



# Urban Core Property

308 West Worthington Avenue & 1825 Wickford Place | Charlotte, NC 28203



South End

16,500 VPD

Future Development

West Blvd

South Tryon Street

20,500 VPD

Site

+/- 0.341 AC

Wickford Pl

W. Worthington Avenue

## Available for Sale

+/- 0.341 AC Urban Core Site



# Urban Core Property

## Available for Sale

Urban core property for sale in the heart of South End, one of Charlotte's most prominent submarkets. The site is walkable to various multifamily developments, retail, bars, and restaurants. Conveniently located just off South Tryon Street, it's adjacent to a large future development and only 0.3 miles to the East/West Light Rail Station.

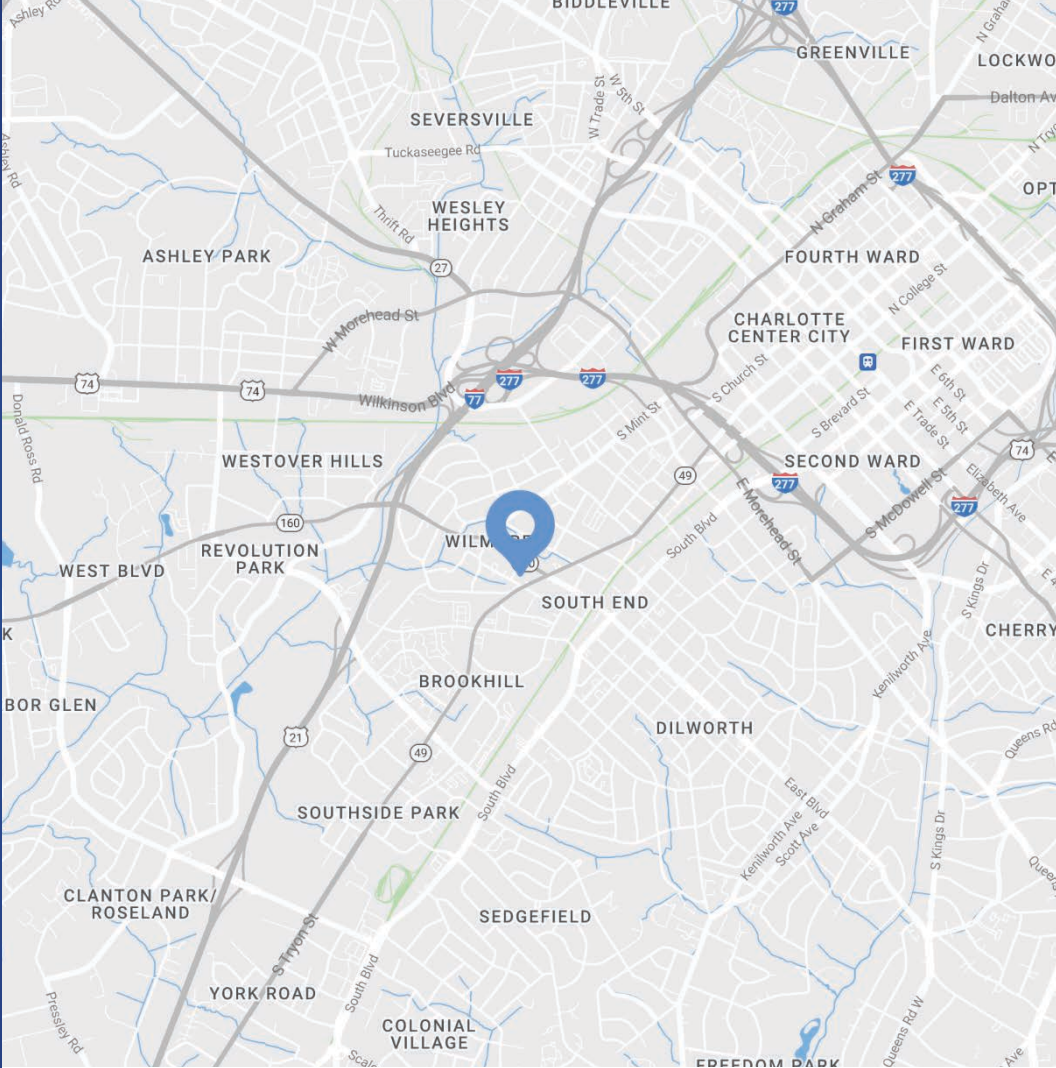
### 308 West Worthington Avenue

Availability	+/- 0.172 AC with 6,350 SF Building
Parcel ID	119-079-43
Zoning	TOD-NC (Neighborhood Center)

### 1825 Wickford Place

Availability	+/- 0.169 AC with 1,843 SF Building
Parcel ID	119-079-42
Zoning	N1-D (HDO)

