



# 124 Atando Ave

Charlotte, NC, 28206



## Available for Sale

+/- 6,052 SF Retail Building in NoDa



## Property Overview

# 124 Atando Ave Available for Sale

124 Atando Avenue is a +/- 6,052 SF property situated on a +/- 0.317 AC lot in Charlotte, North Carolina. Constructed in 1957, this single story building that includes a mezzanine level has historically operated as a gentleman's club. The Atando Avenue corridor is experiencing significant development, increasing its appeal for investors and developers.

The nearby Atando Business Park, encompassing approximately 1.2 million square feet, offers a strategic location for industrial and distribution operations in central Charlotte. Its proximity to major highways and infrastructure highlights the area's logistical advantages. With ongoing transformations along Atando Avenue, 124 Atando Avenue presents a compelling opportunity for redevelopment or repurposing to align with the corridor's evolving landscape.

## Property Details

**Address** 124 Atando Ave | Charlotte, NC, 28206

**Availability** +/- 6,052 SF Available for Sale

**Acreage** +/- 0.317 AC

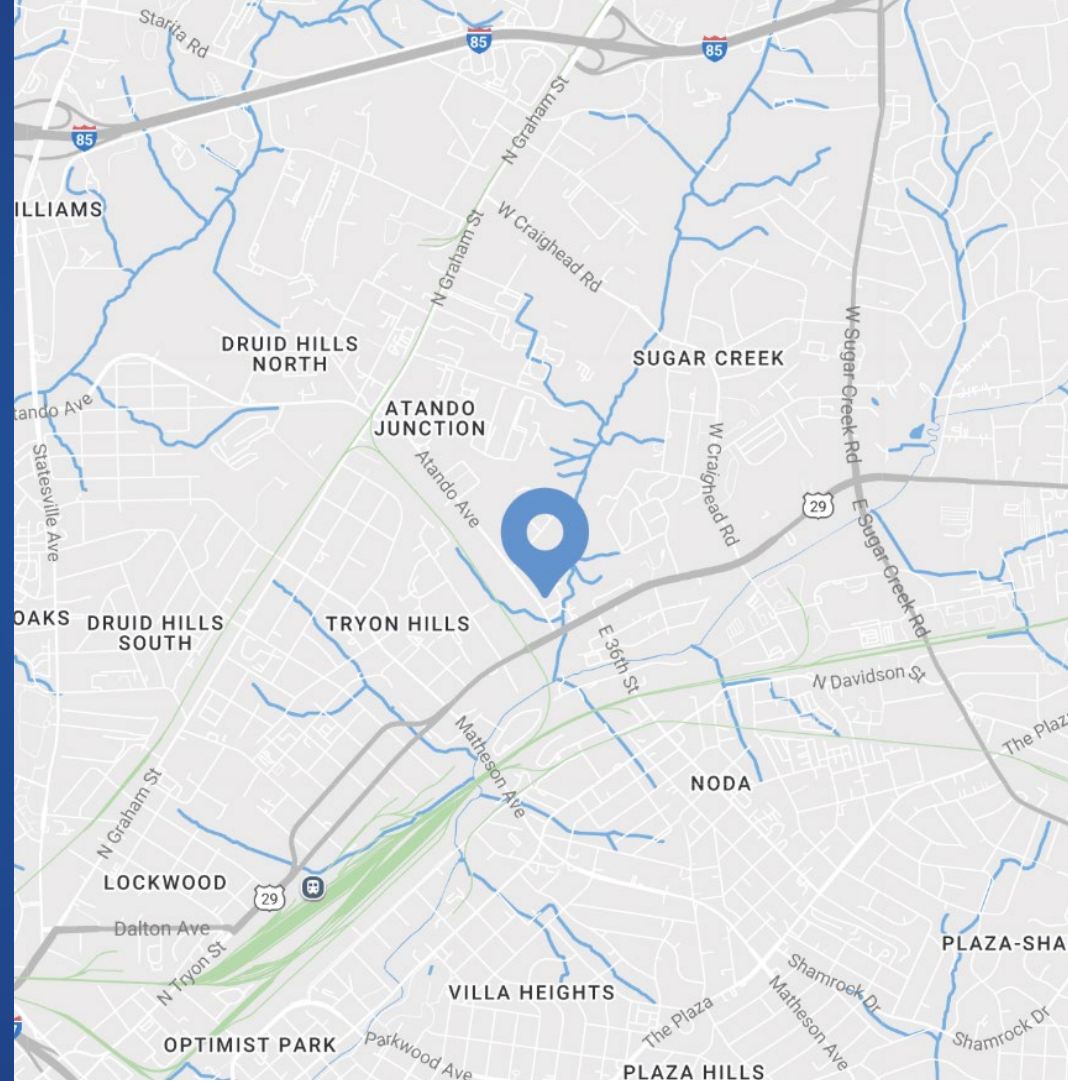
**Use** Retail

**Parcel** 08502208

**Zoning** ML-2

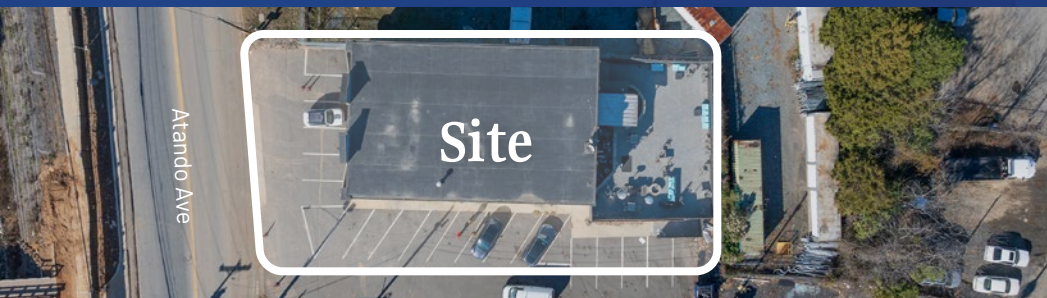
**Traffic Counts** N Tryon St | 23,000 VPD

**Sale Price** Call for Pricing

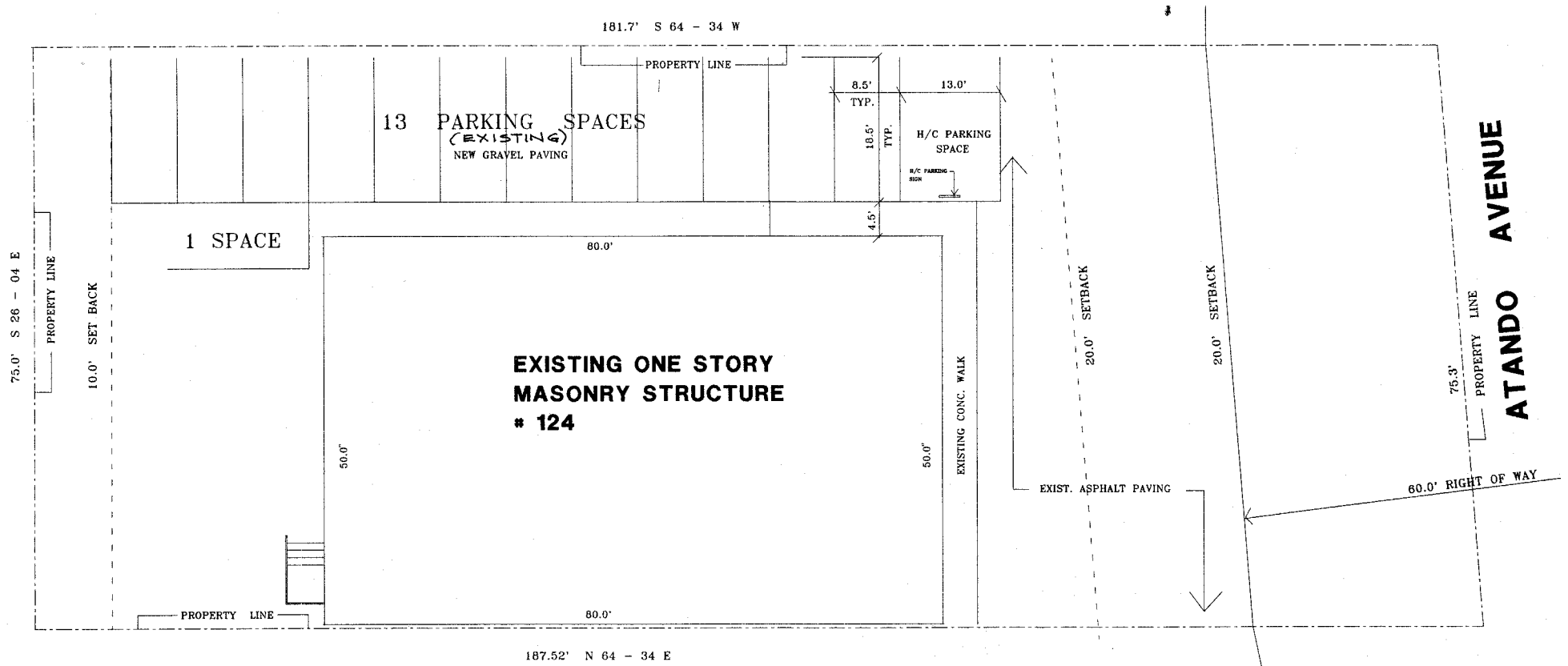


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	11,360	109,388	282,402
<b>Avg. Household Income</b>	\$100,253	\$105,159	\$108,714
<b>Median Household Income</b>	\$62,164	\$66,467	\$68,932
<b>Households</b>	5,432	50,284	125,422
<b>Daytime Employees</b>	6,535	84,584	199,206

