



# 1900 E 7th Street

Charlotte, North Carolina, 28204



**Available for Lease**

+/- 3,545 SF Mixed-Use Building

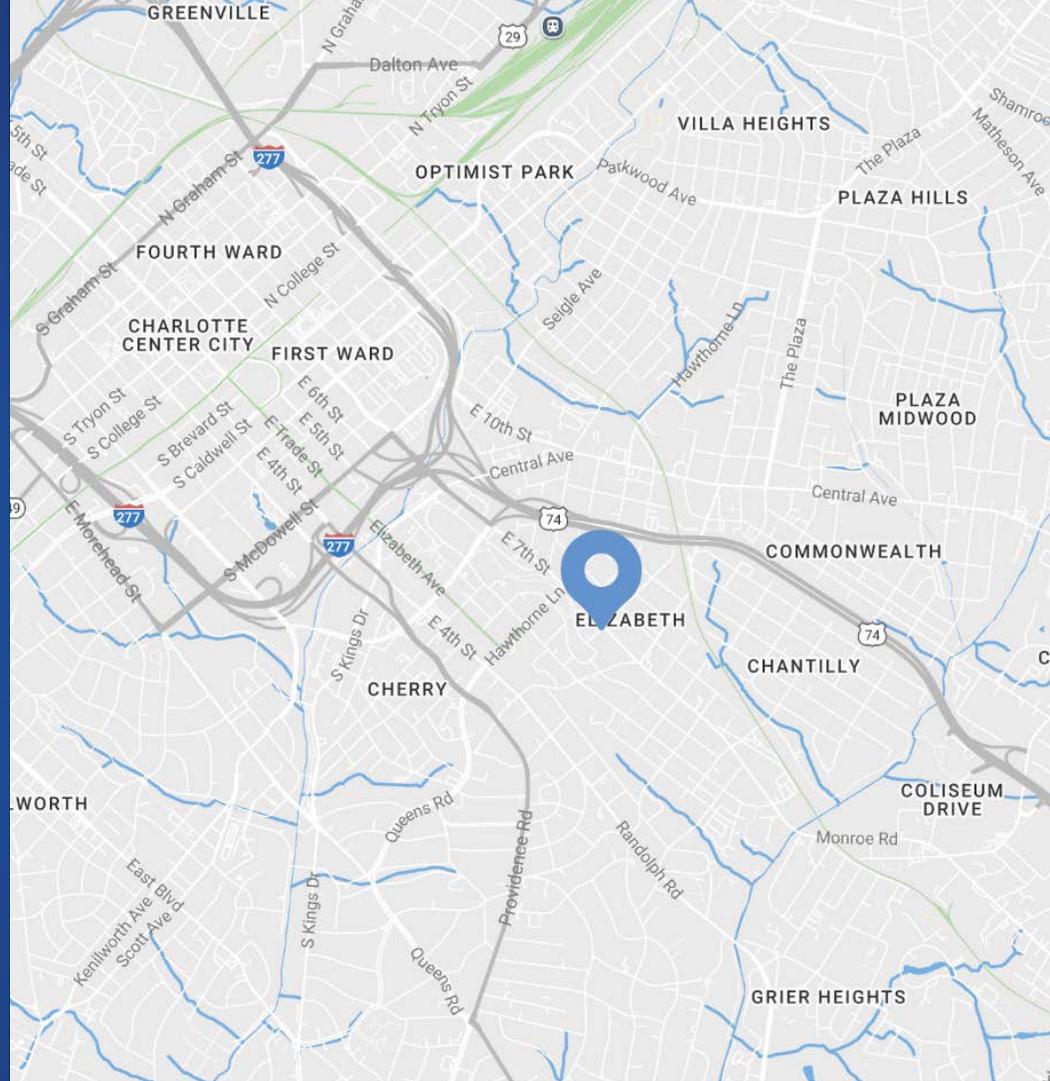
## Property Overview

# 1900 E 7th Street Available for Lease

+/- 3,545 SF available in the vibrant heart of Elizabeth, one of Charlotte's most prestigious neighborhoods. This property boasts a prime location next to Independence Park and lies within walking distance of the area's iconic retail destinations and popular restaurants. Surrounded by upcoming multi-family and mixed-use developments, the site offers exceptional access to a dynamic neighborhood teeming with activity. Zoned CG, the versatile space features a customizable layout perfect for retail, office, or medical use. The site provides ample parking and easy access to Uptown Charlotte. It's also near I-74 and I-277, with the Lynx Gold Line just a short stroll away, ensuring unmatched convenience and connectivity.

