

1426

E 4TH STREET, CHARLOTTE, NC



±8,572 SF Commercial Building Available for Lease in Charlotte

Located just outside of Uptown

- ±8,572 SF available for lease
- ±0.240 AC
- Two (2) outdoor patios
- Roughly 300 seating capacity

CONTACT BROKERS FOR DETAILS

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**AVISON
YOUNG**

COMMERCIAL BUILDING FOR LEASE

1426 E 4th St, Charlotte, NC

OPPORTUNITY

Rare opportunity to acquire a fully operational craft brewery and taproom located just outside Uptown Charlotte, adjacent to Central Piedmont Community College and minutes from Myers Park, Eastover, and Dilworth. The ±8,572 SF space features two outdoor patios—one on the second floor offering direct skyline views of Uptown Charlotte. The property accommodates approximately 300 guests and includes a downstairs taproom with 22 taps and an impressive brewhouse designed for scalable production and distribution.

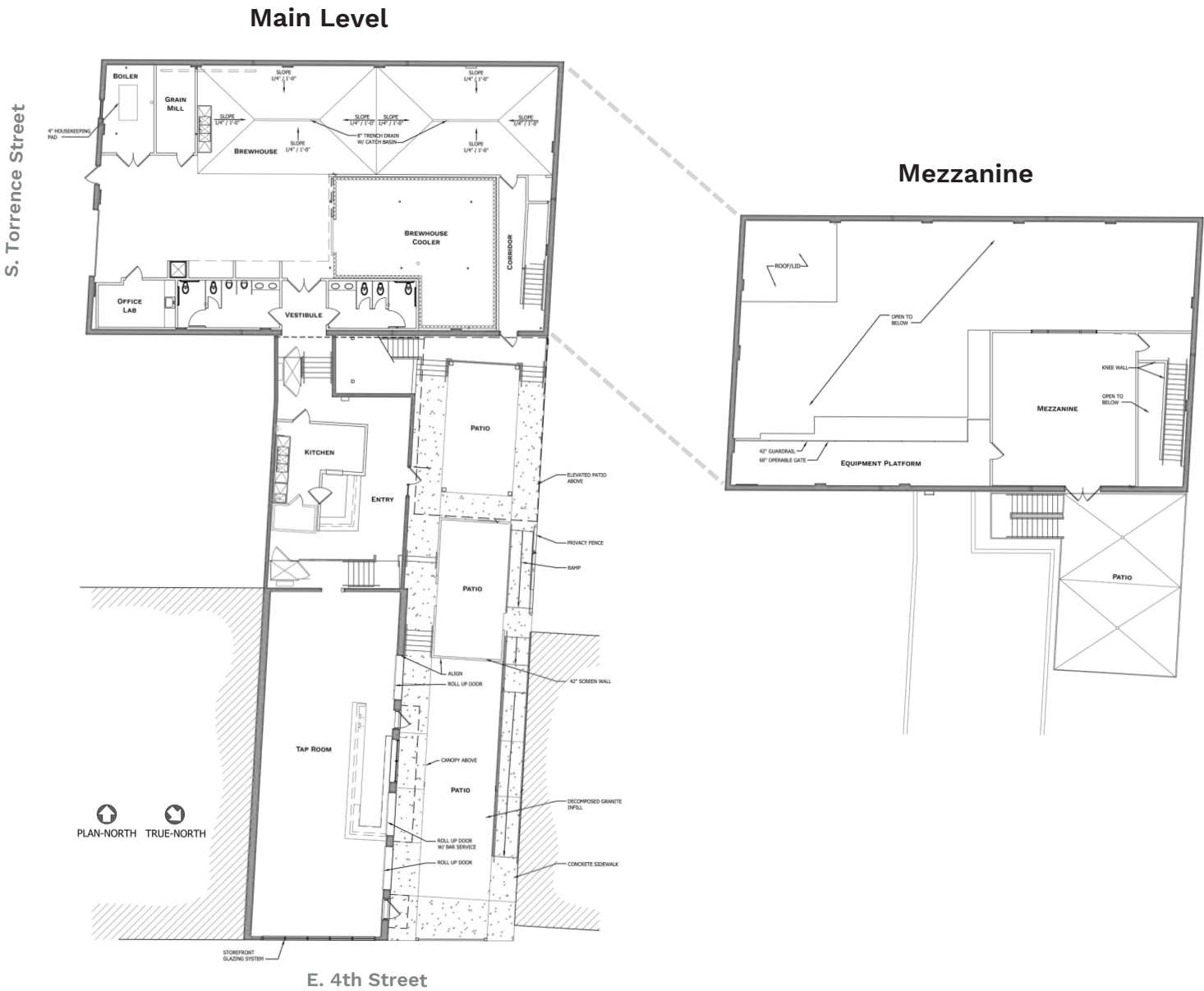


Property details

Parcel ID:	12510411
Zoning:	MUDD-O (Mixed-Use Development District-Optional)
Building SF:	±8,572 SF
Acres:	±0.240 AC
Year Built / Renovated:	1926 / 2019
Frontage on S. Torrence St:	50'
Frontage on 4th St:	50'
Vehicles Per Day (4th St):	19,125
Lease Rate:	Contact Brokers

