

*FOR LEASE OR
SALE*



117 W 28th St

Charlotte, NC 28206

Clifford
Blanquicet Jr,
SIOR

919.356.3453

clifford.blanquicetjr@expcommercial.com
www.expcommercial.com

James "Jimmy"
Hercey

704.891.2717

james.hercey@expcommercial.com
www.expcommercial.com

Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Step into a world of possibilities at this property in Charlotte, North Carolina with +/- 4944 S/F. Boasting high visibility and expansive high ceilings, the space is primed to elevate your retail, office, or industrial vision. Offering convenient parking and easy access. Whether you're looking to establish a retail haven, a dynamic office space, or a thriving industrial hub, this location is designed to meet your unique needs. Just minutes from Uptown Charlotte and the Amtrak Train Station, this property offers unparalleled connectivity, making it a standout choice for businesses seeking to make a lasting impact in this bustling market. Both 117 and 127 W 28th Street is available for lease or purchase. Also available is 4 smaller land parcels that is for sale to aide with parking.

PROPERTY HIGHLIGHTS

- High visibility
- High ceilings
- Convenient parking
- Easy access
- Ideal for retail, office, or industrial use
- Minutes from Uptown Charlotte and Amtrak Train Station

OFFERING SUMMARY

Lease or Purchase Price:	Negotiable
Available SF:	4,944 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	993	5,262
Total Population	510	1,985	10,059
Average HH Income	\$47,085	\$75,957	\$89,609

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

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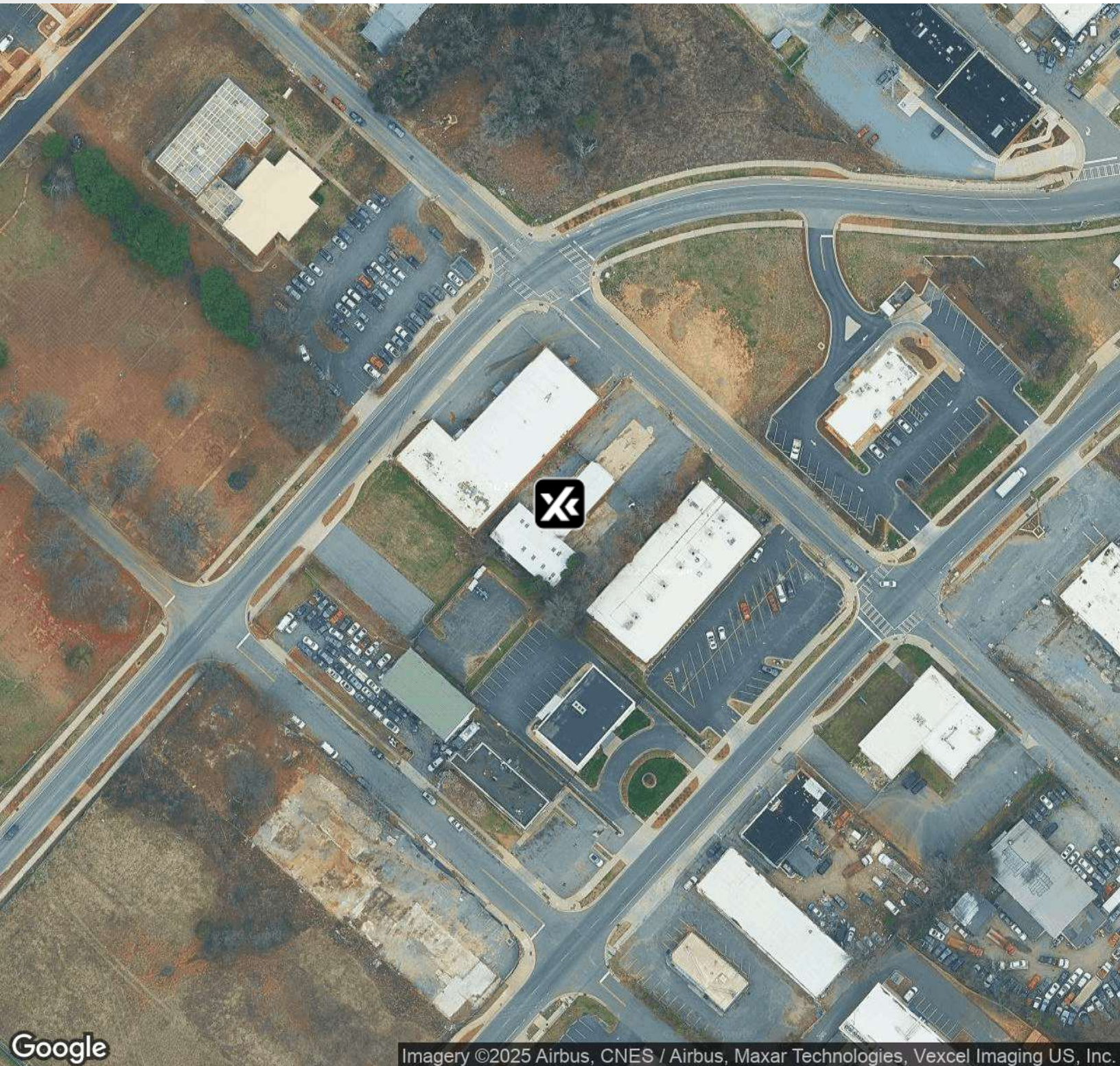
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Aerial Map