## Property Details

<b>Address</b>	1900 E 7th St   Charlotte, NC, 28204
<b>Availability</b>	+/- 3,545 SF Available for Lease
<b>Use</b>	Mixed-Use
<b>Zoning</b>	CG
<b>Parcel ID</b>	12703515
<b>Lease Rate</b>	Call for Leasing Details



## Demographics

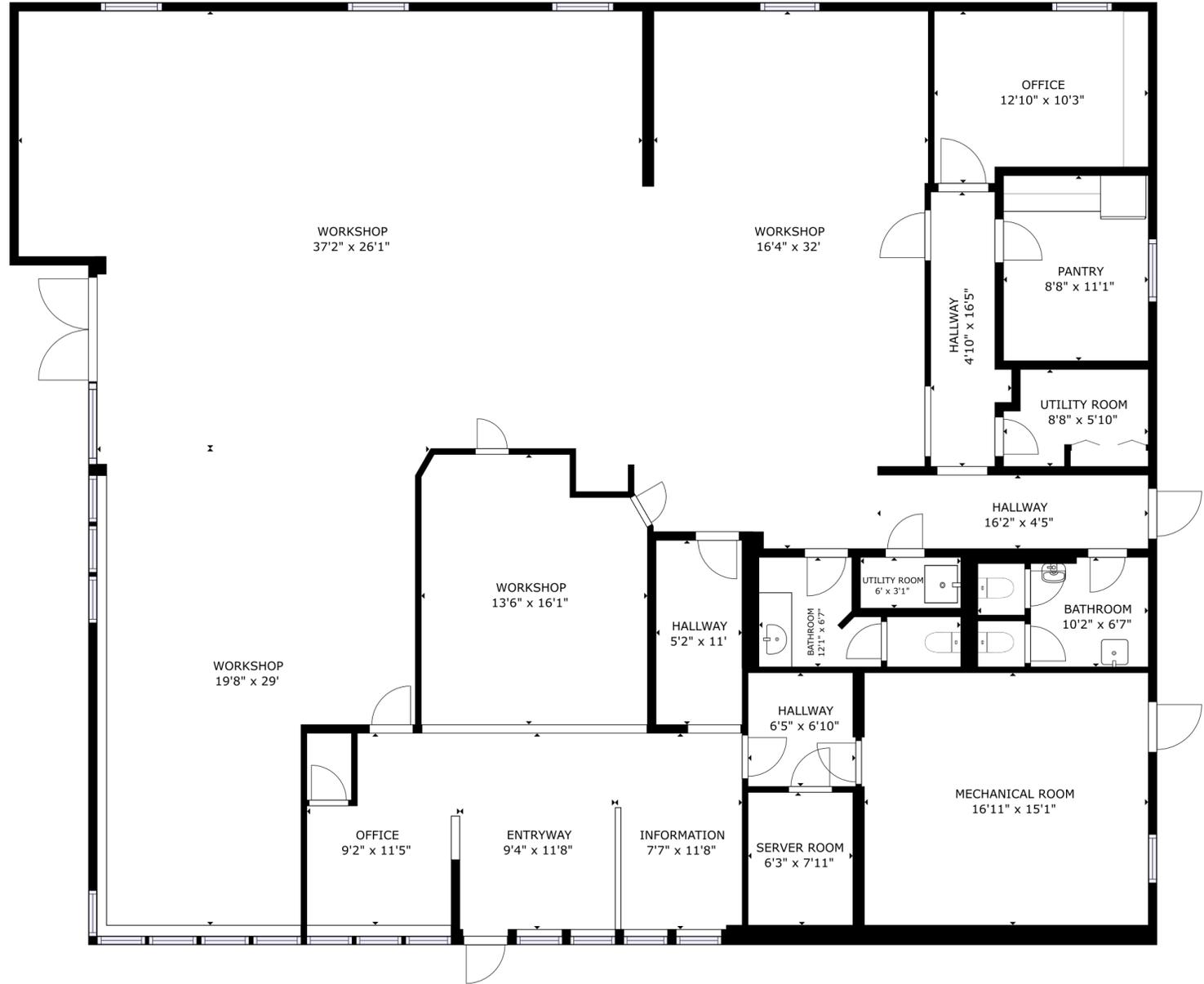
RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	15,381	134,752	296,763
<b>Avg. Household Income</b>	\$151,907	\$146,986	\$124,807
<b>Median Household Income</b>	\$96,996	\$96,707	\$77,813
<b>Households</b>	8,378	69,560	137,369
<b>Daytime Employees</b>	21,529	145,664	243,255



\*Parking Access on Clement Ave

# Available

+/- 3,545 SF



# Market Overview



# Elizabeth

## Charlotte, NC

Elizabeth is a historic neighborhood in Charlotte, North Carolina, established in 1891 as the city's second-oldest streetcar suburb. Located just about one mile southeast of Uptown Charlotte, it offers convenient access to the city's business and cultural hubs. It is home to Independence Park, Charlotte's first public park, and features mature tree-lined streets that enhance its pedestrian-friendly environment. The neighborhood's boundaries are approximately defined by Randolph Road and 4th Street to the southwest, Independence Boulevard to the west and north, and a creek to the east.





Contact for Details

## Tracy Efirm

(704) 373 - 9797

tracy@thenicholscompany.com



### 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.