



West Morehead St Assemblage

201, 205, 217 West Morehead St, Charlotte, NC 28202



Bank of America Stadium

Aspen Heights Development
Mint & Morehead

393 Apartment Units
Delivery: Fall 2025

THE CROWN
OF QUEEN CITY

260 Apartment Units

LOFT
ONE35

298 Apartment Units



11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge



Site

Available for Sale

+/- 1.10 Total AC in South End



Confidentiality Statement

The information contained in the following marketing materials is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without prior written consent. These marketing materials have been prepared to provide a summary, unverified information to prospective Buyers and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. The Sender has not made any investigation and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB'S or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any condominium, Owner, Tenant, or any Tenant's plans or intentions to continue its occupancy of the subject Property. The information contained in these marketing materials have been obtained from sources we believe to be reliable; however, the Sender has not verified, and will not verify, any of the information contained herein, nor has the Sender conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Buyers must take appropriate measures to verify all of the information set forth herein. Tenants should not be disturbed for any reason.

Table of Contents

3 Executive Summary

- Introduction
- Offering Overview

4 Property Overview

- Property Details
- Demographics
- Survey
- Site Overview

7 Area Overview

- Site Views
- Market Overview
- Submarket Details

12 Contact Us

- LOI Submission Instructions

Executive Summary

Introduction

+/- 1.10 acres available in South End on the cusp of Uptown. Comprised of three separate ownership groups assembled together, this is a rare opportunity in this submarket to drive both game-day and residential traffic to the site. Surrounded by vibrant retail, office, hospitality, and large scale developments, the site is situated in one of Charlotte's most prestigious and active development corridors. Conveniently located on W Morehead Street, the property is walkable to countless nearby amenities and Carson St Station Light Rail access.

Offering Overview

- High-barrier-to-entry South End address
- Scarcity of similar sites in the submarket
- Immediately surrounded by retail, office, multifamily and mixed-use development
- Within one of Charlotte's most prestigious and active development corridors
- UC (Uptown Core) Zoning allows for high-density, vertically mixed-use environment with a focus on pedestrian-oriented use

Property Overview

W Morehead St Assemblage Available for Sale

Three parcels comprised of three separate ownership groups assembled together for a total of +/- 1.10 AC nestled right between South End and Uptown. With excellent visibility on W Morehead St, this is an excellent urban core opportunity for redevelopment, whether mixed-use, multifamily or hospitality in one of Charlotte's most prominent submarkets. Walkable to the Carson Light Rail Station and 0.5 miles to the I-277 on-ramp, it's ultra convenient location can't be beat. The site is walkable to various multifamily developments, retail, bars, and restaurants with excellent access to everything this area has to offer.

Property Details

Address 201, 205, 217 West Morehead St | Charlotte, NC 28202

Availability

	+/- 1.10 AC Total Available for Sale	
201 W Morehead St	+/- 0.287 AC	
205 W Morehead St	+/- 0.428 AC	
217 W Morehead St	+/- 0.184 AC	
Alleyway	+/- 0.201 AC	

Square Footage +/- 47,769 SF Total Land Area
+/- 29,303 SF Existing Buildings

Parcel ID 07306213, 07306210, 07306209

Zoning UC (Uptown Core)

