



600 E 35th Street

Charlotte, North Carolina 28205



Available for Sale

+/- 1,438 SF Office in NoDa

Property Overview

600 E 35th Street

Available for Sale

Step into a piece of Charlotte history with this quintessential 1900s bungalow nestled in the vibrant and ever-evolving NoDa neighborhood. With approximately 1,438 square feet, this charming property sits proudly on a prominent corner lot, offering visibility, character, and endless potential.

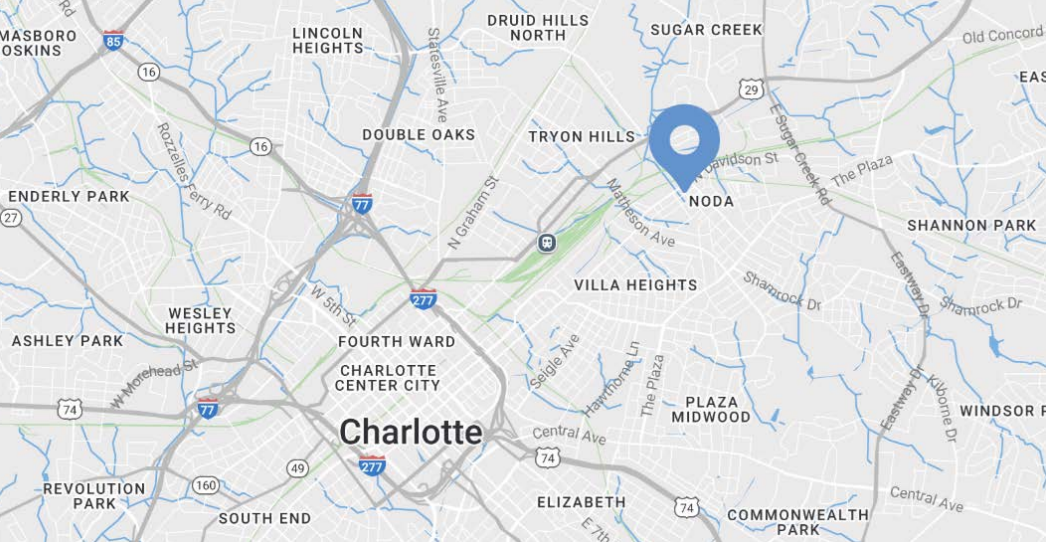
Featuring hallmark details of early 20th-century architecture—such as a deep front porch, original trim, and classic twin gables—this home blends timeless curb appeal with a welcoming presence. Inside, you’ll find a versatile layout ideal for conversion to a creative commercial space.

The City of Charlotte has approved a range of light commercial uses including studios, galleries, and office spaces (subject to a formal change-of-use process), making this an incredible opportunity for entrepreneurs, artists, or small business owners looking to plant roots in one of Charlotte’s most beloved neighborhoods.

Located just blocks from NoDa’s iconic bars, restaurants, shops, and the 36th Street light rail station, this property combines walkability, history, and future-forward potential. Whether you’re looking to preserve its residential charm or envision a boutique business concept, this property delivers both inspiration and flexibility.

Property Details

Address	600 E 35th St Charlotte, NC 28205
Availability	+/- 1,438 SF Available for Sale
Acreage	+/- 0.127 AC
Parcel	08308207
Zoning	NS (Neighborhood Services)
Traffic Counts	N Davidson St 11,500 VPD N Tryon St 24,000 VPD
Sale Rate	\$765,000



Join one of the fastest growing submarkets in the United States

NoDa where history meets possibility

- Walking Distance to 36th Street Station
- Corner lot location in the heart of NoDa
- Histotic bungalow built in 1900 with classic architecture and a large front porch
- Surrounded by new multi-family and development

