

# Gardner Avenue Multifamily

321 S GARDNER AVE, CHARLOTTE, NC 28208



**Investment**

**FOR**  
Sale

**SIZE**  
±0.87 AC

**PRICE**  
Call for Pricing/Financials



## Overview

Three-Building Multifamily Portfolio Totaling 17 Units Along S Gardner Avenue in Charlotte, NC

Shadow-Anchored by New Townhome Development, Creating a Strong Residential Presence Along the Corridor

Minutes from Savona Mill, a Major Mixed-Use Redevelopment in Charlotte's West End

Value-Add Opportunity Through Continued Interior Upgrades and Rental Rate Growth

Close-In Location with Convenient Access to Uptown Charlotte, I-77, and Major Employment Centers

Surrounded by Ongoing Residential Development and Redevelopment Activity

Established West Charlotte Location with Proximity to South End, NoDa, and Uptown Charlotte



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## Property Overview

### Property Information

|                       |                                                            |
|-----------------------|------------------------------------------------------------|
| Address               | 315, 317, 321, & 325 S Gardner Ave,<br>Charlotte, NC 28208 |
| Units                 | 17                                                         |
| Unit Mix              | 4 x 1BR / 1BA - 13 x 2BR / 1BA                             |
| Buildings/Stories     | 3/2                                                        |
| Construction          | All brick, painted                                         |
| Ownership             | Fee Simple (Land and Building)                             |
| Tax Parcel#           | 07111110                                                   |
| Assessed Value        | \$1,789,900 (2025)                                         |
| 2025 Property Taxes   | \$16,696.56                                                |
| Zoning                | N1-D, Neighborhood 1 Zoning District                       |
| County                | Mecklenburg County                                         |
| Submarket             | Historic West End / FreeMore West                          |
| Occupancy             | 94.1% (16 of 17 Units leased)                              |
| Monthly In-Place Rent | \$18,310.00                                                |
| Annual In-Place Rent  | 219,720.00                                                 |
| Average Rent Per Unit | \$1,144.38                                                 |

Four contiguous all-brick buildings totaling 17 apartment homes

94.1% occupied with \$18,310 of monthly in-place rent

Renovated interiors - stainless appliances, tile flooring, updated baths

One half mile from Savona Mill, Portman's 27 acre redevelopment

Under two miles to Uptown Charlotte in the Historic West End

115,000+ residents within three miles, growing 3.3% annually



### Demographics

Source: Esri® 2026

|                | 1 mile    | 3 mile    | 5 mile    |
|----------------|-----------|-----------|-----------|
| Population     | 11,612    | 115,197   | 253,813   |
| Growth Rate    | 2.11%     | 3.31%     | 2.77%     |
| Avg. HH Income | \$126,947 | \$129,532 | \$137,587 |

### Distances & Drive Times

|                      |                    |
|----------------------|--------------------|
| CityLYNX (Bruns Ave) | 0.7 miles (3 min)  |
| CBD                  | 2.0 miles (8 min)  |
| Airport              | 6.5 miles (12 im)  |
| I-77                 | 1.0 mile (3 min)   |
| I-85                 | 1.5 miles (4 min)  |
| I-485                | 6.8 miles (11 min) |