Parking Ample

Electrical Heavy Power | 205 W Morehead St

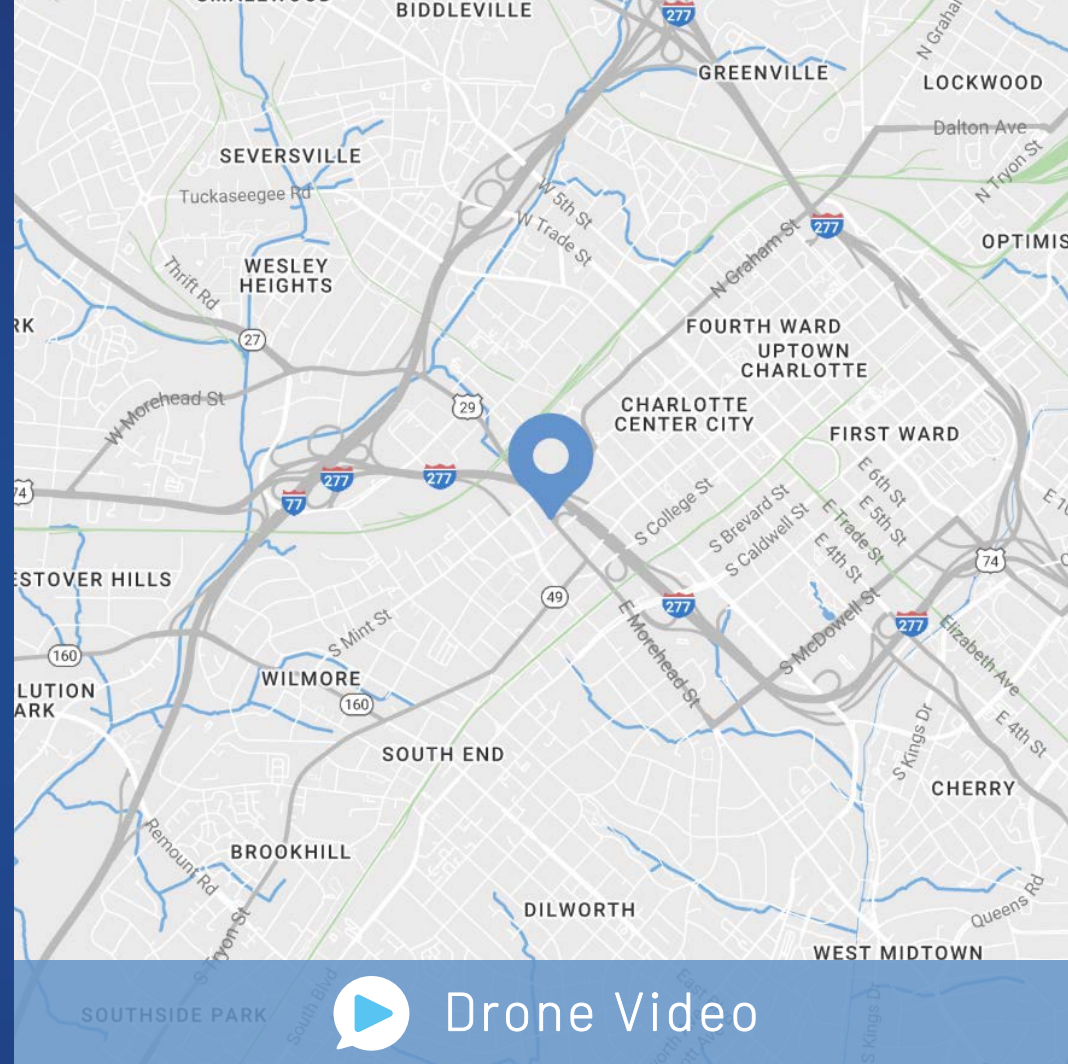
Ceiling Height 201 W Morehead St | 21'
205 W Morehead St | 13'-19', additional space 26'
217 W Morehead St | 13' 7" and 18' 2"

Year Built 1938 - 1940

Doors 205 W Morehead St | 2 Drive-In and 2 Side Doors
217 W Morehead St | 1 Drive-In

