



1101 E. 36th Street

Charlotte, North Carolina 28205



Available for Sale

+/- 7,069 SF Building on 0.475 AC in East Charlotte

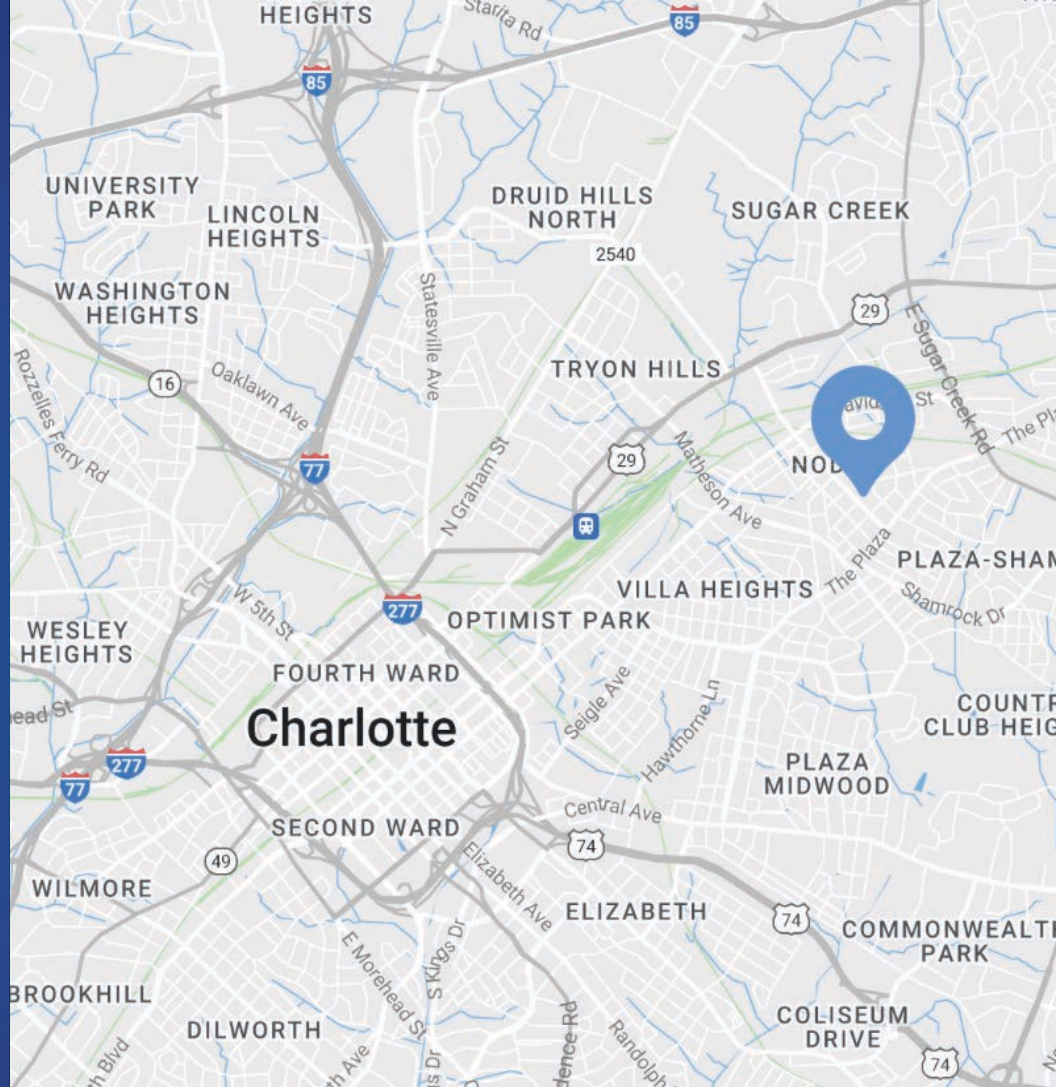
Property Overview

1101 E. 36th Street Available for Sale

+/- 7,069 SF building on 0.475 AC for sale in East Charlotte. This is an excellent opportunity near two Lynx Light Rail stations (E. Sugar Creek and xxxx), creating high walkability near the bustling, eclectic neighborhood of NoDa. Located on E. 36th Street, this location offers high visibility and accessibility to major interstates and surrounding points of interest. It's walkable to various multifamily developments, retail, bars, and restaurants.

Property Details

Address	1101 E 36th St Charlotte, NC 28205
Availability	+/- 7,069 SF Available for Sale
Acreage	+/- 0.475 AC
Use	Mixed-Use
Parcel	09109106
Zoning	N1C
Traffic Counts	The Plaza 25,000 VPD E. Sugar Creek Rd 33,000 VPD
Sale Price	\$1,800,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	11,976	109,195	290,030
Avg. Household Income	\$119,741	\$97,338	\$104,374
Median Household Income	\$83,014	\$59,879	\$63,690
Households	5,730	50,146	128,390
Daytime Employees	3,937	91,209	221,709

Available


+/- 7,069 SF

 Virtual Tour





Edge Townhomes
44 Townhome Units

Crossings at NoDa

88 Townhomes

Mixed-Use Development

300+ MultiFamily Units
100,000 - 120,000 SF Retail/Office
36,000 SF Ground-Floor Retail
600-Space Parking Garage

Avery Hall Five-Story Mixed-Use Development

300+ Apartment Units
24,400 SF Grocery Store
Retail, Public Art, Two Plazas

YARDS
182 MultiFamily Units

36th Street Station

40 MultiFamily Units

HEIST **Benny's**
166 MultiFamily Units

EVER ANDALO
MAC HAN
Wandry
236 MultiFamily Units

PROTAGONIST BARGAR TA popbar
SPoons
241 MultiFamily Units

AMAZE
298 MultiFamily Units

Sugar Creek Station

Site

DOLLAR GENERAL
Garinger High School

Kimbrell's
CAPTAIN D'S

Old Concord Rd Station

Little Caesars

Pepp Boys

TACO BELL

Advanced Auto Parts

COMPARE **STOODS**

WELLS FARGO

POPETES

Chally

N Tryon Street

W Sugar Creek Dr

E Sugar Creek Dr

31,000 VPD

25,500 VPD

Lynx Blue Line

ROSES **Citi Trends**

Bojangles

25,000 VPD

33,000 VPD

NoDa

The Plaza

Eastway Dr

E 36th St

Matthewson Ave

North End

Sugar Creek Charter School

Northwest View of Site





Uptown

Site

5,300 VPD

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.