



THE RAIL  
HOUSE

# Office/Retail For Lease

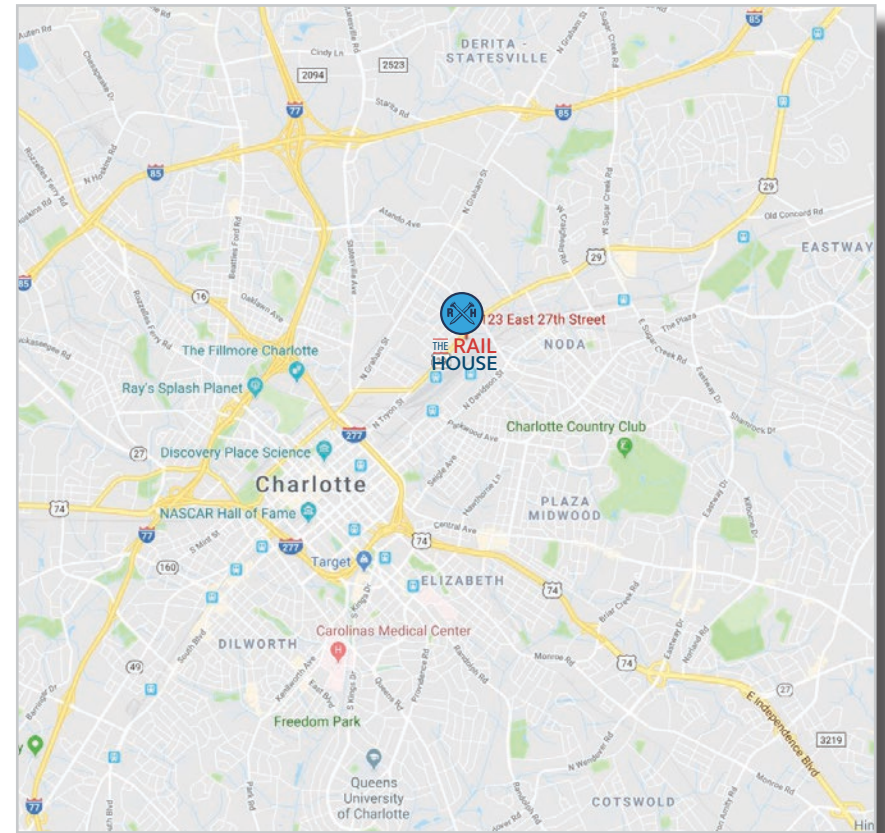
123 E. 27th St. | Charlotte, NC 28206

## ABOUT

The Rail House is an experiential development in Charlotte's North End's district. Situated close to Uptown, near the corner of N. Tryon and E. 27th St., The Rail House offers 25,000+ SF of retail space. The proposed tenant mix include a brewery, a community kitchen offering a variety of food options to patrons of the Rail House, and a creative office space. The Rail House experience will be brought to life through natural lighting, open floor plans and large, open areas where patrons can engage and connect outdoors. The Rail House is undoubtedly the North End's most engaging adaptive re-use project.

