

# THE REFINERY

1213 W. MOREHEAD STREET | CHARLOTTE, NC 28208

*Available Retail for Lease*

2,017 SF GROUND LEVEL RETAIL FACING W. MOREHEAD STREET



## CONTACT FOR DETAILS

**JOHN HADLEY**

(704) 373-9797

[JHadley@TheNicholsCompany.com](mailto:JHadley@TheNicholsCompany.com)

**JOSH BEAVER**

(704) 373-9797

[Josh@TheNicholsCompany.com](mailto:Josh@TheNicholsCompany.com)



## PROPERTY OVERVIEW

# THE REFINERY

+/- 2,017 SF of ground level retail available at The Refinery for all retail uses including restaurant, brewery, coffee shop, spa, fitness and salon. The Refinery is a brand new 107,000 SF Class-A office building located at 1213 West Morehead Street, Charlotte, NC. It is comprised of four floors of office space with each upper floor offering 22,500 SF connected to a parking deck with 350 parking spaces. The site is visible from the I-77 and is within close proximity to numerous retail and restaurant establishments.

## PROPERTY DETAILS

<b>Address</b>	1213 W. Morehead Street   Charlotte, NC 28208
<b>Square Footage</b>	+/- 2,017 SF Ground Level Retail facing Morehead Street 90% of the office is leased
<b>Use</b>	Class A Office, Retail
<b>GLA</b>	+/- 107,000 SF
<b>Parking</b>	350 spaces
<b>Zoning</b>	B-1
<b>Delivery</b>	Cold Dark Shell Available Immediately
<b>Lease Rate</b>	Call for Leasing Details



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>Population</b>	13,974	101,971	218,384
<b>Avg. Household Income</b>	\$91,197	\$76,114	\$75,880
<b>Households</b>	7,080	44,816	92,330
<b>Daytime Employees</b>	22,664	168,000	252,658



[CLICK HERE TO VIEW DRONE VIDEO](#)

# MARKET OVERVIEW

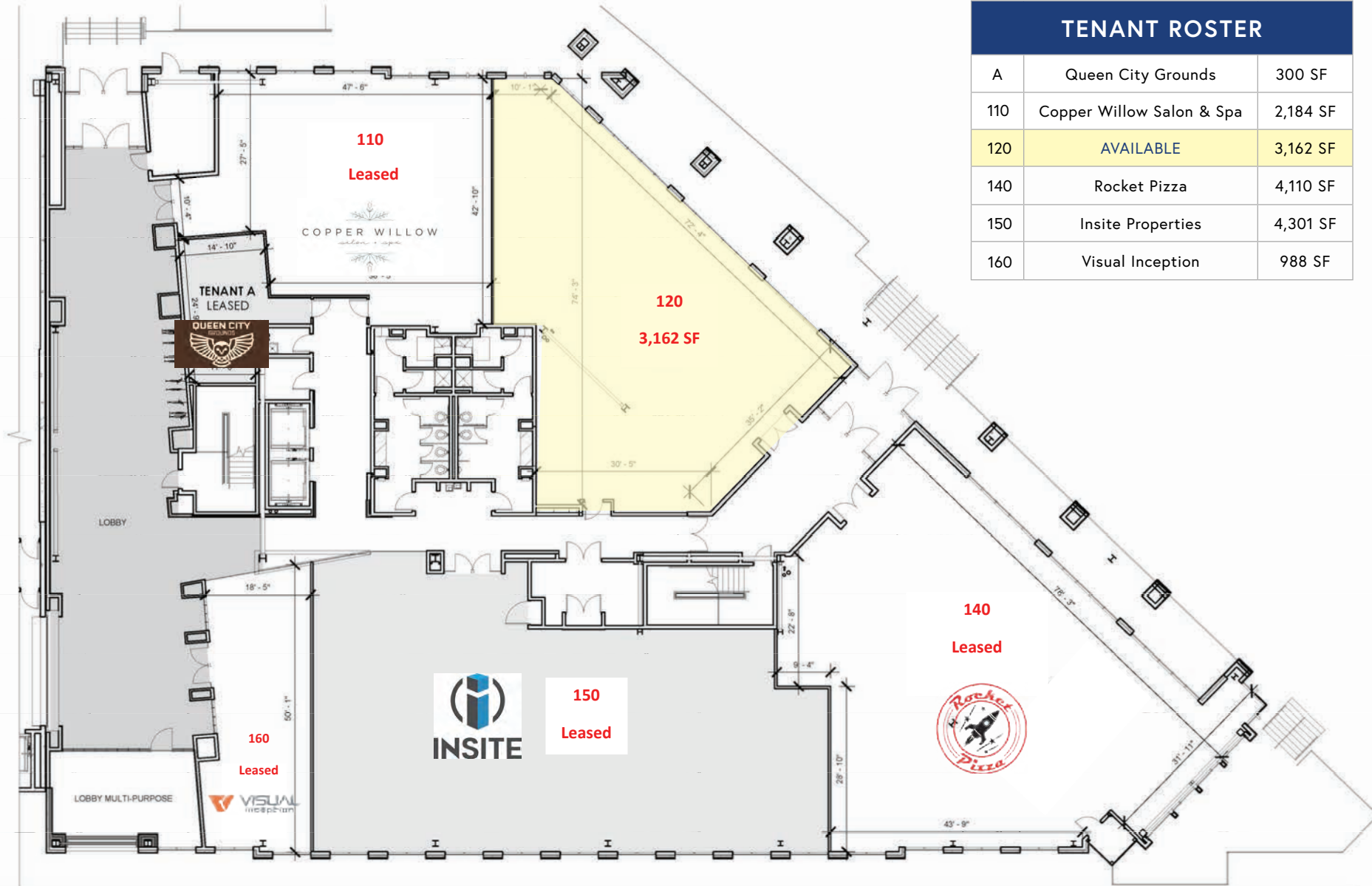


# FREEMOREWEST CHARLOTTE, NC

FreeMoreWest is recognized as Charlotte's latest, most exciting renewed neighborhood. Located adjacent to Charlotte's vibrant Uptown, the neighborhood is introducing exciting new housing developments, retail, and office opportunities. The years of rich history and the prospects for the future make FMW the place to begin anew.



# FLOOR PLAN



TENANT ROSTER		
A	Queen City Grounds	300 SF
110	Copper Willow Salon & Spa	2,184 SF
120	AVAILABLE	3,162 SF
140	Rocket Pizza	4,110 SF
150	Insite Properties	4,301 SF
160	Visual Inception	988 SF

SITE PLAN



# MARKET OVERVIEW



Rooftop



Entry Way from Parking Deck



Rooftop



Entry Way from Morehead St.



Common Area Restrooms



Elevator Corridor



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## THE NICHOLS COMPANY

### **Website**

[www.TheNicholsCompany.com](http://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.