



# 1435 South Mint Street

Charlotte, North Carolina 28203



Uptown



South End



Site

## Available for Sale

+/- 0.288 AC Mixed Use Redevelopment in South End



Property Overview

# 1435 South Mint Street Available for Sale

Prime Development Opportunity in Charlotte's Thriving South End (Historic Gold District). Located at 1435 South Mint Street, this .288 - acre site is zoned TOD-UC (Transit Oriented Development - Urban Center), offering exceptional potential for numerous uses. Please see link for UDO below.

This site, nestled in the heart of Charlotte's South End community and blending historical root's with modern development, has rapidly become one of Charlotte's most unique and fastest growing submarkets.

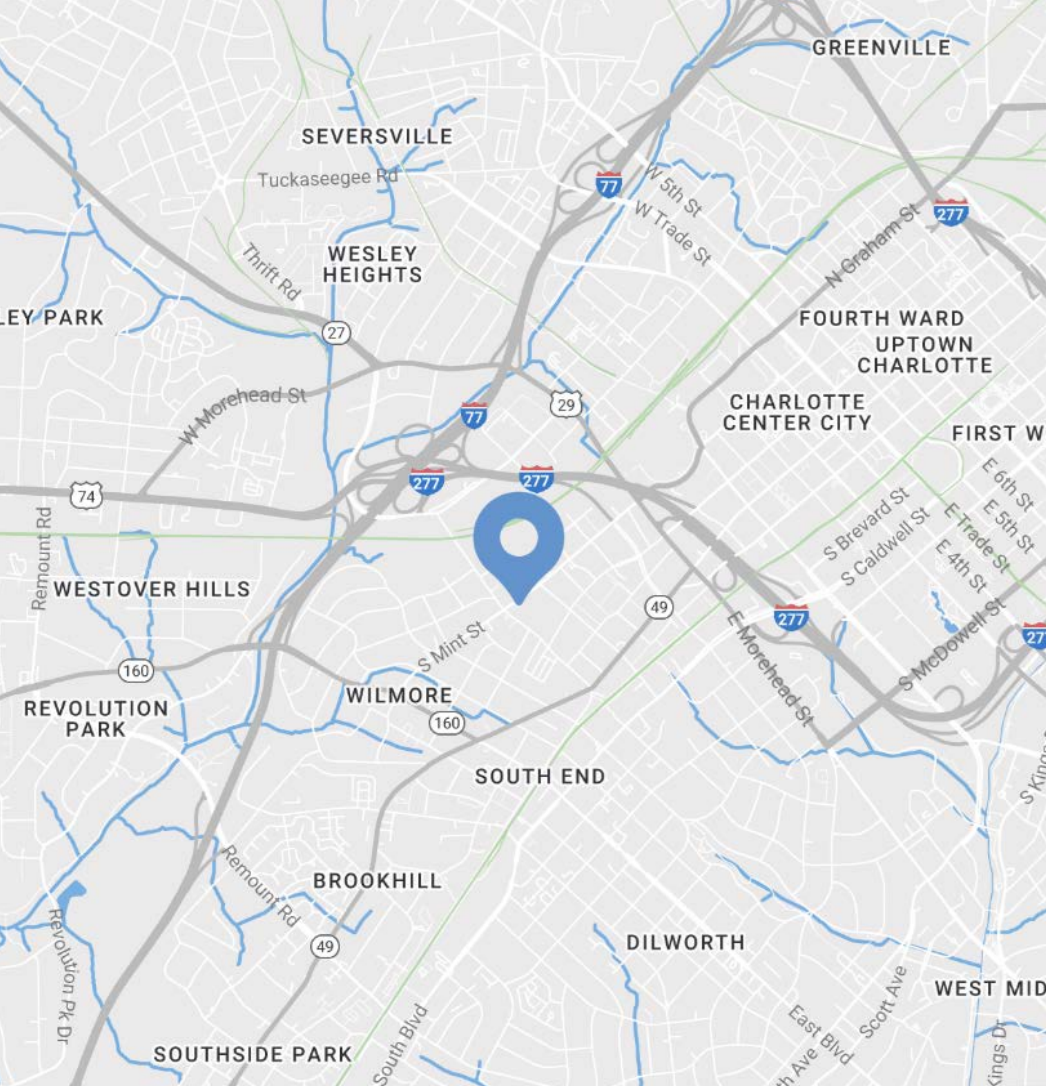
Easily accessible to Uptown Charlotte, Bank of America Stadium, Lynx Blue Line, the Iron District and many walkable amenities.

This property is perfectly positioned for innovative projects!

