



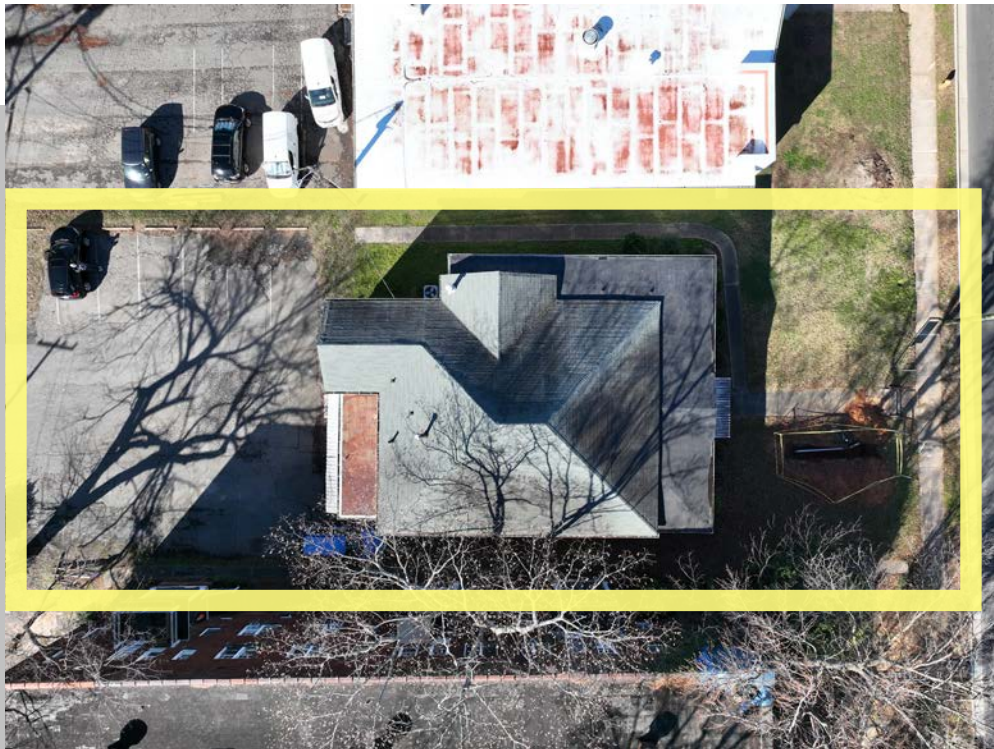
1908

EAST 7TH STREET
CHARLOTTE, NC 28204



PROPERTY STATUS	For Sale
BUILDING SIZE	+/- 2,739 SF
LOT SIZE	0.310 AC
ZONING	CG (General Commercial)
SALE PRICE	Call for Price

Boundary Street Advisors is pleased to offer 1908 E. 7th Street for sale. This property, located in the Elizabeth neighborhood just south of Uptown Charlotte, offers a prime opportunity for redevelopment. Spanning 0.310 acres with a +/- 2,739 SF building, the site boasts high visibility and substantial traffic. Conveniently positioned near amenities and public transportation, it also features ample parking in the back for accessibility.



Noteworthy features include walkability to 40+ retailers and restaurants, access to Independence Park and the 10-mile Little Sugar Creek Greenway via East 7th Street, and proximity to key areas such as Uptown, I-77, I-74, Monroe, Providence, Randolph Road, and the CityLYNX Gold Line Streetcar.

Additionally, it is adjacent to major medical facilities, Novant Health Presbyterian Medical Center and Atrium Health Mercy. This property offers a strategic and versatile space for businesses and community activities.

Front of 1908 E. 7th Street.



