

Sink Kimmel

The Nichols Company
704.373.9797 (Office) 704.373.9798 (Fax)
Sink@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd. Charlotte, NC 28207

Available

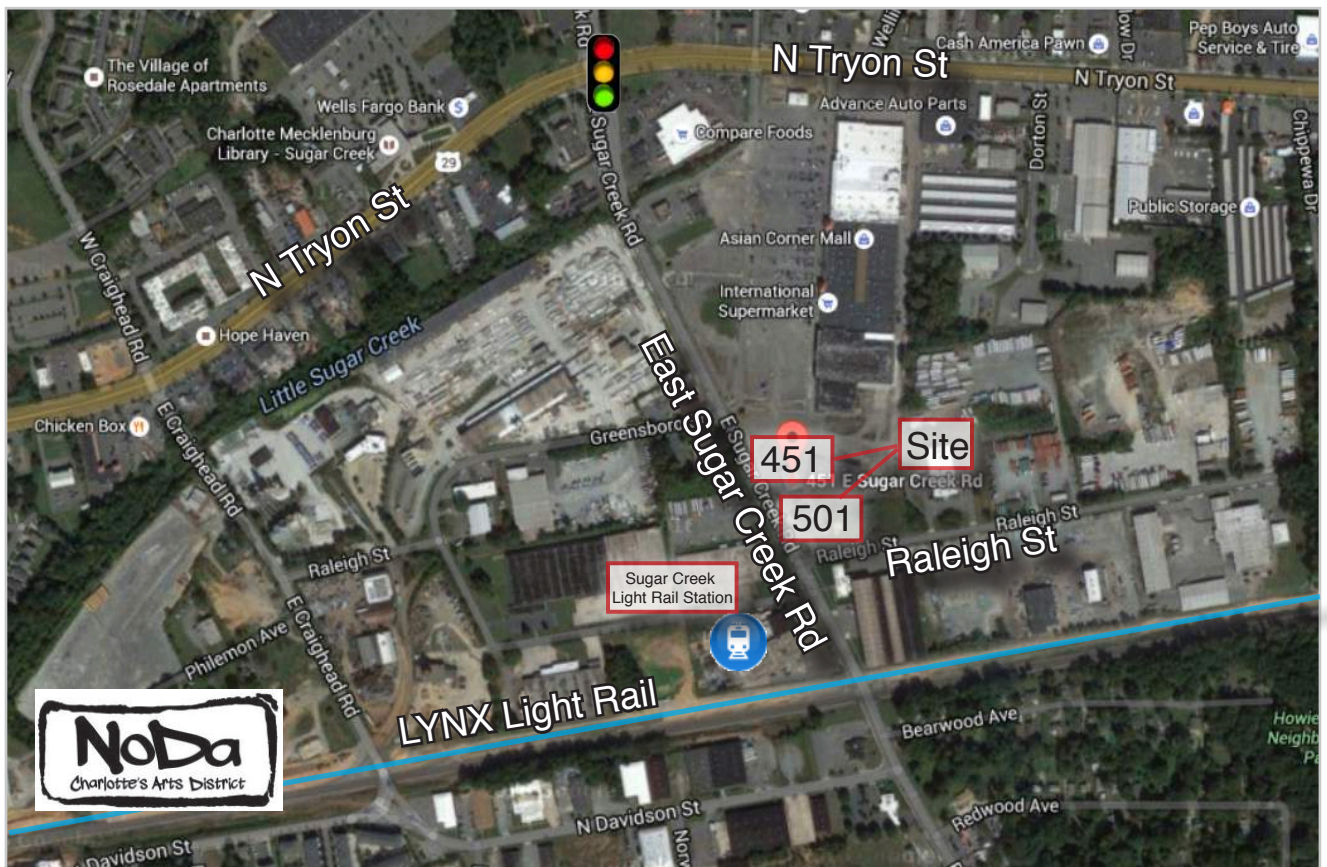
**Redevelopment
Corner For Sale
Call for Pricing**