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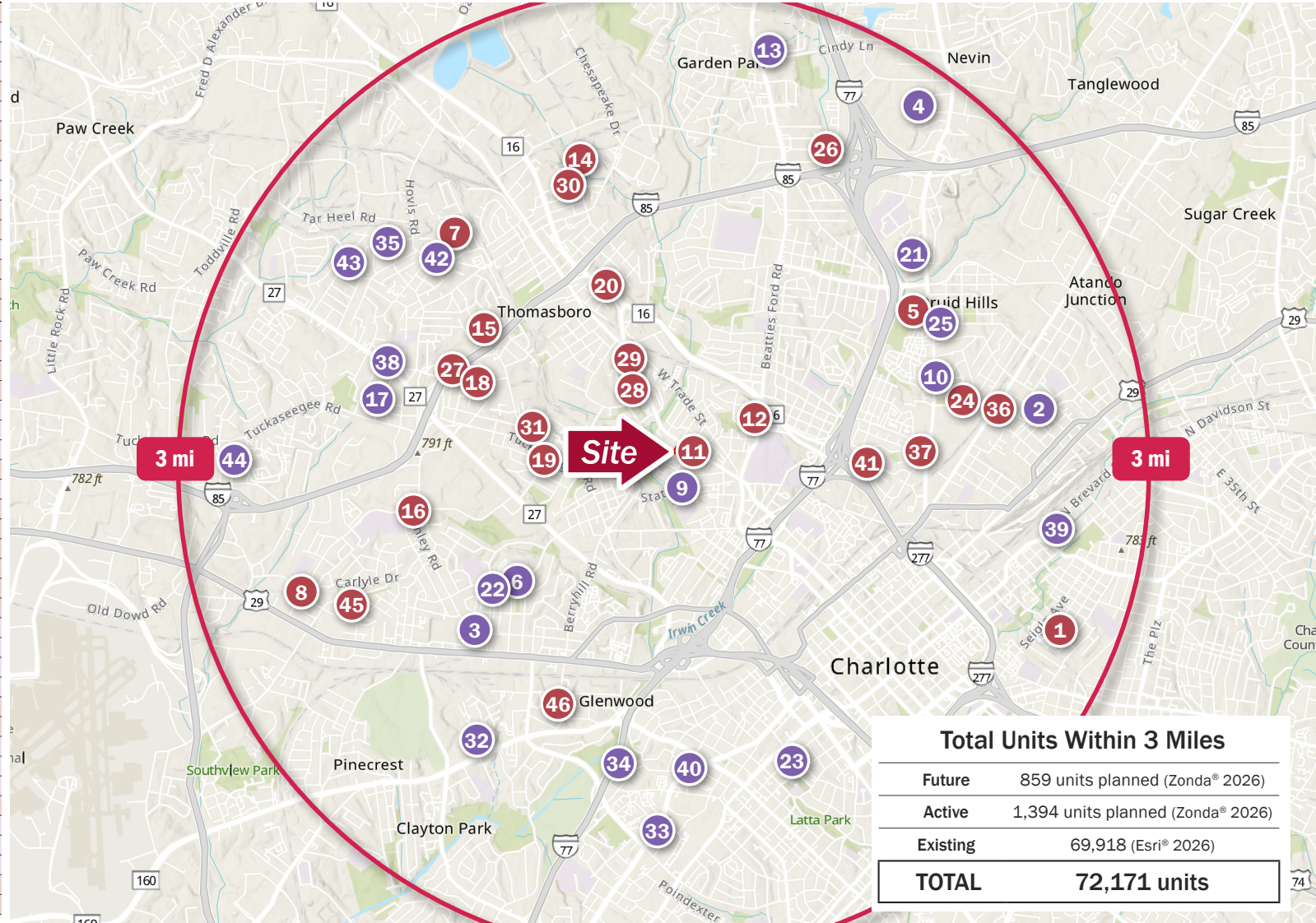
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## Residential Activity

| Marker | Subdivision                      | Units Planned |
|--------|----------------------------------|---------------|
| 1      | Belmont Korners CO               | 16            |
| 2      | Catalina TH (P)                  | 27            |
| 3      | Ashley Green TH                  | 19            |
| 4      | Riley Ave TH                     | 55            |
| 5      | Northerly TH                     | 96            |
| 6      | Herbert Spagh Subdivision SF (P) | 170           |
| 7      | Wildwood at Stewarts Creek DU    | 18            |
| 8      | Dukes Ridge TH (AH)              | 52            |
| 9      | State St TH                      | 29            |
| 10     | North End Depot TH (P)           | 50            |
| 11     | SWest Terraces TH                | 43            |
| 12     | Beatties Ford Road Townhomes     | 11            |
| 13     | Cindy Creek Lane SF              | 29            |
| 14     | Plainwood/Winslow Park           | 10            |
| 15     | Westglen TH                      | 84            |
| 16     | Ashley Towns                     | 187           |
| 17     | Satori TH                        | 16            |
| 18     | Enclave at Enderly Park          | 15            |
| 19     | Enderly Park Townhomes           | 19            |
| 20     | Residence at Oakview TH          | 14            |
| 21     | Whittington Street Townhomes (P) | 10            |
| 22     | Herbert Spagh Subdivision TH (P) | 1             |
| 23     | Fallon Centre South TH (P)       | 21            |
| 24     | Foundry at North End TH          | 36            |
| 25     | Statesville Ave Towns            | 21            |
| 26     | North Bend DU                    | 176           |
| 27     | Towne Living at Enderly Park     | 38            |
| 28     | West End Heights                 | 40            |
| 29     | Greenway Overlook TH             | 58            |
| 30     | Plainwood/TH                     | 86            |
| 31     | Townes at Fern                   | 12            |
| 32     | Carver TH (P)                    | 55            |
| 33     | 2413 S Tryon CO (P)              | 81            |
| 34     | W Tremont Townnes (P)            | 40            |
| 35     | Butler Rd TH (P)                 | 32            |
| 36     | North End Terraces TH            | 69            |
| 37     | Equinox TH                       | 92            |
| 38     | Freedom Drive TH (P)             | 12            |
| 39     | Delorean CO (P)                  | 54            |
| 40     | Fulcrum CO                       | 45            |
| 41     | Iron Creek at North End TH       | 83            |
| 42     | Hovis Rd TH                      | 39            |
| 43     | Elderberry TH (P)                | 21            |
| 44     | Mulberry Ch Rd TH (P)            | 32            |
| 45     | Hager Dr TH                      | 21            |
| 46     | Astoria TH                       | 118           |