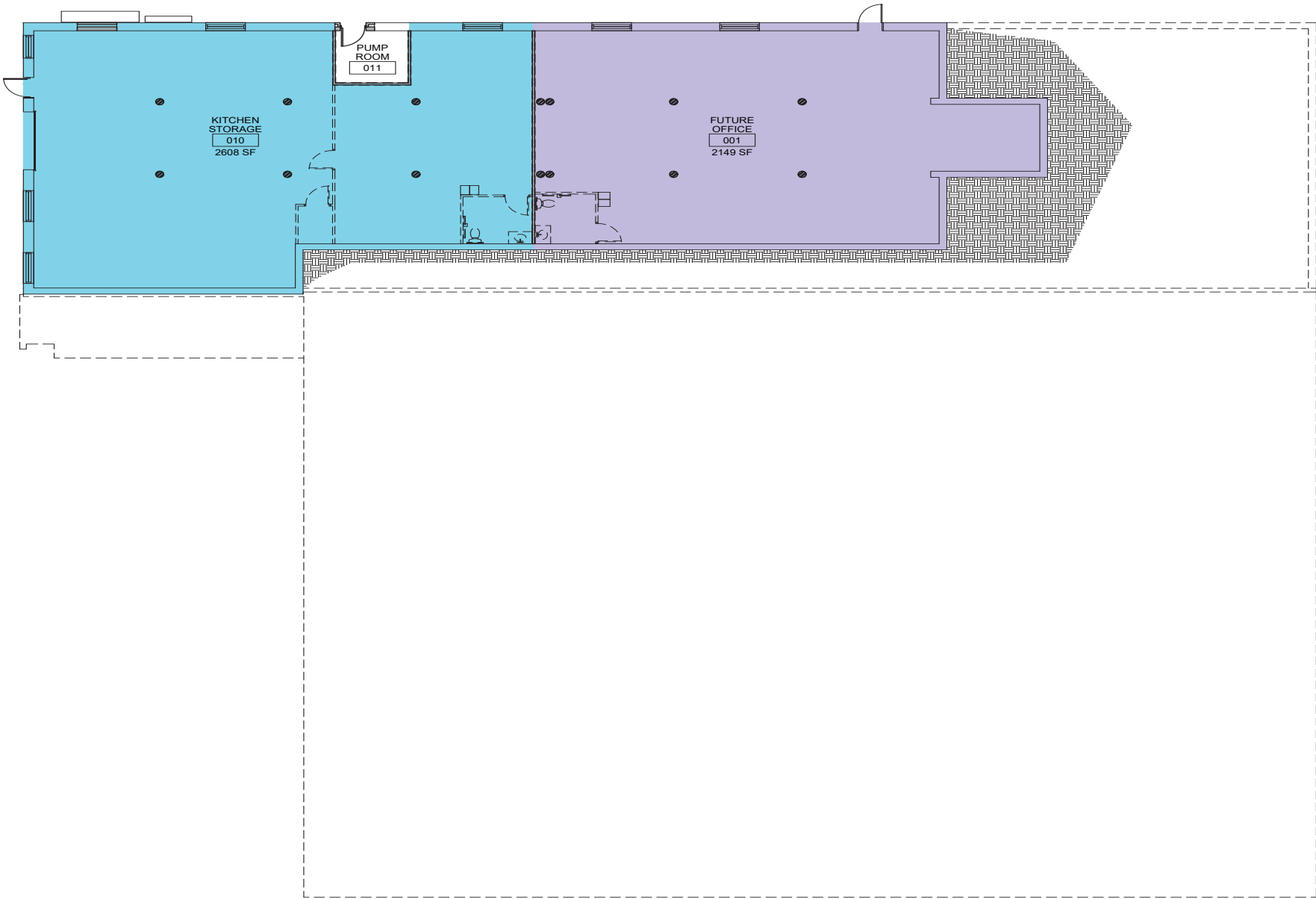
## PROPERTY DETAILS

- 25,000+ SF Available For Lease
- Ample outdoor patio space planned
- Warm Shell Delivery: Summer 2019
- Parking: 61 Spaces
- Lease Rate: \$16/SF NNN



| Demographics                              | 1 Mile   | 3 Miles  | 5 Miles  |
|---|----------|----------|----------|
| Total Population                          | 8,914    | 108,512  | 68,934   |
| Total Households                          | 3,553    | 46,933   | 110,049  |
| Daytime Employees                         | 6,831    | 141,466  | 221,637  |
| Average HH Income                         | \$61,545 | \$79,545 | \$75,084 |
| Traffic Counts: N. Tryon St. - 21,000 VPD |          |          |          |











## NORTH END DISTRICT

Charlotte's North End is emerging with a variety of strong developments. A 75-acre industrial complex, known as Camp North End, is coming to life with exciting retailers. Some of these retailers include: Prism Supply vintage motorcycle shop, Dupp & Swat creative studio, Alchemy: The Workshop hair salon, BLK-TECHCLT community hub, Hex Coffee, Goodyear Arts, and Ally Financial.

## OFFICE

The latest need in office space requires environments promoting teamwork, collaboration, and creativity. Employers want spaces that embrace natural light, indoor-outdoor space and "collaborative" work environments to lure tenants. And, just as important, open floorplans with plenty of collaborative workspaces generally offer more density, which means businesses can fit more workers into smaller footprints and save money. Economics aside, employers are trying to make their office space a statement about the company. The Rail House will meet current needs for office space by focusing on these attributes.