Total Acreage	+/- 0.341 AC Total
Additional Details	0.3 mi to the East/West Light Rail Station Located in the Wilmore Historic District
Sale Price	Call for Pricing



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	19,929	116,796	244,496
Avg. Household Income	\$132,861	\$128,952	\$120,606
Median Household Income	\$98,012	\$81,898	\$74,102
Households	12,178	60,050	115,613
Daytime Employees	22,113	165,494	280,815



Drone Video





# South End

Charlotte, NC

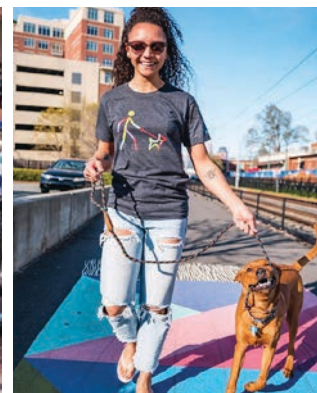
Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



## South End Development Report



4 Light Rail Stations



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction



Southeast View of Site



East/West Station

Salted  
Melon

Superica  
barcelona  
3E  
ELSEWHERE

SHAKE  
SHACK  
jen's  
HAWKERS  
Bitty Buns

QC  
POLAR HOUSE  
Broken

The  
Line  
Sycamore  
285,000 SF Office  
20,000 SF Retail  
Parking Deck + Rooftop Terraces

Krispy Kreme

CM  
BASIC BAKES

YAMAZAKI

puttery

SKIPTOWN

PINS

THREE  
FIVE

THE  
PENROSE

Future  
Development

South Tryon Street

+/- 0.341 AC

Site

W. Worthington Avenue





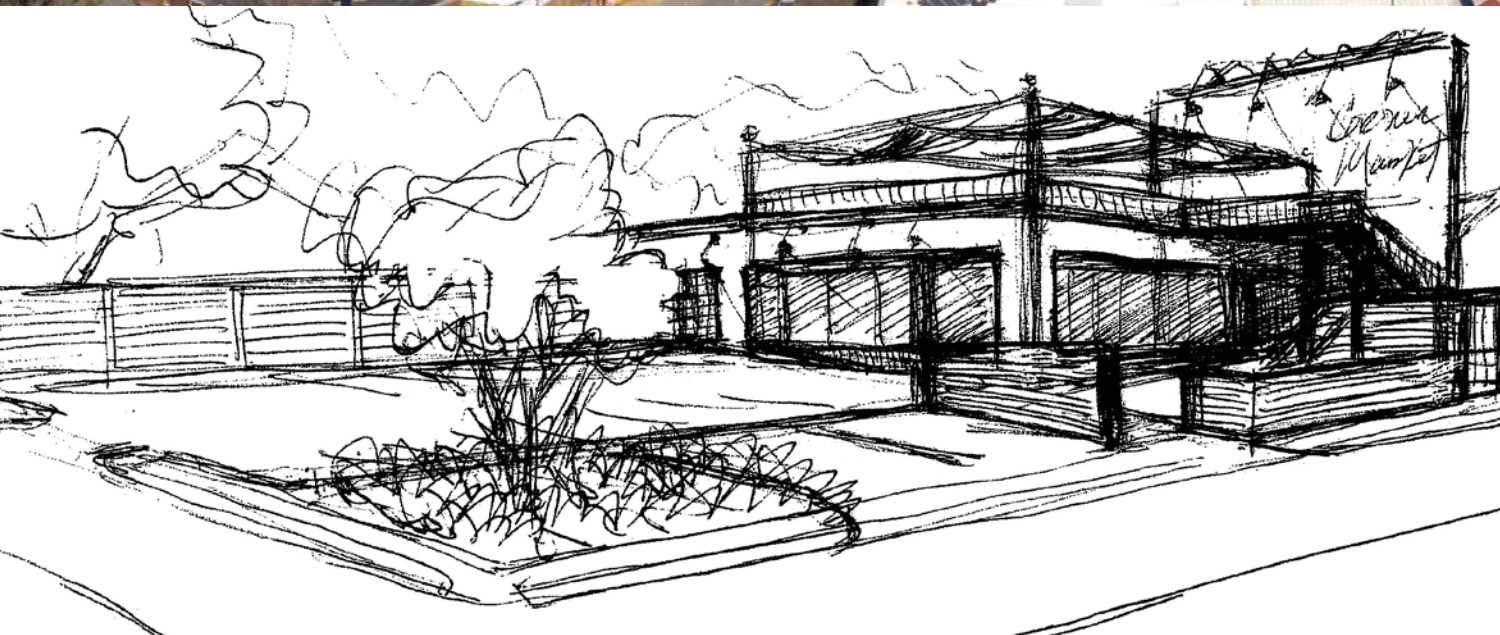
Site

± 0.341 AC

W. Worthington Avenue

South Tryon Street

Future Development



Contact for Details

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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.