Traffic Counts W Morehead St | 24,500 VPD
I-277 | 75,000 VPD

Sale Price Call for Details



Demographics

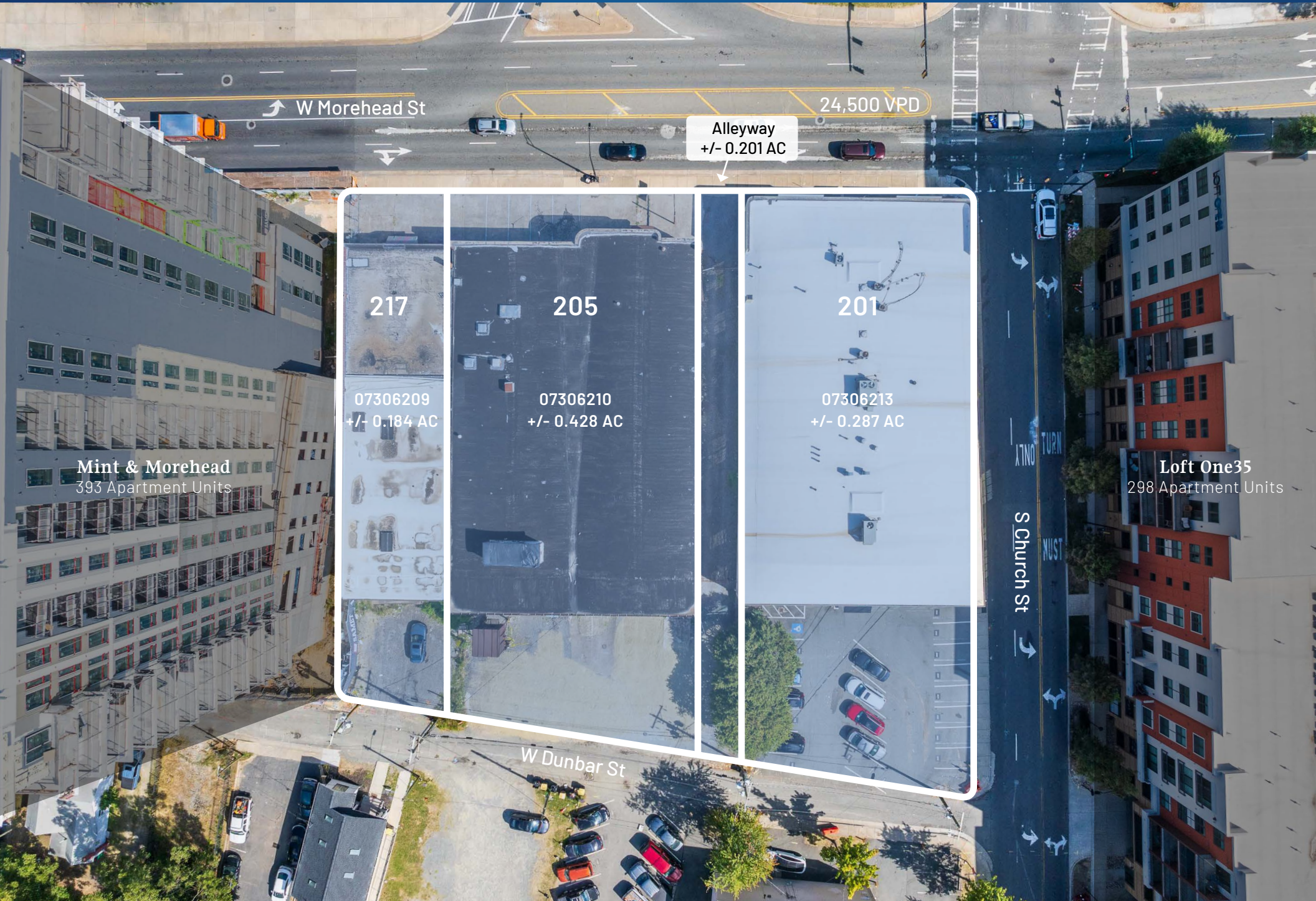
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	24,777	125,357	257,081
Avg. Household Income	\$153,290	\$136,631	\$124,569
Median Household Income	\$108,303	\$88,673	\$77,812
Households	15,749	64,855	121,843
Daytime Employees	57,967	145,020	245,570

Site Development Data

Acreage	+/- 1.10 AC Total	
	201 W Morehead St	+/- 0.287 AC
	205 W Morehead St	+/- 0.428 AC
	217 W Morehead St	+/- 0.184 AC
	Alleyway	+/- 0.201 AC
Square Footage	+/- 47,769 SF Total	
	201 W Morehead St	+/- 17,897 SF
	205 W Morehead St	+/- 18,644 SF
	217 W Morehead St	+/- 8,003 SF
	Alleyway	+/- 3,225 SF
Tax Parcels	07306213, 07306210, 07306209	
Existing Zoning	UC (Uptown Core)	
Existing Use	Commercial	
Proposed Uses	Office, Retail, Restaurant	
Opportunity	Assemblage Sale	



Site Overview



W Morehead St

24,500 VPD

Alleyway
+/- 0.201 AC

217

205

201

07306209
+/- 0.184 AC

07306210
+/- 0.428 AC

07306213
+/- 0.287 AC

Mint & Morehead
393 Apartment Units

Loft One35
298 Apartment Units

W Dunbar St

S Church St



CULINARY DROP-OUT
Toastique

SIXTY VINES

DRAM & DRÄUCHT
UPFORM
Yolk

HOPPIN'

MAA
A Brighter View

406 Apartment Units

ROBBI'S
KILLER COFFEE

SUNSHOT
RESIDENT CULTURE
CRAFT

PROSPECT

11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

LINK
APARTMENTS

259 Apartment Units

South End

THE CROWN

260 Apartment Units

LOFT ONE35

298 Apartment Units

Aspen Heights Development
Mint & Morehead

393 Apartment Units
Delivery: Fall 2025

Site

24,500 VPD

W Morehead St

S Church St




Bank of America Stadium


11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge


259 Apartment Units


Site


298 Apartment Units


260 Apartment Units


CULINARY DROPOUT
Toastique


UPSTOWN
DRINK BARBOUT

South End


406 Apartment Units

75,000 VPD



W Carson Blvd

S Mint St

S Church St




Bank of America Stadium

Uptown

Aspen Heights Development
Mint & Morehead
393 Apartment Units
Delivery: Fall 2025