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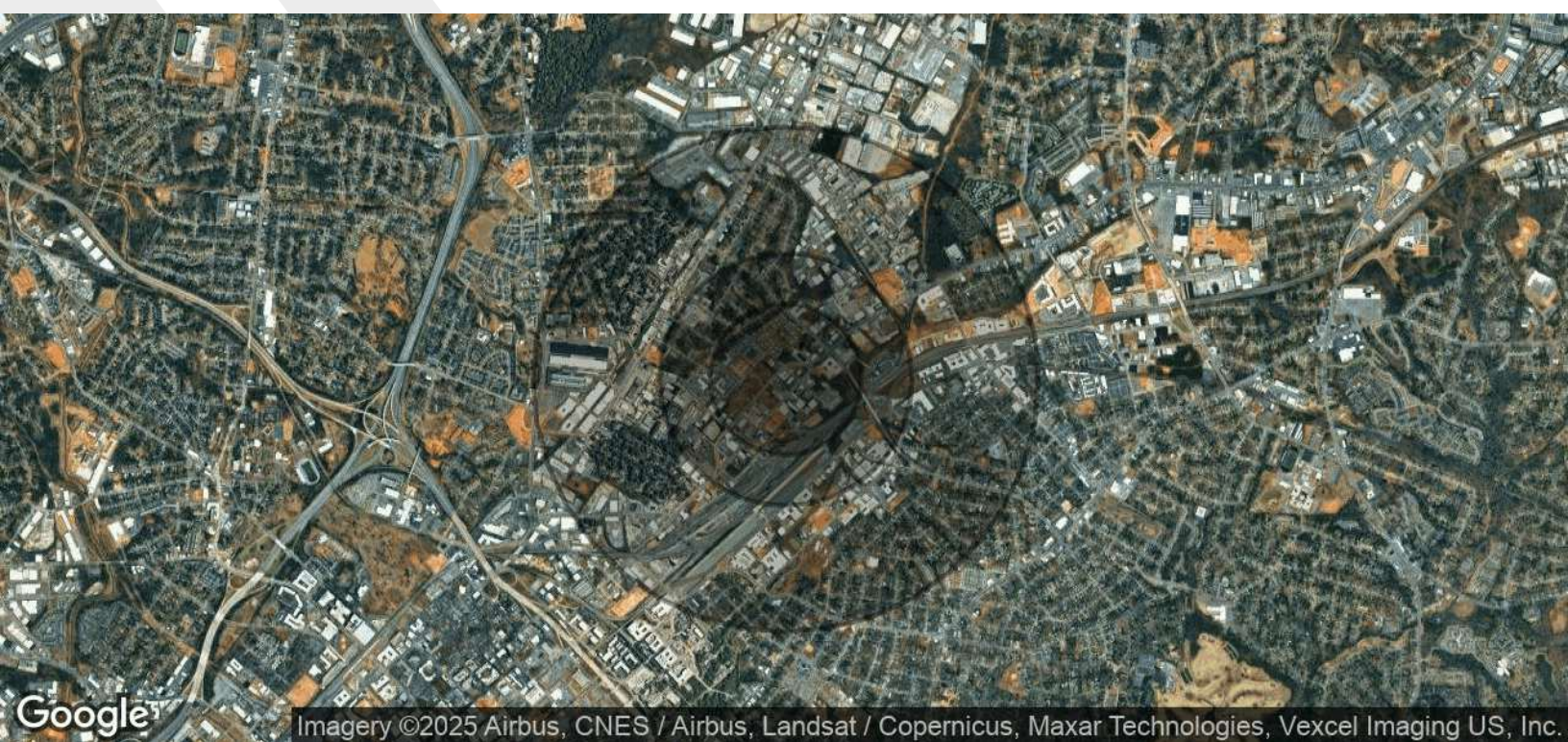
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	510	1,985	10,059
Average Age	36	35	36
Average Age (Male)	35	35	36
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	993	5,262
# of Persons per HH	3	2	1.9
Average HH Income	\$47,085	\$75,957	\$89,609
Average House Value	\$333,797	\$380,210	\$450,482

