

435 & 501 E MOREHEAD ST

Charlotte, NC 28202

South End



Available for Sale

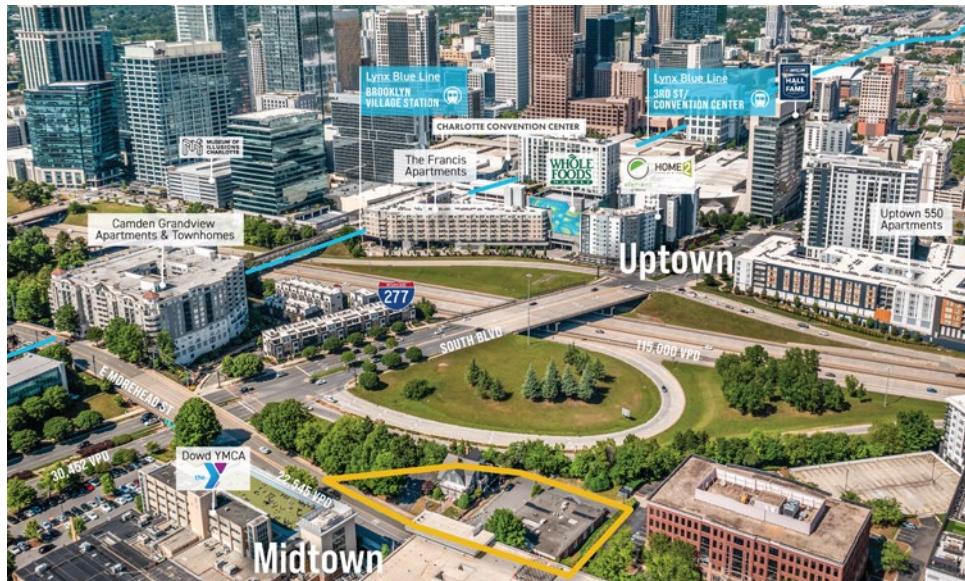
Up to +/-12,355 SF on +/- 0.75 AC | Historic Property in Midtown-South End

W WHITESIDE
PROPERTIES

Property Highlights

Whiteside Properties is pleased to offer for sale 435 & 501 E Morehead St. These two properties, totaling 12,355 SF represent a great opportunity to own or operate in historically significant property in the thriving Midtown-South End neighborhood. Only two blocks from the Lynx Blue Line Light Rail, across the street from the Dowd YMCA, and proximate to the new Pearl District (Charlotte's new premier medical campus) as well as many of the city's most prominent restaurants and breweries. Uses vary from retail storefront, office space, med office, med spa, and many others.

Rare opportunity in this submarket to acquire a nationally recognized historic property. 435 E Morehead, "The Mayes House," is the only surviving turn of the century house remaining in Charlotte's old Second Ward. It is one of the few remaining fine houses built on the once-fashionable Morehead Street and a rare intact example of the Shingle Style in Charlotte.



Restrictions

435 E Morehead is protected by a Historical Preservation Easement and is also a Historic Landmark – the building cannot be demolished.

501 E Morehead is protected by a Historical Preservation Easement, but retains development rights limited to 16.5' in height (Buyers should verify development and demo rights on their own).

ADDRESS

435 & 501 E. Morehead St, Charlotte, NC 28202

AVAILABILITY

Available for Sale

*Parcels can be sold together or separately

SQUARE FOOTAGE

+/- 4,355 SF | 435 E. Morehead St

+/- 8,000 SF | 501 E. Morehead St

ACREAGE

+/- 0.76 AC

ZONING

TOD-UC

ASSET CLASS

Office & Retail

OCCUPANCY

Vacant, Available Immediately

PARCEL ID

Mecklenburg County
#12513704 #12517503

PARKING

34 spaces total (17 / 17)

Surface lot parking and PRIVATE STREET parking
Street in between 435 and 501 Morehead has been abandoned and
is now split between the two parcels

YEAR BUILT

1900 & 1961

FEATURES

Private surface parking, proximity to Lynx Blue Line Light Rail,
Trophy Infill Location, positioned near some of Charlotte's best-known restaurants and retailers, across the street from the Dowd YMCA, proximity to the new Pearl District

