

435 EAST MOREHEAD ST

Charlotte, NC 28202



Available for Sale

+/- 4,355 SF Office/Retail Building | Historic Property in Midtown-South End

 **WHITESIDE**
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer for sale 435 E Morehead St. This opportunity represents a great opportunity to own or operate a 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.

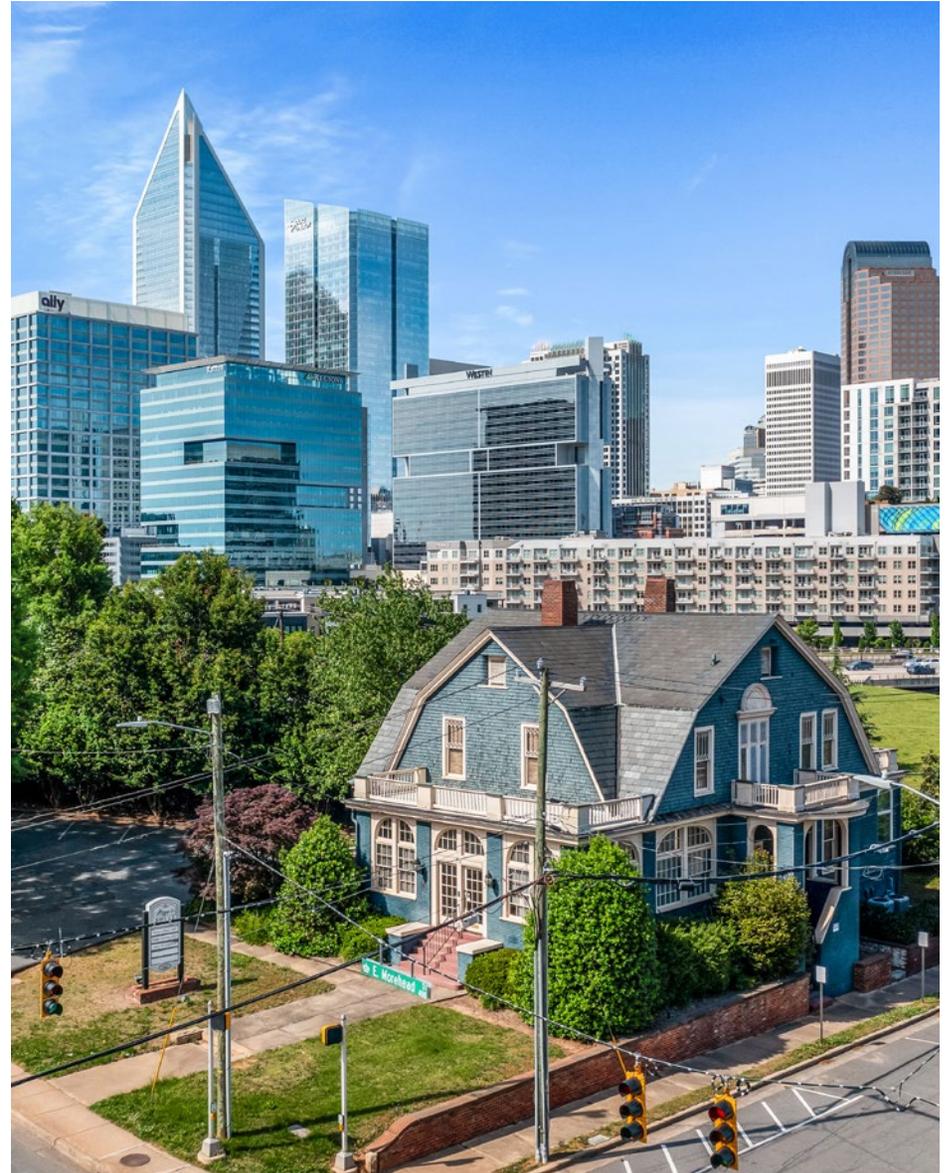


Restrictions

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

ADDRESS	435 E. Morehead St, Charlotte, NC 28202
AVAILABILITY	Available for Sale
SQUARE FOOTAGE	+/- 4,355 SF
ACREAGE	+/- 0.37 AC
ZONING	TOD-UC
ASSET CLASS	Office / Retail
OCCUPANCY	Available Immediately
PARCEL ID	Mecklenburg County #12513704
PARKING	Surface lot parking onsite and (private) street parking 17 spaces total
YEAR BUILT	1900
CEILING HEIGHTS	11FT 1st Floor, 10FT 2nd Floor
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
SALE PRICE	\$1,700,000