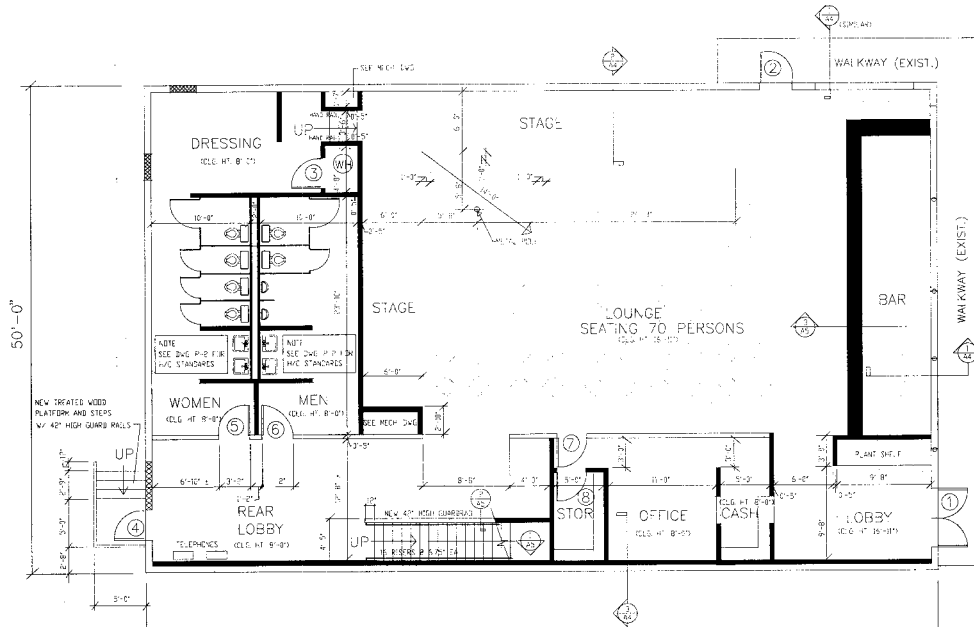


# Site Plan

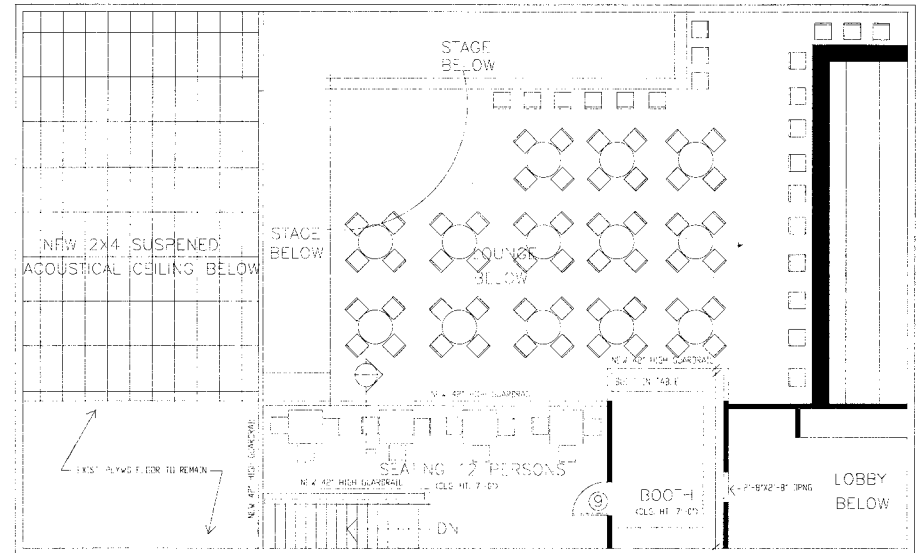


# Available

+/- 6,052 SF



First Floor



Mezzanine Second Level



# Interior Photos





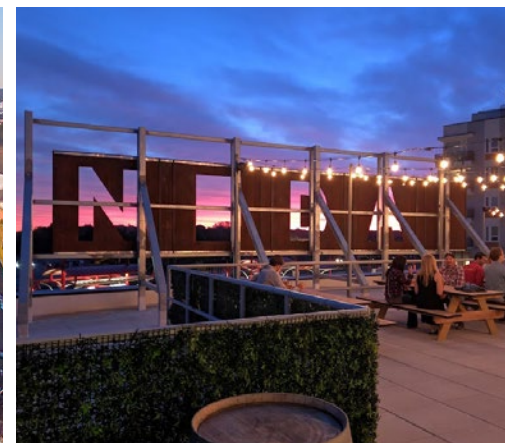
# Market Overview





# NoDa Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.







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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.