Demographics data derived from AlphaMap

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Advisor Bio

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CLIFFORD BLANQUICET JR, SIOR

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Direct: 919.356.3453 | Cell: 919.356.3453

NC #281011

PROFESSIONAL BACKGROUND

Clifford Blanquicet, Jr., the founder and president of Blanq Real Estate is a focused, energetic broker and entrepreneur. Blanquicet has years of experience in Commercial Real Estate brokerage, auditing, property management, investing, and marketing. He has excelled in every facet of business he has pursued. He is now a dedicated, full-time commercial broker and president of two companies: Blanq, Inc. and Close Off Market (COM). Blanquicet is also the co-owner of a residential real estate firm, Blanq-Mor Real Estate Group.

Over the past couple years, Blanquicet has successfully grown his Charlotte team to include over 20 brokers, opened a second Blanq Real Estate office, and is currently in the process opening a third Blanq Real Estate firm in the Raleigh-Triangle region. Blanquicet opened the first Blanq Real Estate Firm in Charlotte, NC in November of 2016, then opened a second Blanq Real Estate location in January of 2019 in High Point, NC serving the Triad market. In 2019 he co-founded a residential firm, Blanq Mor Real Estate Group, located in Cornelius, NC. In March of 2020, Blanquicet launched Close Off Market, an innovative service connecting real estate investors with off-market investment opportunities.

Blanquicet and his firm, Blanq Real Estate, have received a number of awards and accolades over the years. Blanquicet was a recipient of Charlotte Agenda's "Top 30 under 30" and the Charlotte Region Commercial Board of Realtors (CRCBR) "Broker to Watch." More notably, he was a recipient of CRCBR's "Silver Deal Maker's Award" twice and was recently received the "Platinum Deal Maker's Award" for \$25 million+ worth of sale and lease transactions in 2018. Blanq Real Estate was recognized by the Charlotte Business Journal as the #10 fastest growing company in Charlotte. Blanquicet was featured as best Commercial Real Estate Agent and Blanq Real Estate was recognized as Best Real Estate firm in Charlotte by Elevate Magazine's 2020 Best of the City Awards. He also won Connect Media's 2020 Next Generation Award recognizing him for his exceptional real estate leadership.

EDUCATION

Blanquicet is a graduate of Wingate University with a Bachelor's Degree in Business Administration with a concentration in Marketing.

MEMBERSHIPS

Clifford is a proud member of the Charlotte Region Commercial Board of Realtors (CRCBR).
CCIM (Certified Commercial Investment Member)

eXp Commercial
10130 Perimeter Parkway #242
Charlotte, NC 28216
855.451.1589

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