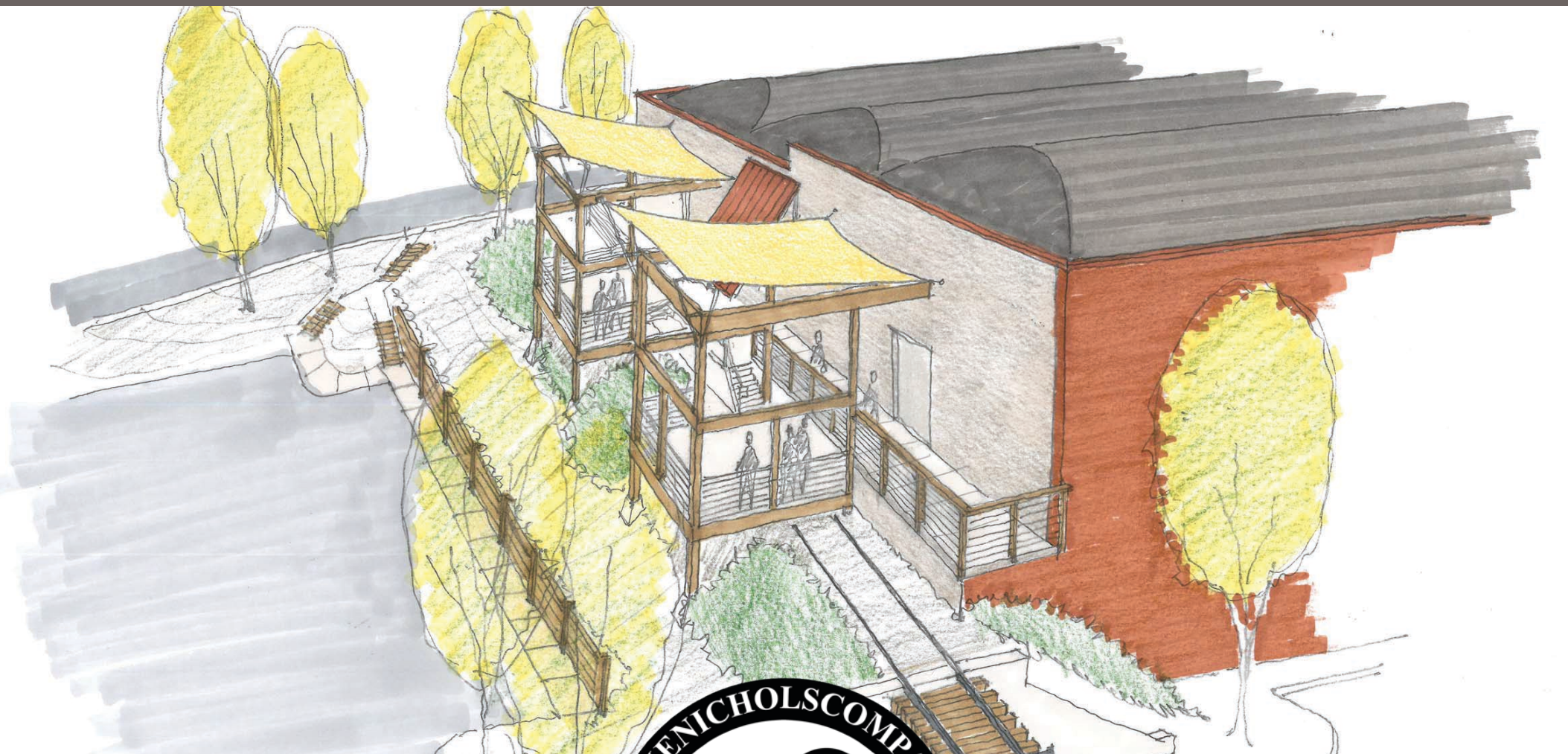


## BREWERIES

Breweries in Charlotte continue to anchor adaptive re-use projects as they evolve into what is being called Craft Beer 2.0. Increased competition gives established breweries a chance to expand their footprint through event facilities and outdoor beer gardens, giving their customers new ways to interact and have a voice in a large crowd. Demand for craft beer continues to grow, driven by a more sophisticated palate and growing customer base. It's delicious, It's fun, it tastes good. A new tap room gives a brewery the best op-

Heist Brewery is planning to rezone a warehouse building on Woodward Avenue for a high-end butcher shop, bakery, and brewing facility. Brightwalk redevelopment is luring new home buyers with 800 new residences. The North End area will be a vibrant area with retailers working together to preserve Charlotte's history while promoting an urban, eclectic atmosphere.





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