION AGE 18+           | 10,791    | 35,830    | 229,521   |
| 2030 TOTAL POPULATION             | 18,668    | 54,774    | 312,766   |
| 2025-2030 GROWTH RATE: POPULATION | 6.76%     | 3.59%     | 1.79%     |
| HOUSEHOLDS                        |           |           |           |
| 2025 TOTAL HOUSEHOLDS             | 6,239     | 19,887    | 127,534   |
| 2030 TOTAL HOUSEHOLDS             | 8,642     | 24,210    | 142,665   |
| 2025-2030 GROWTH RATE: HOUSEHOLDS | 6.73%     | 4.01%     | 2.27%     |
| HOUSEHOLD INCOME                  |           |           |           |
| 2025 AVERAGE HOUSEHOLD INCOME     | \$106,613 | \$101,108 | \$113,791 |
| 2025 AVERAGE DISPOSABLE INCOME    | \$76,417  | \$72,792  | \$81,025  |
| 2025 AVERAGE NET WORTH            | \$441,665 | \$501,600 | \$610,728 |
| HOUSING UNITS                     |           |           |           |
| 2025 TOTAL HOUSING UNITS          | 6,974     | 21,903    | 139,276   |
| 2025 AVERAGE HOME VALUE           | \$462,706 | \$456,499 | \$519,840 |
| 2025 OWNER OCCUPIED HUS           | 2,228     | 7,314     | 48,129    |
| 2025 RENTER OCCUPIED HUS          | 4,011     | 12,573    | 79,405    |



