

URBAN CORE DEVELOPMENT OPPORTUNITY

700 N. SUMMIT AVE | CHARLOTTE, NC 28216



133,000 VPD



BIDDLEVILLE PARK

IRWIN BELK COMPLEX



CONTACT FOR DETAILS

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Available for Sale

+/- 31,206 SF BUILDING ON 1.52 AC

PROPERTY OVERVIEW

700 N. SUMMIT AVE

Unique adaptive reuse or redevelopment opportunity. This +/- 31,206 SF building sits on 1.52 AC in the heart of McCrorey Heights, and Charlotte's growing West End. Built in 1948, the building is full of unique features, including 22 FT clearance heights, (3) grade level doors, an unobstructed view of the Charlotte skyline, park views, and surrounded by hundred-year-old oak trees.

Currently zoned I-2 restrictive, this is an opportunity for a wide range of uses. The site is within walking distance to Charlotte's LYNX light rail Gold Line, next door to John C. Smith University and Biddleville Park.

PROPERTY DETAILS

Address 700 N. Summit Avenue | Charlotte, NC 28216

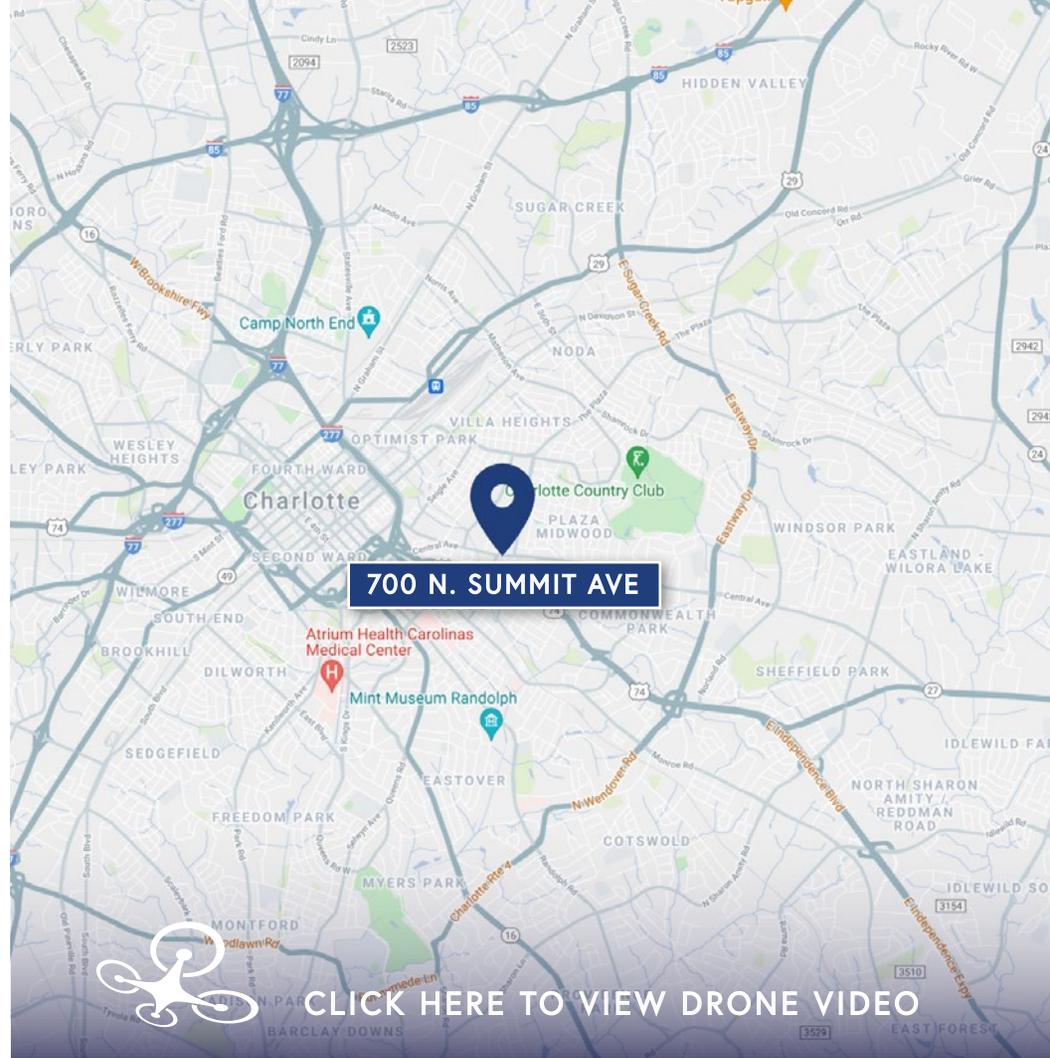
Availability +/- 31,206 SF Building on 1.52 AC
Available for Sale

