



**OFFICE/RETAIL
REDEVELOPMENT
ASSEMBLAGE**

FOR SALE

1824 N. Graham Street | Charlotte

OPPORTUNITY ZONE - Located directly across from Camp North End, a 75+ acre redevelopment expanse, this property has huge potential for many concepts.

ZACH DANIEL
o 704 971 6528 c 704 560 1192
zach.daniel@cbcmecca.com



**COLDWELL
BANKER
COMMERCIAL**

MECA



PROPERTY INFORMATION

SF

1,024 SF*

ACREAGE

+/- .533 Acres*

PARCEL ID

079-102-02

ZONED

I-2

FEATURES

- Free-standing building
- Located on a hard corner
- Former bank branch
- Minutes from Uptown
- Building is leased until 8-15-2021

LIST PRICE

\$799,000

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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Coldwell Banker Commercial MECA
2320 W. Morehead St. | 2nd Floor
Charlotte, NC 28208



MECA

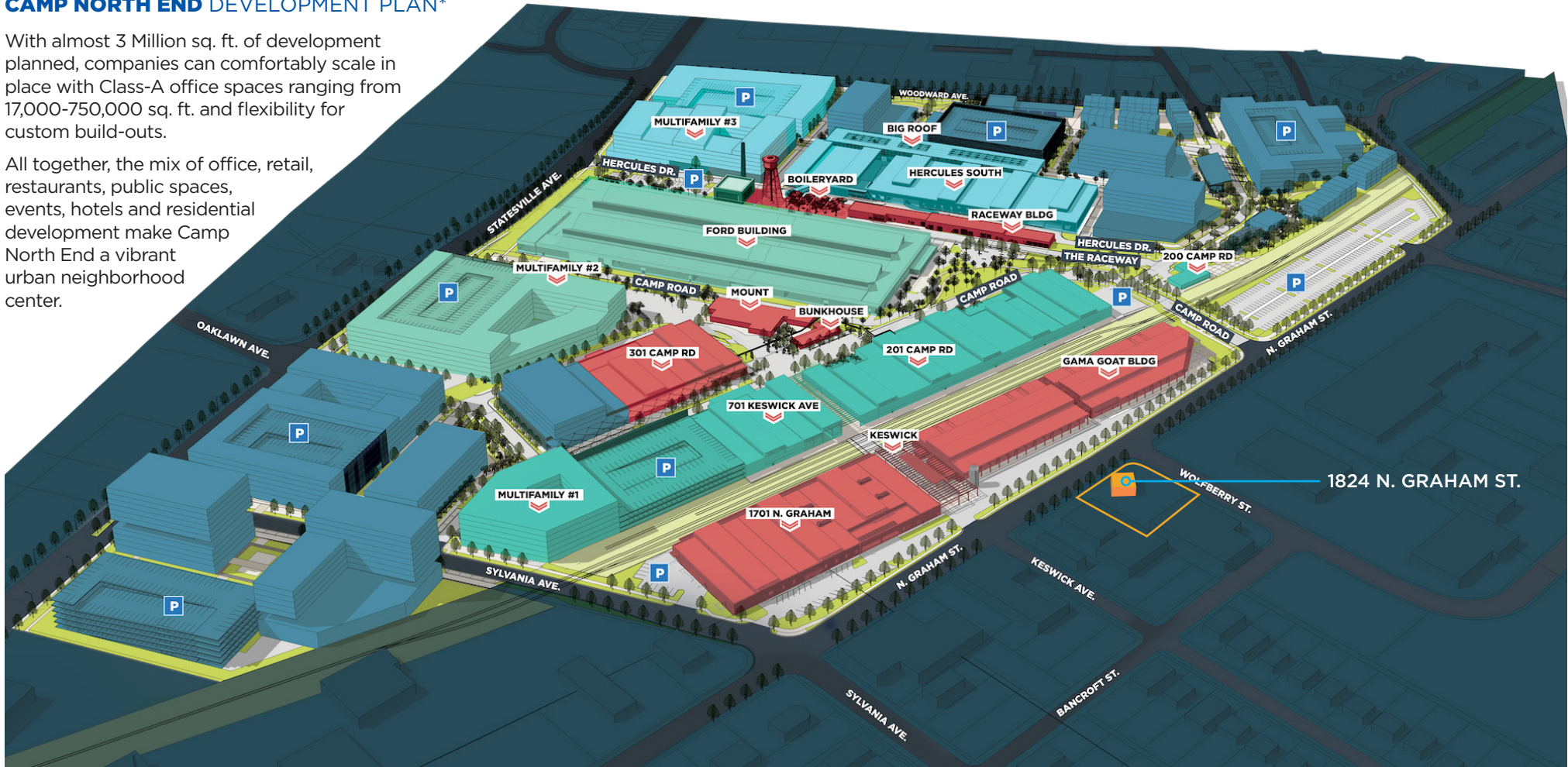
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CAMP NORTH END DEVELOPMENT PLAN*

With almost 3 Million sq. ft. of development planned, companies can comfortably scale in place with Class-A office spaces ranging from 17,000-750,000 sq. ft. and flexibility for custom build-outs.

All together, the mix of office, retail, restaurants, public spaces, events, hotels and residential development make Camp North End a vibrant urban neighborhood center.



DELIVERED

Gama Goat Building	85,000 sq ft
1701 N. Graham Street	75,000 sq ft
301 Camp Road	48,000 sq ft
Raceway Building	17,000 sq ft
Bunkhouse	3,400 sq ft
300 Camp Road	2,000 sq ft
330 Camp Road	10,000 sq ft

PHASE 2 (Delivering 2021)

701 Keswick Avenue	38,000 sq ft
201 Camp Road	115,000 sq ft
200 Camp Road	3,200 sq ft
Multifamily #1	
Parking Garage #1	

PHASE 3 (Delivering 2023)

Ford Building	280,000 sq ft
Multifamily #2	
Parking Garage #2	

PHASE 4 (Delivering 2024)

Hercules South & Big Roof 230,000 sq ft
Multifamily #3

FUTURE PHASES

Nearly 1,000,000 sq ft of additional multifamily, new retail, and new office space

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