# N O D A



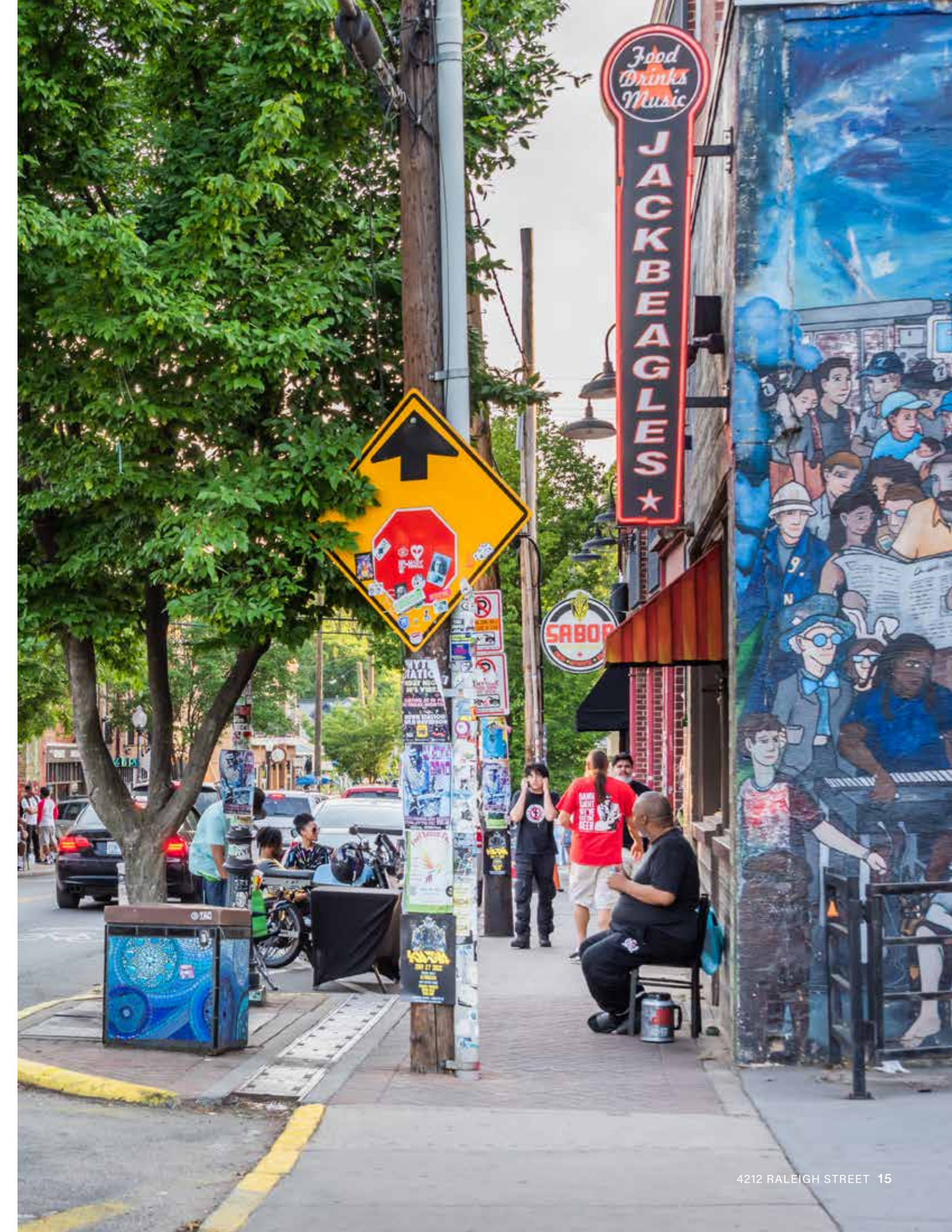
# NoDa

## SUBMARKET OVERVIEW

NoDa, short for North Davidson, is home to one of Charlotte's most popular arts and entertainment districts. Located just north of Uptown, the heart of NoDa sits at the intersection of North Davidson Street and 36th Street. Once a mill and textile manufacturing hub, the neighborhood's historic buildings have been thoughtfully preserved, maintaining their authenticity and rich character. Following a major resurgence in the 1990s, artists and gallery owners began transforming these older structures into studios and creative spaces, breathing new life into the area and drawing attention from across the city. The pedestrian-friendly street scape fostered a vibrant energy and offered a refreshing contrast to Uptown's corporate skyline. As NoDa evolved into a destination rooted in creativity and community, population growth, new businesses, and continued investment helped shape it into one of Charlotte's most dynamic and recognizable neighborhoods.

Today, NoDa thrives as a lively mix of culture, pioneering artists, shops, and bars. Its colorful murals, iconic restaurants, and renowned music venues make it a truly distinctive place to live and visit. The area's walkable design and eclectic entertainment options create a lifestyle experience unmatched elsewhere in Charlotte.

Since the 2018 LYNX Blue Line Light Rail extension, NoDa has also become a highly accessible, transit-oriented destination. The light rail has catalyzed continued development and talent migration, fueling new apartment and office projects driven by strong market fundamentals and enduring demand.





# WHY CHARLOTTE



## EMPLOYMENT GROWTH

**+35,000**

Job Announcements  
(2020 – 2025)



510 JOBS



500 JOBS



470 JOBS



325 JOBS



301 JOBS



225 JOBS



+700 MEDICAL STUDENTS

CHARLOTTE

**#5**

Top Millennial moving destination

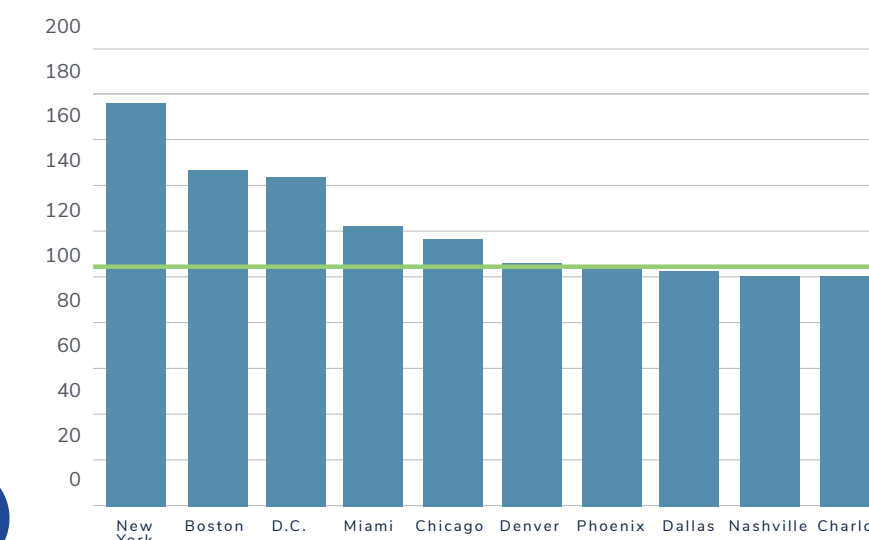
(Source: Charlotte Business Alliance)

NORTH CAROLINA

**#1** TOP STATES  
FOR BUSINESS

(Source: CNBC)

## COST OF LIVING



CHARLOTTE

**#5**

Best Places to Live 2024-2025

(Source: U.S. News & World Report)

## DIVERSE ECONOMY

**150**

people move to the  
Charlotte MSA every day.

## BUSINESS ENVIRONMENT

Low Cost of Business  
with **2.25%** corporate  
tax rate presents  
strong incentive for  
company relocations  
and expansions.

**19** Fortune 1,000  
companies

Honeywell

Bank of America



CHARLOTTE

**#9** for apartment demand  
(Source: Northmarq)

**146**

multifamily developments  
totaling almost **31,000**  
**units** in the past two years  
in the Charlotte region.



# CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



6<sup>TH</sup>

IN THE WORLD

(Aircraft Movement)

2<sup>ND</sup>

LARGEST AMERICAN  
AIRLINES HUB

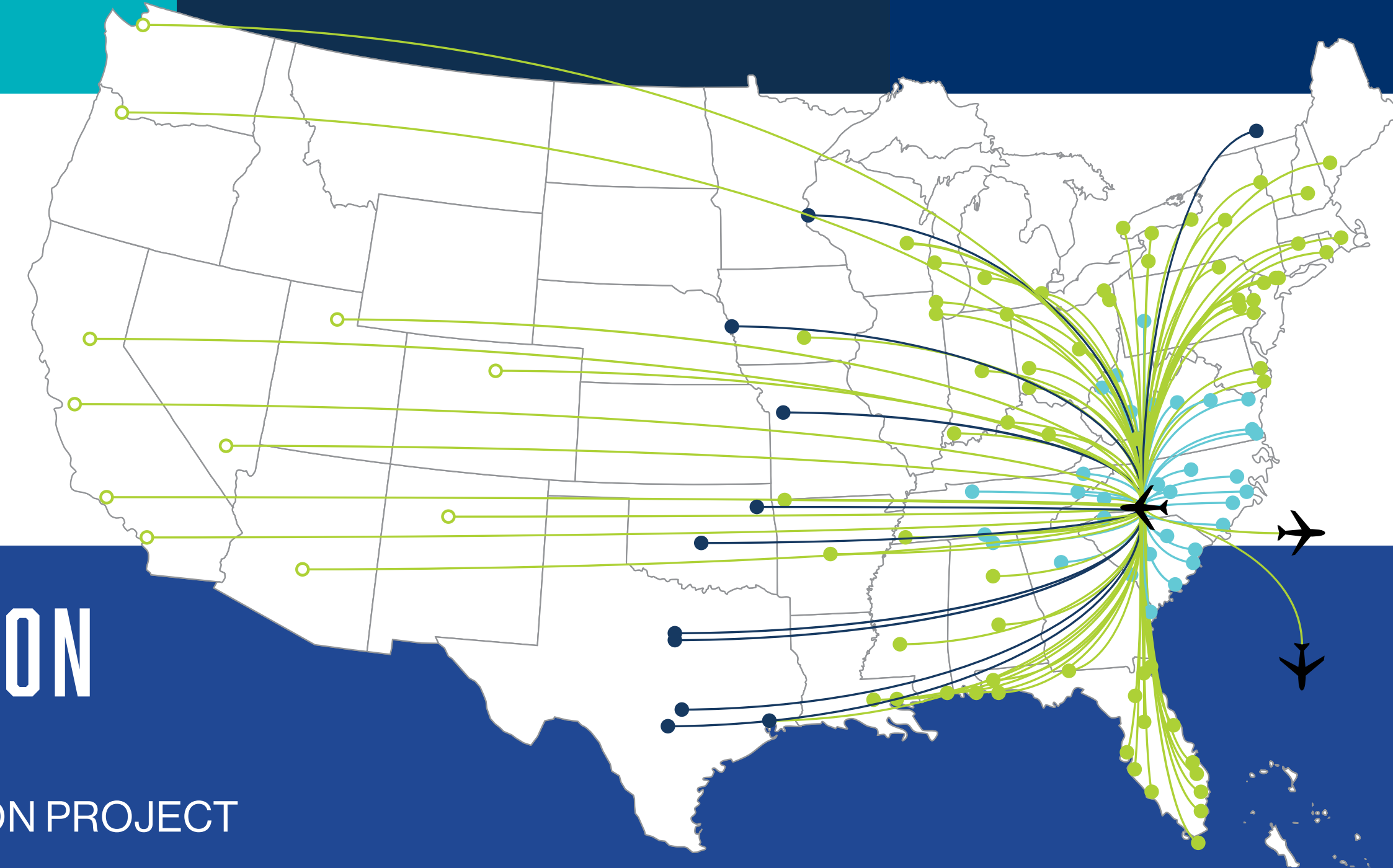
7<sup>TH</sup>

BUSIEST AIRPORT

(Domestic, total passengers)

## FLIGHT TIMES

- UNDER 1 HOUR
- UNDER 2 HOURS
- UNDER 3 HOURS
- 3 HOURS OR MORE



\$4 BILLION

RENOVATION +  
CONSTRUCTION PROJECT



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FOR MORE INFORMATION, CONTACT:

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**4212**  
**RALEIGH STREET**