Demographics

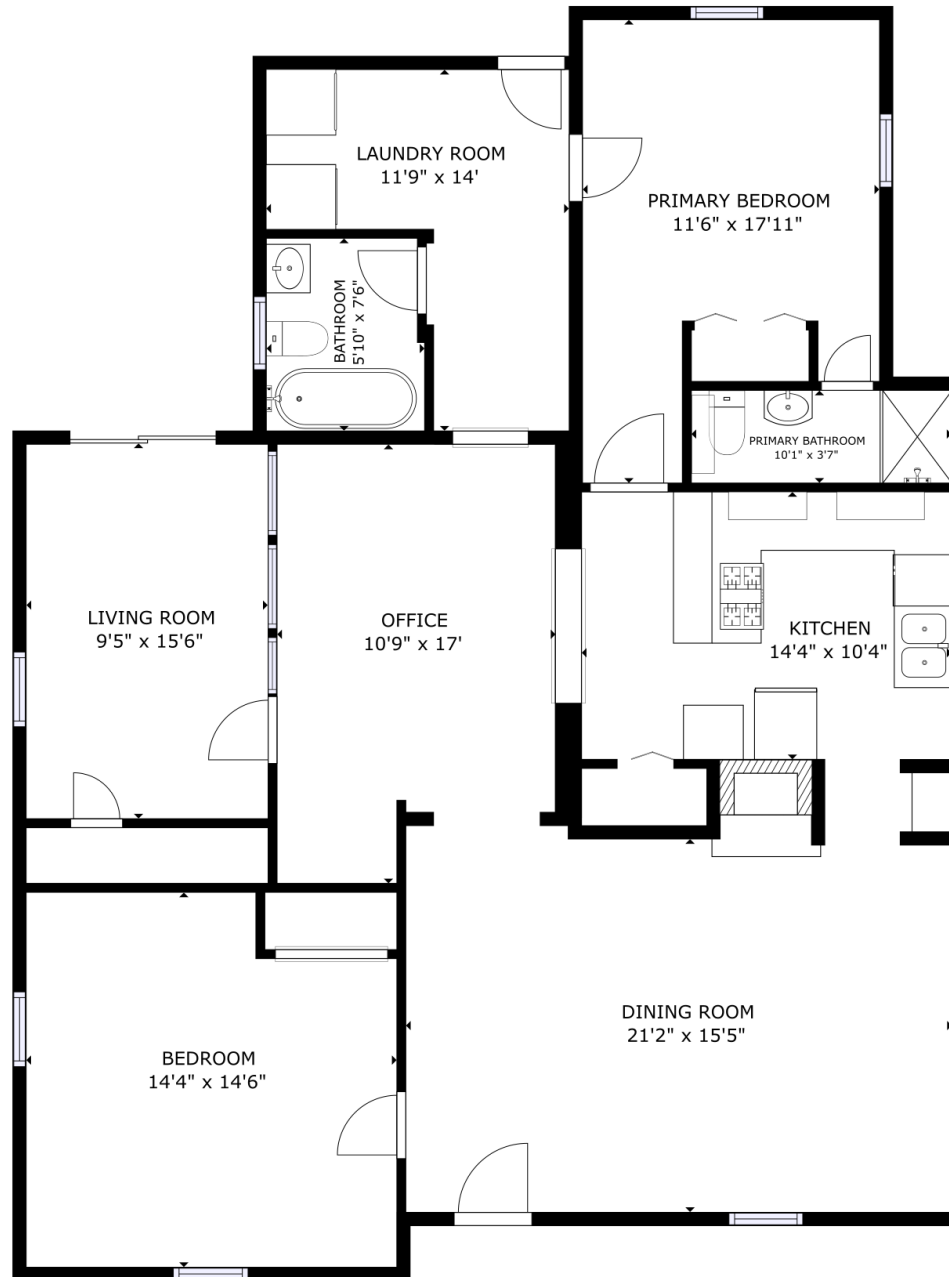
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	13,422	113,382	290,815
Avg. Household Income	\$120,032	\$108,412	\$111,326
Median Household Income	\$77,424	\$69,127	\$69,760
Households	6,641	53,541	129,908
Daytime Employees	5,395	94,385	201,457

