



West Morehead St Assemblage

201, 205, 217 West Morehead St, Charlotte, NC 28202



Bank of America
Stadium

Aspen Heights Development
Mint & Morehead

393 Apartment Units
Delivery: Fall 2025



11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

Site

LOFT
ONE35

298 Apartment Units

THE CROWN
OF QUEEN CITY

260 Apartment Units

Available for Sale

+/- 1.10 AC Urban Core Land Opportunity Bordering Uptown Charlotte & South End

Confidentiality Statement

The information contained in the following marketing materials is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without prior written consent. These marketing materials have been prepared to provide a summary, unverified information to prospective Buyers and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. The Sender has not made any investigation and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB'S or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any condominium, Owner, Tenant, or any Tenant's plans or intentions to continue its occupancy of the subject Property. The information contained in these marketing materials have been obtained from sources we believe to be reliable; however, the Sender has not verified, and will not verify, any of the information contained herein, nor has the Sender conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Buyers must take appropriate measures to verify all of the information set forth herein. Tenants should not be disturbed for any reason.

Table of Contents

3 Executive Summary

- Introduction
- Offering Overview

4 Property Overview

- Property Details
- Demographics
- Survey
- Site Overview

7 Area Overview

- Site Views
- Market Overview
- Submarket Details

13 Contact Us

- LOI Submission Instructions

Executive Summary

Introduction

+/- 1.10 AC urban core land opportunity on the fringe of both Uptown Charlotte and South End. Comprised of three separate ownership groups assembled together, this is a rare opportunity in this submarket to drive both game-day and residential traffic to the site. Surrounded by vibrant retail, office, hospitality, and large scale developments, the site is situated in one of Charlotte's most prestigious and active development corridors. Conveniently located on W Morehead Street, the property is walkable to countless nearby amenities and Carson St Station Light Rail access.

Offering Overview

- High-barrier-to-entry area bordering both Uptown Charlotte and South End
- Scarcity of similar sites in the submarket
- Immediately surrounded by retail, office, multifamily and mixed-use development
- Within one of Charlotte's most prestigious and active development corridors
- UC (Uptown Core) Zoning allows for high-density, vertically mixed-use environment with a focus on pedestrian-oriented use