Key: ■ Active/Developing ■ Future/Planned



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## Site Aerial

# SAVONA

Savona Mill is a 27-acre adaptive reuse district built around a 105-year-old textile mill on South Turner Avenue, a half mile from the property. Portman is converting the mill into  $\pm 200,000$  SF of office with 14,000+ SF of retail, an amphitheater and a plaza on the Stewart Creek Greenway.

Up to 650 apartments are planned. The first phase, the 319-unit Vera at Savona Mill, is 95% occupied, and the nearby 44-unit 5West Terraces is 100% occupied. Savona Food Works, a 30,000 SF food hall with 25 stalls and a rooftop bar, opens in 2027.

## AT A GLANCE

|                     |                            |
|---------------------|----------------------------|
| Developer           | Portman                    |
| Site                | 27 Acres                   |
| Office / Retail     | $\pm 200,000$ / 14,000+ SF |
| Residential         | Up to 650 Units            |
| Vera at Savona Mill | 319 Units - 95% Occupied   |
| 5West Terraces      | 44 Units - 100% Occupied   |
| Food Hall           | 30,000 SF - 2027           |



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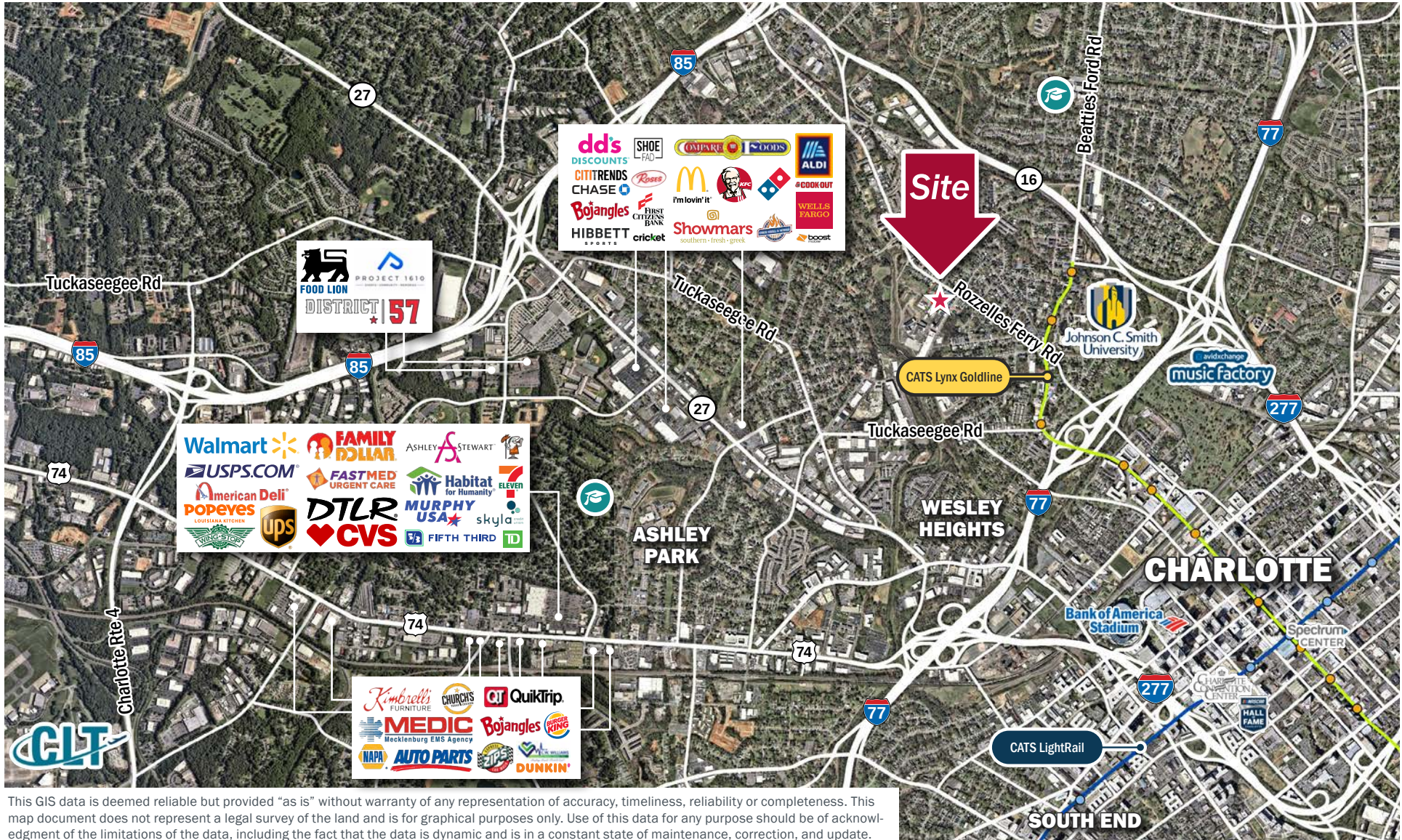
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## Market Aerial