**451 & 501
E Sugar Creek**

Charlotte, NC 28213

LOCATION



ABOUT

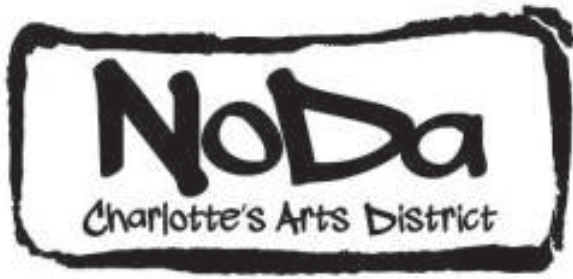
451 & 501 E Sugar Creek is prominently located across from the new Sugar Creek Light Rail Station, and .35 miles south of the N Tryon intersection. The site is also within close proximity (approximately 1 mile) to the heart of NODA at the 36th Street & N Davidson intersection. 501 E Sugar Creek is comprised of a +/- 4,226 sf service garage, built in 1969 with Cottman Transmission as its tenant. 451 E Sugar Creek is a +/- 6,072 sf retail building, constructed in 1972 with Tryon Mall Cleaners currently occupying it.

Traffic Counts: Est. 21,000 VPD on E Sugar Creek

SITE ATTRIBUTES

- Parcel ID: 09105116
- +/- 1.49 Acres
- Zoned: I-2
- 4 Curb Cuts & Ample Surface Parking
- Approximately 400' Frontage on E Sugar Creek
- Assemblage Potential with 421 E Sugar Creek (total +/- 2.97 ac)

ABOUT NORTH DAVIDSON



Known as the arts district of Charlotte, NoDa offers an array of galleries and art crawls. It is a hub for entertainment with several music venues and numerous restaurants, breweries and retail shops.

In recent years, the area has seen growth as a residential neighborhood as well with many single family home renovations and mixed-use projects underway.