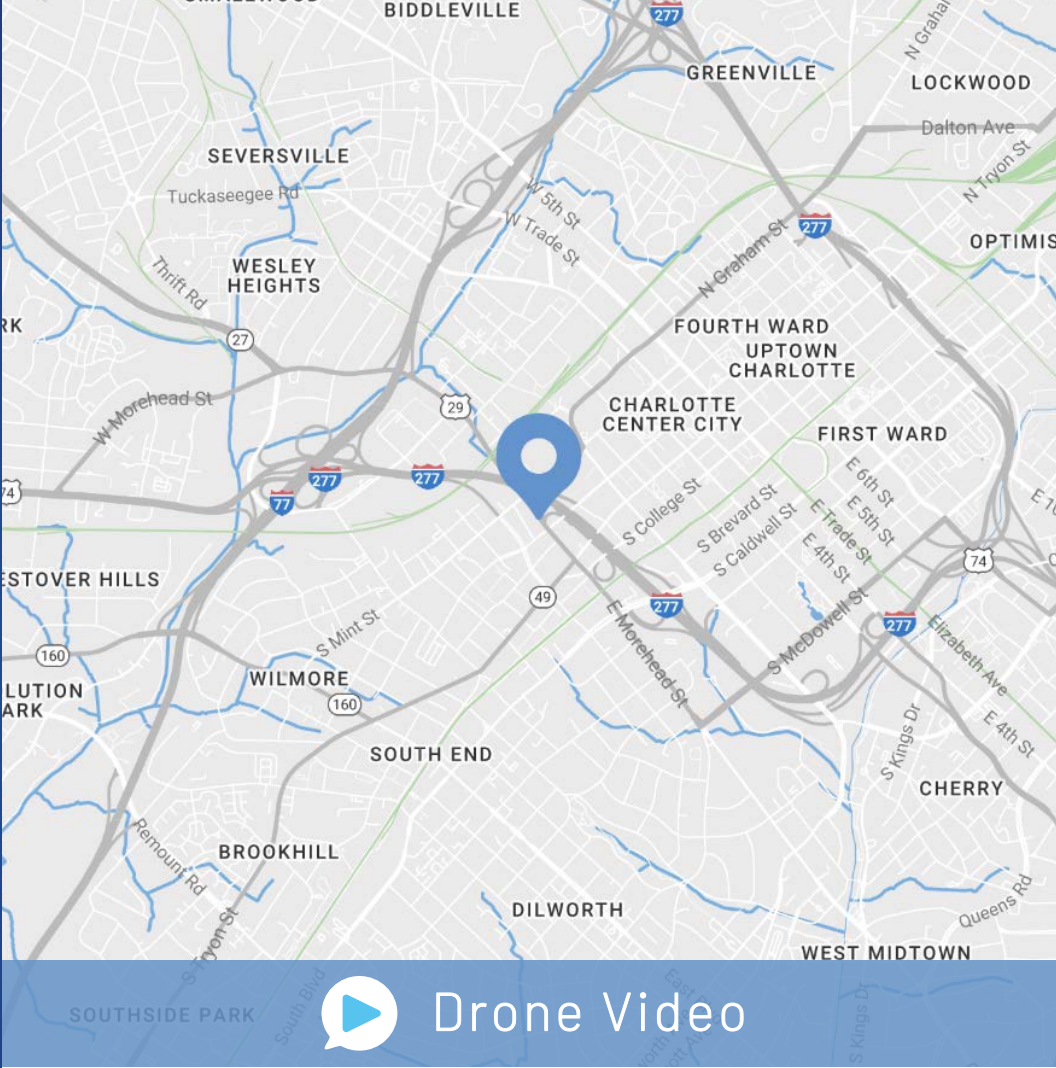
Property Overview

W Morehead St Assemblage Available for Sale

Three parcels comprised of three separate ownership groups assembled together for a total of +/- 1.10 AC nestled right between South End and Uptown. With excellent visibility on W Morehead St, this is an excellent urban core opportunity for redevelopment, whether mixed-use, multifamily or hospitality in one of Charlotte's most prominent submarkets. Walkable to the Carson Light Rail Station and 0.5 miles to the I-277 on-ramp, it's ultra convenient location can't be beat. The site is walkable to various multifamily developments, retail, bars, and restaurants with excellent access to everything this area has to offer.

Property Details

Address	201, 205, 217 West Morehead St Charlotte, NC 28202		
Availability	+/- 1.10 AC Total Available for Sale		
	201 W Morehead St	+/- 0.287 AC	
	205 W Morehead St	+/- 0.428 AC	
	217 W Morehead St	+/- 0.184 AC	
	Alleyway	+/- 0.201 AC	
	Opportunity to include additional parcels		
Square Footage	+/- 47,769 SF Total Land Area +/- 29,303 SF Existing Buildings		
Parcel ID	07306213, 07306210, 07306209		
Zoning	UC (Uptown Core)		
Parking	Ample		
Electrical	Heavy Power 205 W Morehead St		
Ceiling Height	201 W Morehead St 21' 205 W Morehead St 13'-19', additional space 26' 217 W Morehead St 13' 7" and 18' 2"		
Year Built	1938 - 1940		
Doors	205 W Morehead St 2 Drive-In and 2 Side Doors 217 W Morehead St 1 Drive-In		
Traffic Counts	W Morehead St 24,500 VPD I-277 75,000 VPD		
Sale Price	Call for Details		



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	24,777	125,357	257,081
Avg. Household Income	\$153,290	\$136,631	\$124,569
Median Household Income	\$108,303	\$88,673	\$77,812
Households	15,749	64,855	121,843
Daytime Employees	57,967	145,020	245,570

