

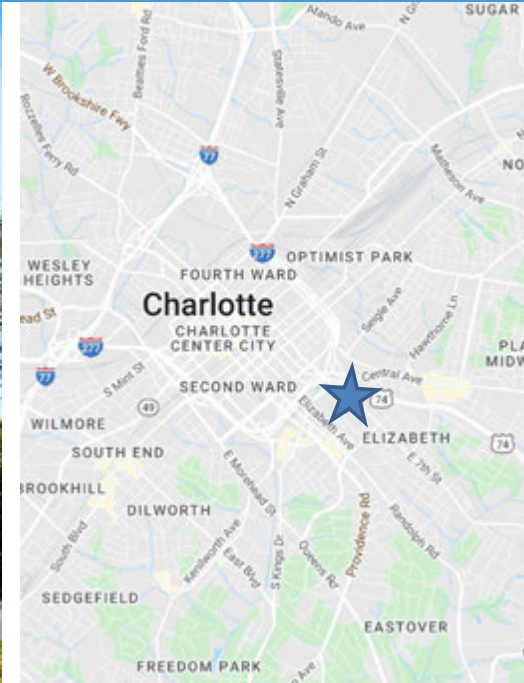
1401 E. 7TH STREET

CHARLOTTE, NC 28204

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/-5,339 SF ON 0.42 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- Conveniently located in Midtown at the corner of Charlottetown Blvd & E 7th Street
- .42 of an acres (.36 acres & .06 acres)
- Zoned O-2 & B-1
- 25 parking spaces
- Renovated in 2016
- Ideal uses include all professional services
- Easily subdivided for multi-tenant occupancy

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,224	124,905	273,917
Avg. HH Income	\$87,981	\$112,156	\$98,785
Daytime Pop.	30,037	161,791	313,440

BROKER CONTACT

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



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UPTOWN

PLAZA MIDWOOD

MIDTOWN

Lynx Gold Line

35,704 VPD

10,794 VPD

111,933 VPD

14,174 VPD

24,643 VPD

7,473 VPD

Memorial Stadium

Independence Park

Independence Blvd

Central Ave

Charlotte-Mecklenburg

Under Contract: Future .58 acre redevelopment

Elizabeth on 7th Office Building

DOLLAR GENERAL

PET SUPPLIES PLUS

NOVANT HEALTH MAIN CAMPUS

TRADER JOE'S

at home

Habit

Target

PETCO

JACK'S HOUSE

Viva Chicken

Fig Tree

COLSEN KEANE

MARKET 740

UPS

Smarty Pants Preschool

T.R. Lawing Realty

Boy Scouts of America

Alexander Ricks, PLLC

Troutman CPA

Central Piedmont

United States Postal Service

HYATT

Spectrum Arena

AC Hotels

Five Guys

Scorpio

Starbucks

Shoppers

Distance to:

UPTOWN	0.7 miles
OPTIMIST PARK	1.1 miles
ODA	2.3 miles
OTSWOLD	3.0 miles
THE METROPOLITAN	0.7 miles



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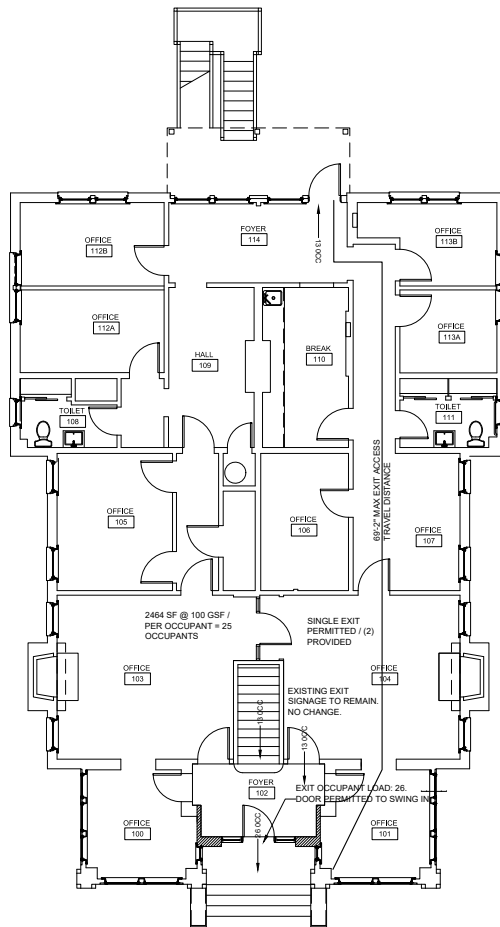
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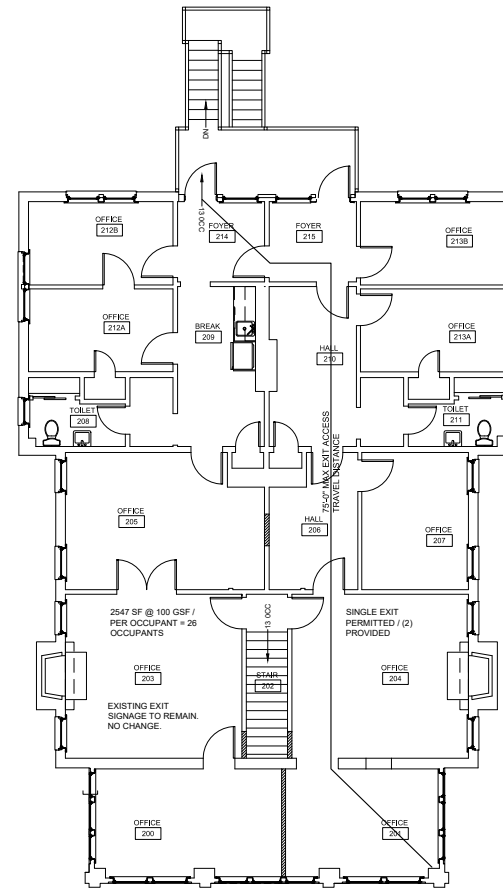
FLOOR PLAN

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FIRST FLOOR



SECOND FLOOR

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INTERIOR PHOTOS

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