www.noda.org



SUGAR CREEK PARKING GARAGE

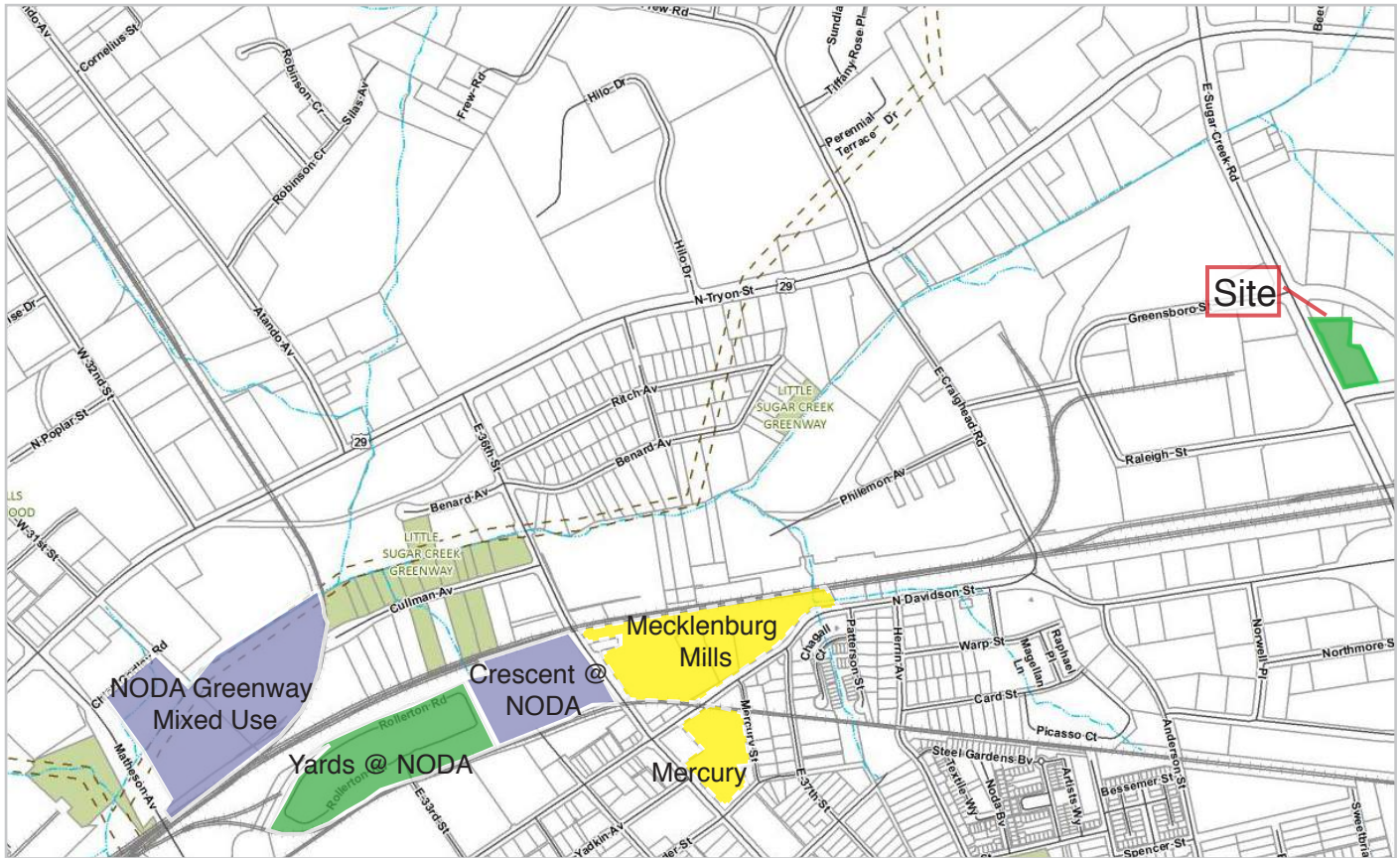
The Sugar Creek Parking Garage is part of the CATS LYNX Blue Light Extension project located along Raleigh Street at the North End of Charlotte's historic NoDa neighborhood. The 630-car parking structure will serve commuters for the adjacent light rail line. Standing four stories high, the brick-clad structure will feature 6,000 square feet of street-level office space and incorporate an effective wayfinding signage system. There are pedestrian linkages on the first floor from the adjacent Light Rail Station and the surrounding neighborhoods, connecting users through the building.

The Sugar Creek Parking Garage construction is scheduled to be completed by August 2017. Regular rail service will be in place at that time. BLE track is grade level.

Architectural Renderings



NEARBY TRANSIT DEVELOPMENT PROJECTS



Approximately 1800 multi-family units completed/proposed within 1 mile of the site including:

- NODA 20: 20 units completed in 2013
- The Lofts at NODA Mills: 241 units under construction
- Mercury NODA: 241 units completed 2015
- The Arden: 10 units completed 2014
- Crescent NODA: 345 units under construction
- Fat City Lofts: 26 units
- Yards at NODA: 342 units
- Highland Mill Lofts: 211 units

NCDOT BRIDGE CONSTRUCTION - SUGAR CREEK ROAD

This project is one of several currently underway that will make improvements to the North Carolina Railroad between Raleigh and Charlotte. When complete, this project will construct a bridge carrying Sugar Creek Road over the NC Railroad Tracks.



Project Highlights:

- Permanently close the existing Craighead Road railroad crossing.
- Construct a bridge carrying Sugar Creek Road over the existing and future railroad tracks.
- Realign North Davidson Street to the intersection of Sugar Creek Road and Redwood Avenue and construct intersection improvements.
- Extend Bearwood Avenue under the proposed Sugar Creek Road bridge to a new intersection with the re-aligned N. Davidson Street.
- Construct a new connector road from the existing Greensboro Street/East Sugar Creek Road intersection to Raleigh Street, east of the proposed Sugar Creek Road bridge
- Remove the existing Northmore Street/Sugar Creek intersection.

Aerial View of Site and New Bridge/Road Construction



For more information please contact:

Sink Kimmel
 704.373.9797 (Office)
 Sink@thenicholscompany.com

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.