Site Development Data

Acreage	+/- 1.10 AC Total	
	201 W Morehead St	+/- 0.287 AC
	205 W Morehead St	+/- 0.428 AC
	217 W Morehead St	+/- 0.184 AC
	Alleyway	+/- 0.201 AC
Square Footage	+/- 47,769 SF Total	
	201 W Morehead St	+/- 17,897 SF
	205 W Morehead St	+/- 18,644 SF
	217 W Morehead St	+/- 8,003 SF
	Alleyway	+/- 3,225 SF
Tax Parcels	07306213, 07306210, 07306209	
Existing Zoning	UC (Uptown Core)	
Existing Use	Commercial	
Proposed Uses	Office, Retail, Restaurant	
Opportunity	Assemblage Sale	



Site Overview



217

07306209
+/- 0.184 AC

205

07306210
+/- 0.428 AC

201

07306213
+/- 0.287 AC

Mint & Morehead
393 Apartment Units

Loft One35
298 Apartment Units

W Dunbar St

24,500 VPD

Alleyway
+/- 0.201 AC

S Church St



CULINARY DROP-OUT
Toastique

SIXTY VINES

DRAM & DRAUGHT
Yolk

HOPPIN'

MAA
A Brighter View

406 Apartment Units

KILLER COFFEE

SUNSHOT
CRAFT

PROSPECT

11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

LINK
APARTMENTS

259 Apartment Units

Aspen Heights Development
Mint & Morehead

393 Apartment Units
Delivery: Fall 2025

South End

THE CROWN

260 Apartment Units

LOFT ONE35

298 Apartment Units

S Church St

Site

W Morehead St

24,500 VPD






Bank of America
Stadium

Uptown

Aspen Heights Development
Mint & Morehead
393 Apartment Units
Delivery: Fall 2025


298 Apartment Units

Crescent Communities & Nuveen Real Estate
Mixed-Use Development
560,000 SF Office, 10,000 SF Retail
100 Apartment Units, 200 Hotel Rooms
Delivery: 2026