Please refer to UDO (Charlotte's Unified Development Ordinance) for TOD-UC zoning: <https://charlotteudo.org/zoning-translation/>

Property Details

Address	1435 South Mint Street   Charlotte, NC, 28203
Availability	+/- 0.288 AC Available for Sale
Use	Mixed Use Redevelopment
Parcel	073-101-02
Zoning	TOD-UC
Traffic Counts	S Tryon   14,000 VPD I-77   128,000 VPD
Sale Price	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	21,978	122,850	248,840
Avg. Household Income	\$150,009	\$134,293	\$126,203
Median Household Income	\$108,323	\$86,390	\$79,260
Households	13,898	63,818	118,592
Daytime Employees	46,197	164,401	281,248



# South End

Charlotte, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



## South End Development Report



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

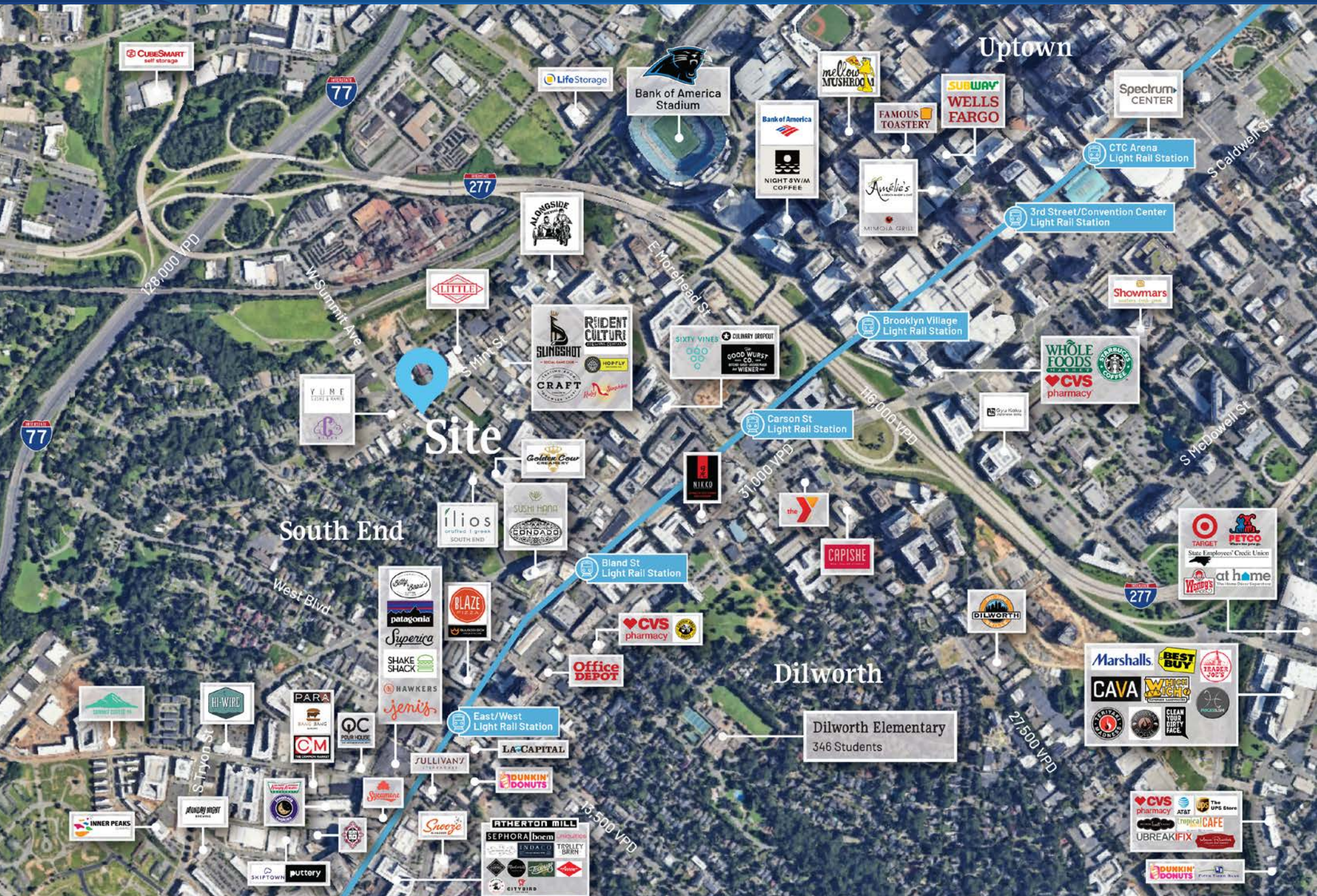
Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction

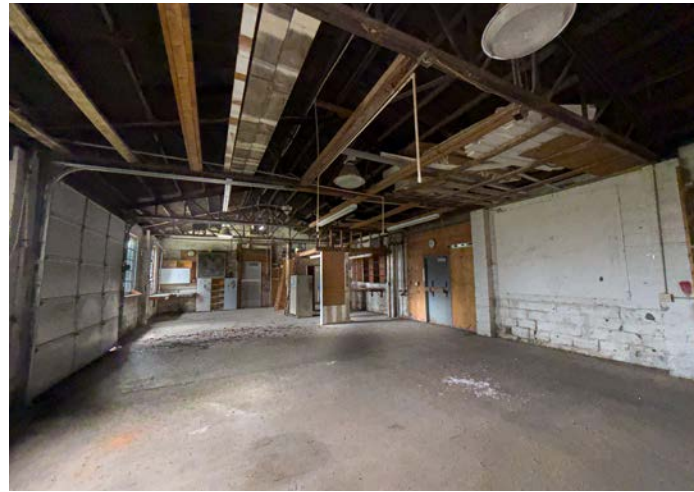


## Market Overview





## Property Photos







0.4 Mi to Bland St  
Light Rail Station

South End

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.