Property Photos

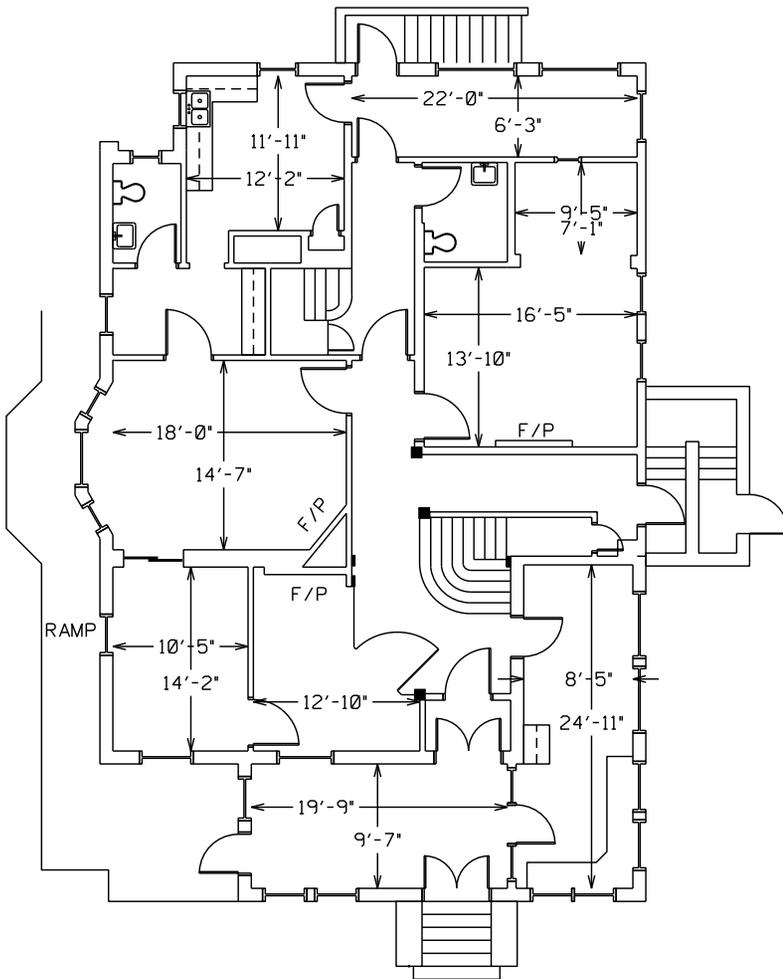


Floor Plan

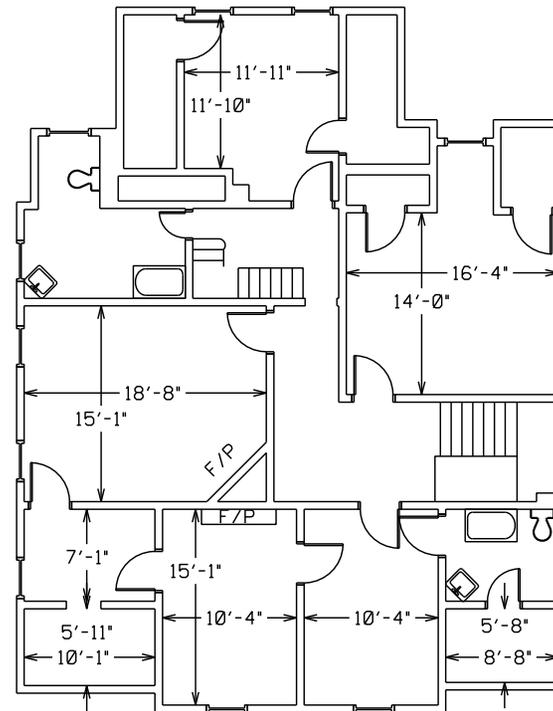
Layout Details

+/- 4,355 SF

Kitchenette



First Floor



Second Floor



Plaza Midwood

Uptown

Midtown

Uptown 550 Apartments

Savoy Apartments

Enclave at Radius Dilworth Apartments

Overlook at Radius Dilworth Apartments

The Village on Morehead

Hanover Dilworth

Dowd YMCA
the Y

CENTRAL PIEDMONT COMMUNITY COLLEGE
56,000+ Students

The Metropolitan

the pearl

Charlotte Innovation District
\$1.5+ Billion Investment
Mixed-Use Development
Office, Lab, Retail, Residential,
Community Gathering and Academic Spaces

Wake Forest School of Medicine
Phase 1 600,000 SF
School of Medicine & Research Tower

115,000 VPD

22,545 VPD

18,965 VPD

CAPISHE
REAL. TRUSTED. RISKLESS.

INTERSTATE 277

E MOREHEAD ST

5 CALDWELL ST



Carson & Tryon
BY CRESCENT COMMUNITIES
 565,000 SF Class A Office
 Hotel + Rooftop Restaurant
 200 Multifamily Units
 15,000 SF Retail

**Lynx Blue Line
 BLAND STATION**

VANTAGE
SOUTH END
 SIXTY VINES
 DRAMA PRODUCTIONS
 CULINARY DROPOUT
 Yolk

**Camden South End
 Apartments**

1100 South Apartments

**Lynx Blue Line
 CARSON STATION**

**The Lexington
 Dilworth**

Dowd YMCA

Overlook at Radius Dilworth

CAPISHE
REAL ESTATE DEVELOPER

18,965 VPD

4,760 VPD

30,452 VPD

22,545 VPD



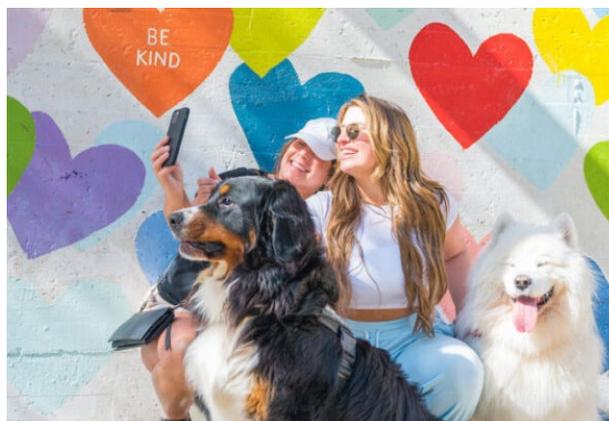
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	23,814	130,627	262,274
HOUSEHOLDS	14,885	68,002	125,445
AVERAGE HOUSEHOLD INCOME	\$153,742	\$141,542	\$126,782
BUSINESSES	4,277	10,656	19,451
EMPLOYEE POPULATION	72,834	148,522	254,823

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](https://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 be 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.