 
Toastique


11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

South End


Site

Copper Builders
New Townhomes


259 Apartment Units

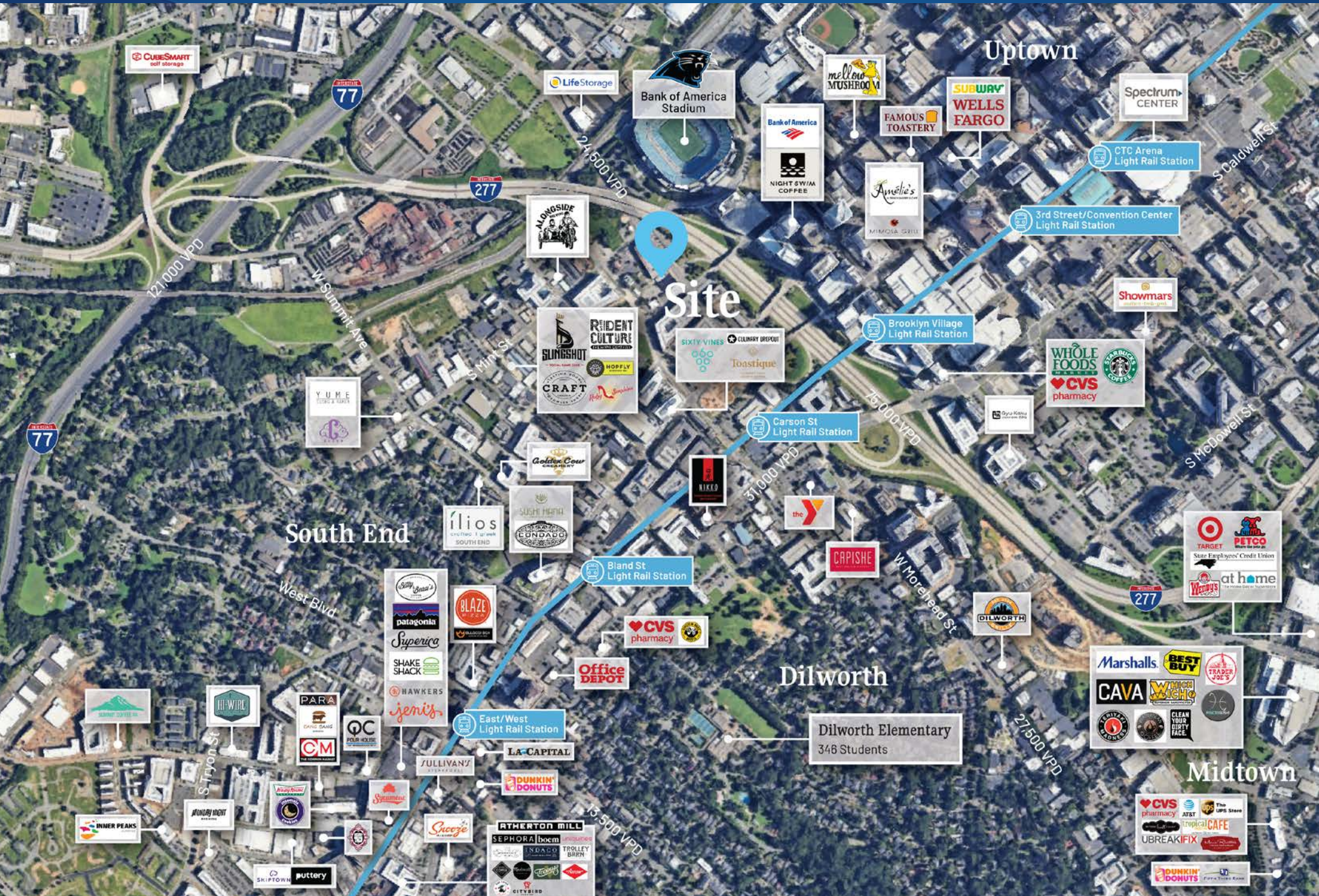
75,000 VPD

W Carson Blvd

W Palmer St

277

Market Overview





Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929
Businesses
(3 Mile Radius)



100,000+
Employees Working
in Uptown



78
Walkability
Score



260+
Restaurants, Bars,
& Entertainment



South End

Charlotte's Trendy, Lively Urban District

South End is known for its vibrant nightlife, with a number of craft breweries and laid-back pubs, plus buzzy restaurants serving elevated American and global cuisines. Situated just outside of Uptown, linked by the LYNX Blue Line light rail, South End is a bustling destination rooted in history and poised for the future. The area dates back to the discovery of gold, on what is now West Morehead Street, in the 1800s. Since then, South End has entered another era of growth and possibility, guided by innovation, creativity and a community of those eager to partake.



10,643

Businesses
(3 Mile Radius)



145,000+

Employees Working
in South End



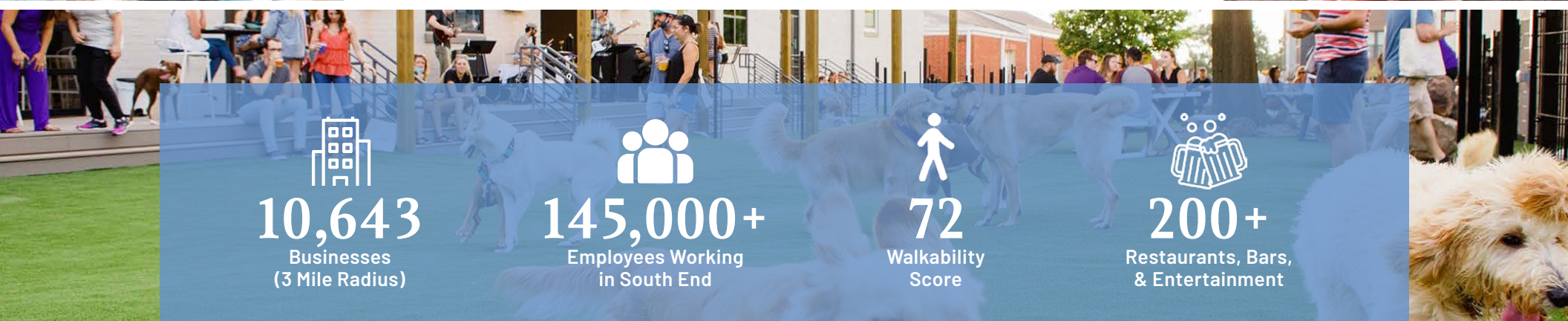
72

Walkability
Score



200+

Restaurants, Bars,
& Entertainment



Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.