Available

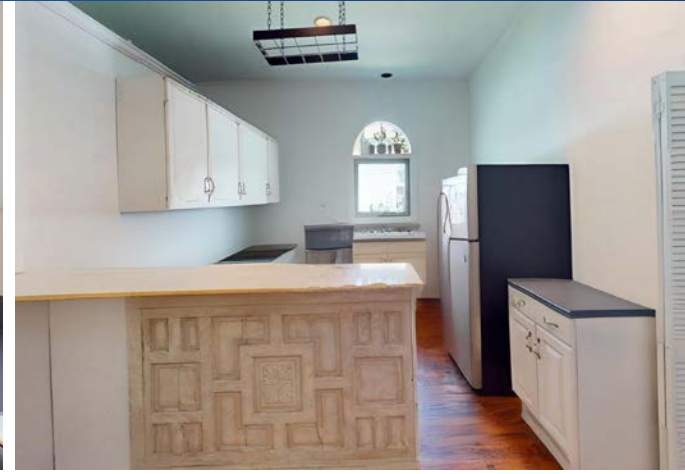
+/- 1,438 SF



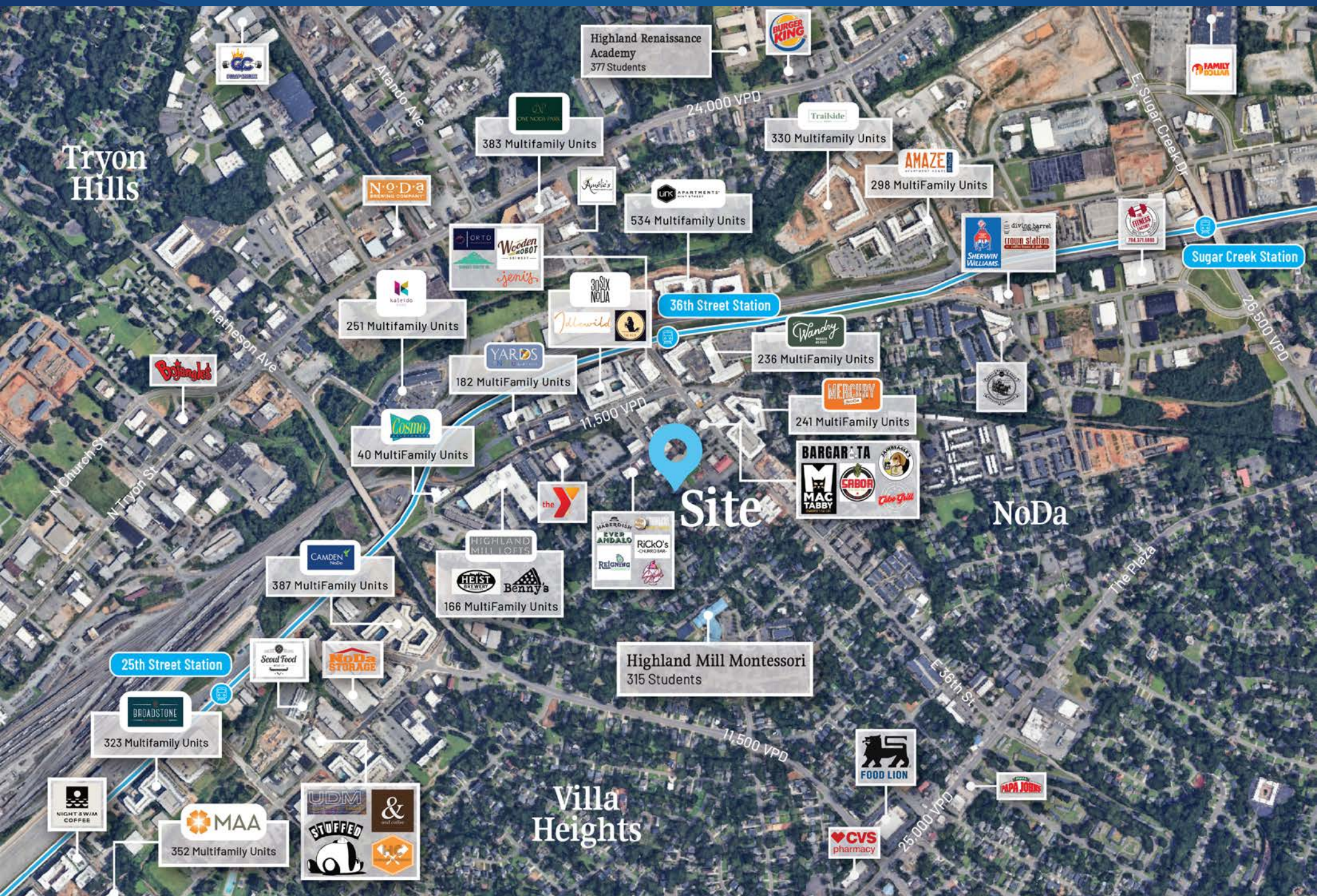
Virtual Tour



Interior Photos



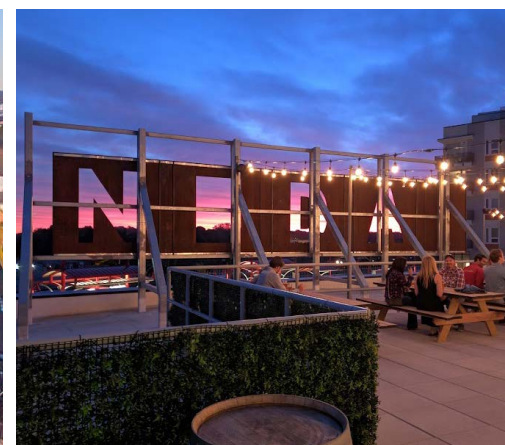
Market Overview



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.





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.