LOFT One36
298 Apartment Units

Crescent Communities & Nuveen Real Estate
Mixed-Use Development
560,000 SF Office, 10,000 SF Retail
100 Apartment Units, 200 Hotel Rooms
Delivery: 2026

SIXTY VINES CULINARY DROPOUT
Toastique

PROSPECT
11,650 SF Retail
304 Apartment Units
5,000 SF Rooftop Lounge

South End


Site

Copper Builders
New Townhomes

LINK APARTMENTS
259 Apartment Units

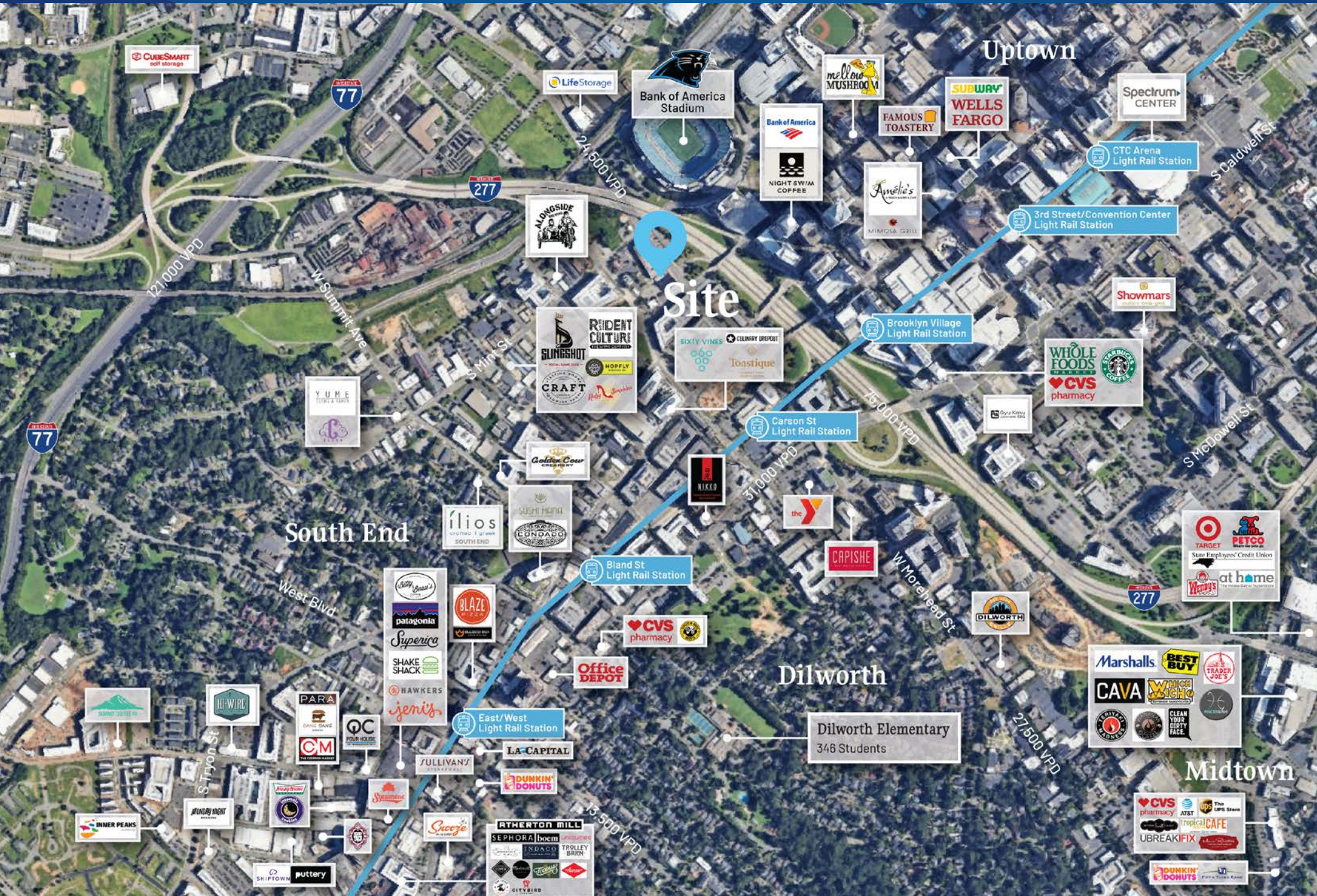
277

75,000 VPD

W. Carson Blvd

W. Palmer St

Market Overview



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



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

Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.