UPTOWN



**AMERICAN LEGION
MEMORIAL STADIUM**

**CENTRAL
PIEDMONT
COMMUNITY COLLEGE**

E INDEPENDENCE FWY



CityLYNX Gold Line Streetcar



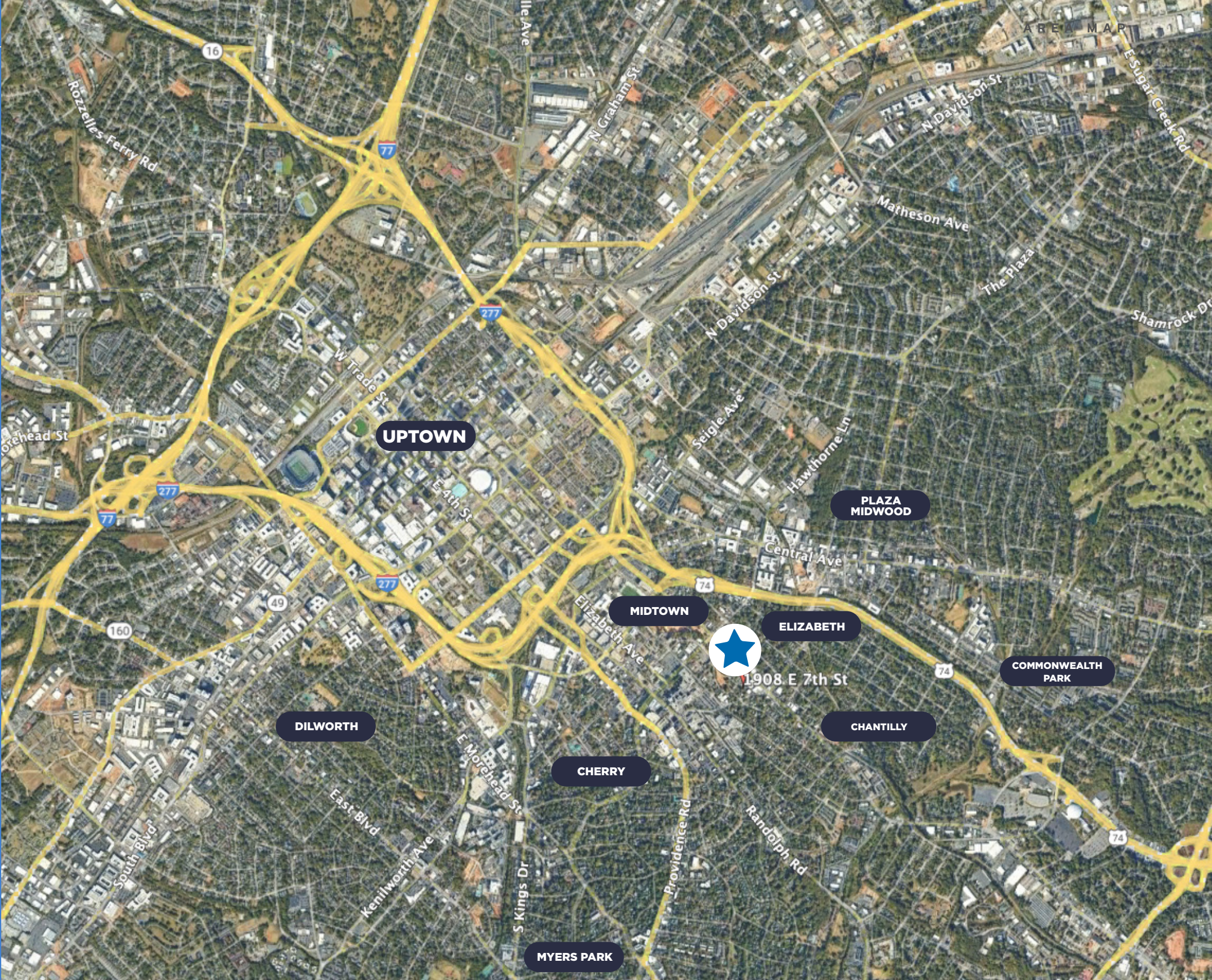
The Shops on 7th

**NOVANT
HEALTH**
Presbyterian Medical Center

Pecan Point

ELIZABETH
— ON SEVENTH —

Atrium Health



UPTOWN

PLAZA MIDWOOD

MIDTOWN

ELIZABETH

COMMONWEALTH PARK

DILWORTH

CHANTILLY

CHERRY

MYERS PARK



1908 E 7th St

Rozzelles Ferry Rd

16

77

277

ille Ave

N Graham St

N Davidson St

Sugar Creek Rd

Matheson Ave

The Plaza

Shamrock Dr

Morehead St

277

160

49

W Trade St

E 4th St

Seigle Ave

Hawthorne Ln

Central Ave

74

Elizabeth Ave

MIDTOWN

ELIZABETH

COMMONWEALTH PARK

DILWORTH

CHANTILLY

CHERRY

MYERS PARK

South Blvd

East Blvd

Kemilworth Ave

S Kings Dr

Providence Rd

Randolph Rd

74



Population

1 MILE RADIUS	17,025 people
3 MILE RADIUS	142,872 people
5 MILE RADIUS	307,845 people



Households

1 MILE RADIUS	8,365 households
3 MILE RADIUS	67,858 households
5 MILE RADIUS	133,087 households



Average Household Income

1 MILE RADIUS	\$81,609
3 MILE RADIUS	\$80,914
5 MILE RADIUS	\$63,001



Workforce Density

113,000 employees



Traffic Volume

10,000-15,000 vehicles per day

1908 E. 7th Street

1908 E. 7th Street in proximity to Uptown.



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E. 7TH STREET
CHARLOTTE, NC 28204

For more information on sale opportunities and to schedule a tour, please contact:



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