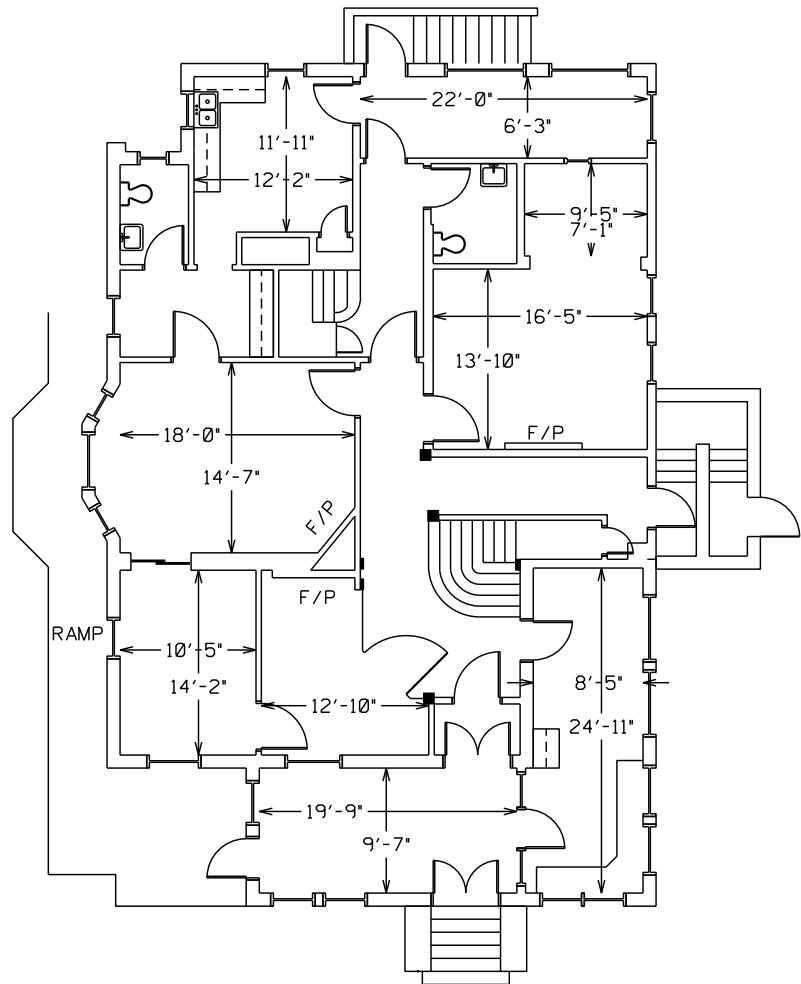
ASKING PRICE

Call for Pricing

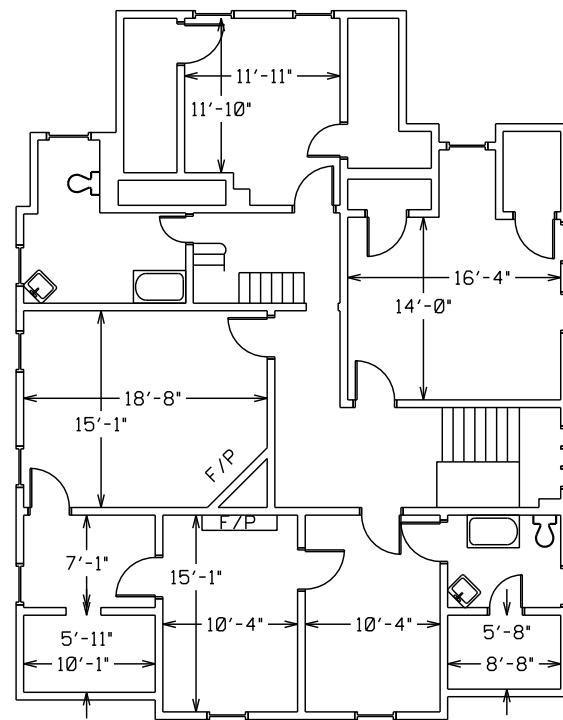
Property Photos



Floor Plan



First Floor



Second Floor

Layout Details

435 E MOREHEAD ST

+/- 4,355 SF

Kitchenette

Historic landmark status restricts development; max build height is 16 ft



Floor Plan

Layout Details

501 E MOREHEAD ST

+/- 8,000 SF





DEMOGRAPHICS

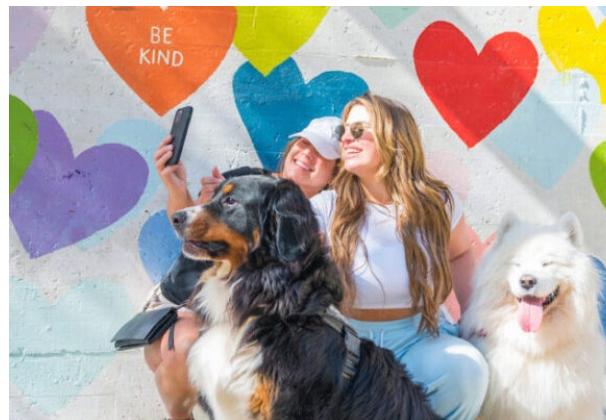
 POPULATION	23,814	130,627	262,274
 HOUSEHOLDS	14,885	68,002	125,445
 AVERAGE HOUSEHOLD INCOME	\$153,742	\$141,542	\$126,782
 BUSINESSES	4,277	10,656	19,451
 EMPLOYEE POPULATION	72,834	148,522	254,823

South End Neighborhood

Charlotte, North Carolina

When you step into Charlotte's dynamic South End neighborhood, you're immediately met with endless possibilities. From an array of culinary delights blending local and global flavors to an abundance of craft breweries and cozy coffee shops, South End offers a sensory experience unlike any other. Art is everywhere—galleries, murals, and installations dot every corner — while the shopping scene ranges from unique local boutiques to well-known national brands.

South End's legacy of "firsts" has shaped not just the neighborhood but the entire region, and its streets still reflect the energy of that entrepreneurial drive. It's a place where the past and future coexist, and more people than ever are choosing to live, work, and play in this ever-evolving corner of the Queen City.



LEARN MORE AT SOUTHENDCLT.ORG

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.