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## Site Proximity to Uptown



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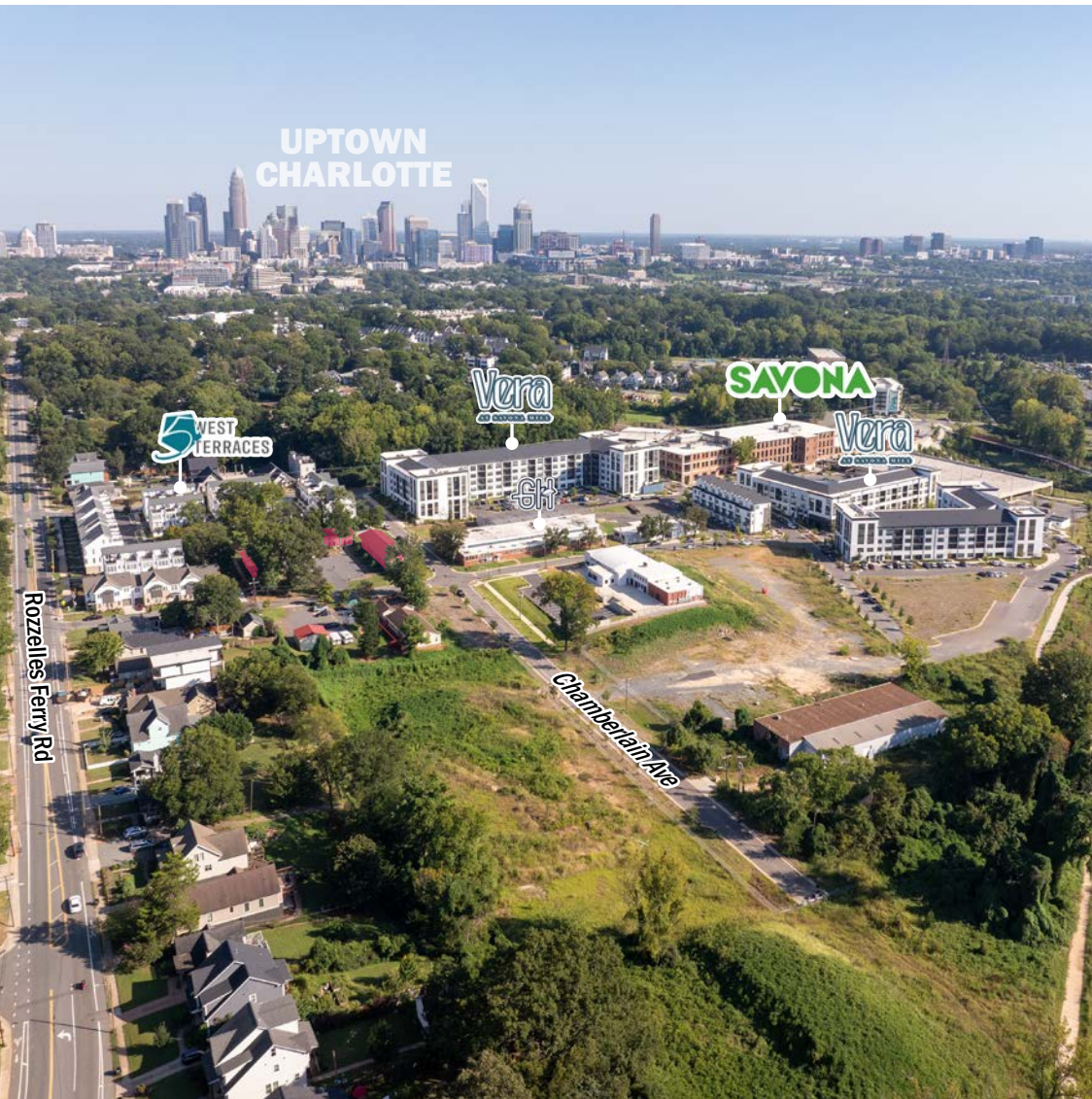
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| contact

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