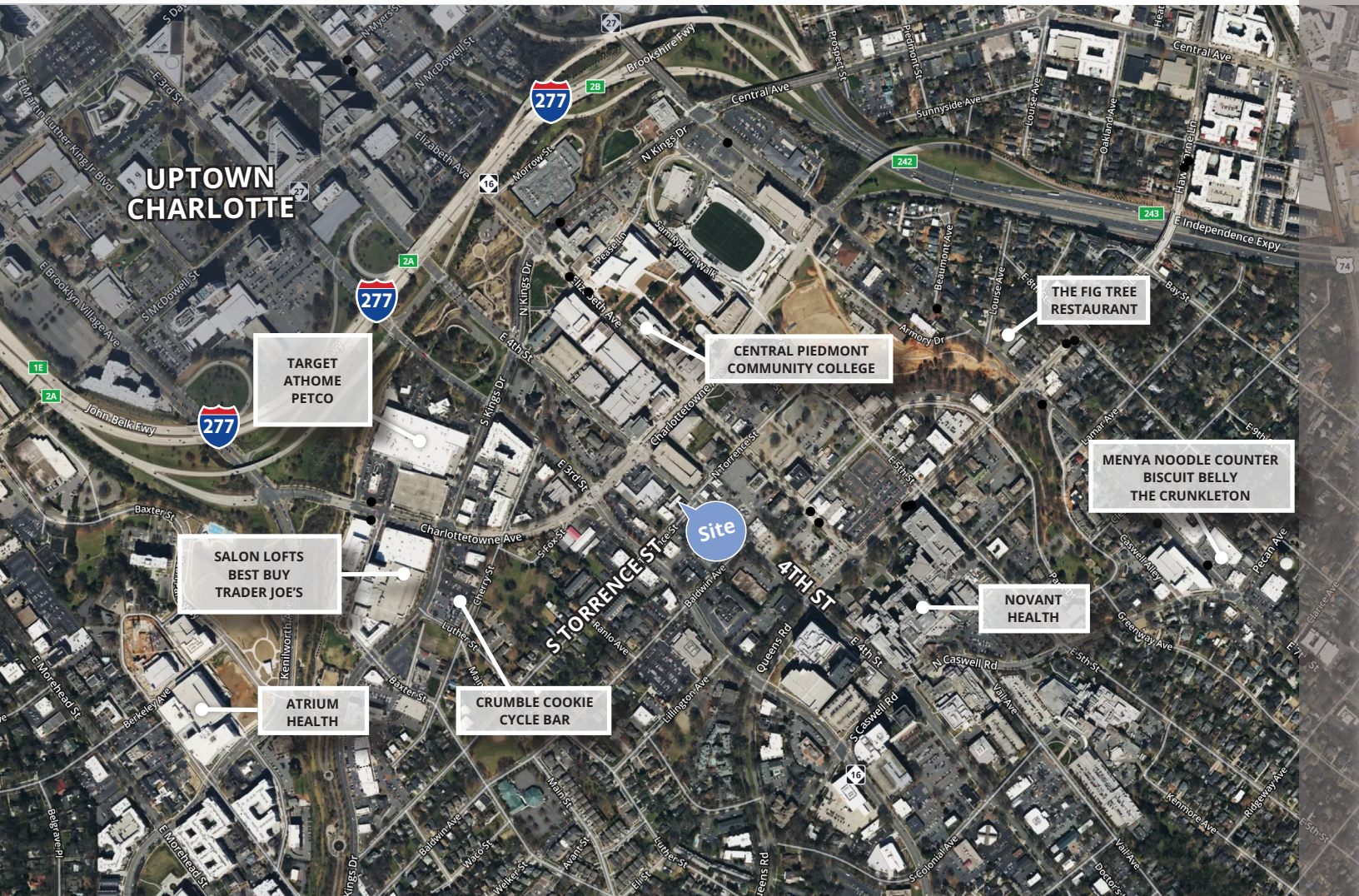


Building Floorplan



COMMERCIAL BUILDING FOR LEASE

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Charlotte Demographics

5 mile radius of property

AVERAGE HOUSEHOLD INCOME

\$84,434



139,699
TOTAL HOUSEHOLDS

TOTAL POPULATION

292,174

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