Zoning I-2 (CD)

Year Built 1948

Traffic Counts I-77 | 133,000 VPD

Price Call for Pricing



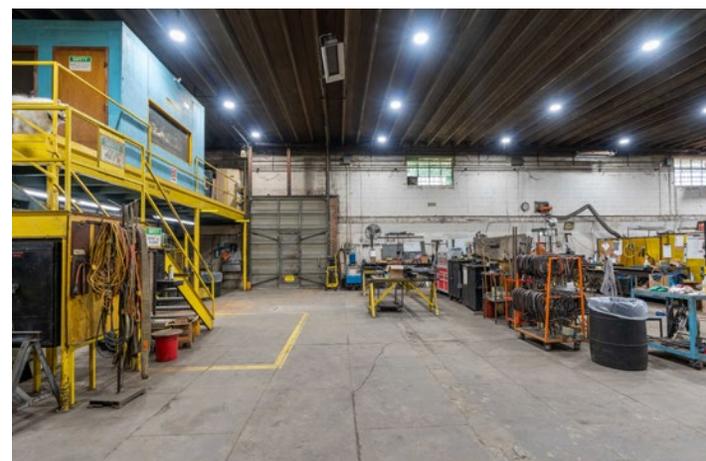
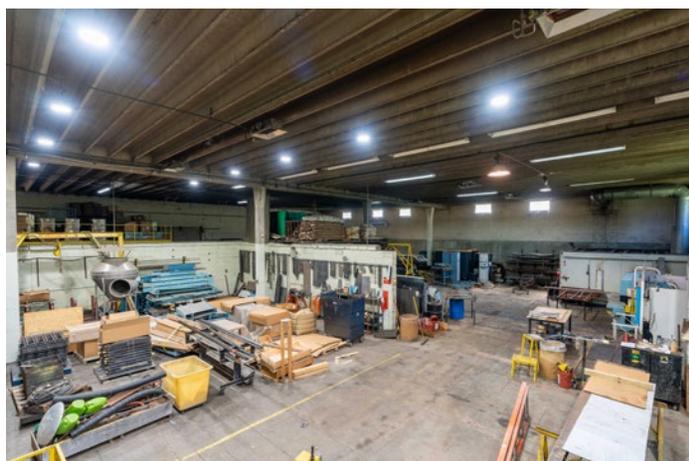
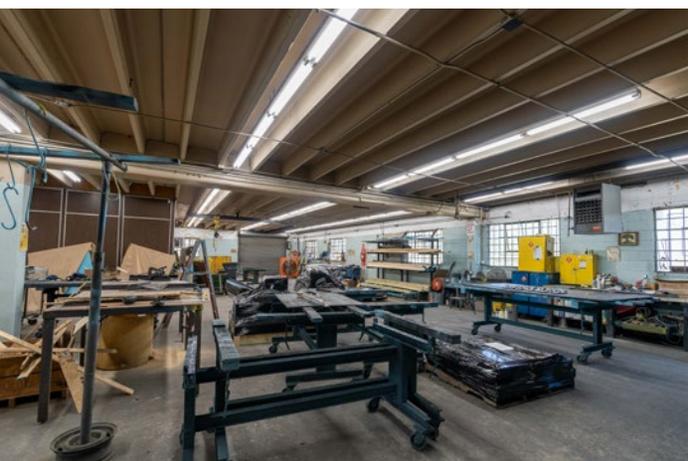
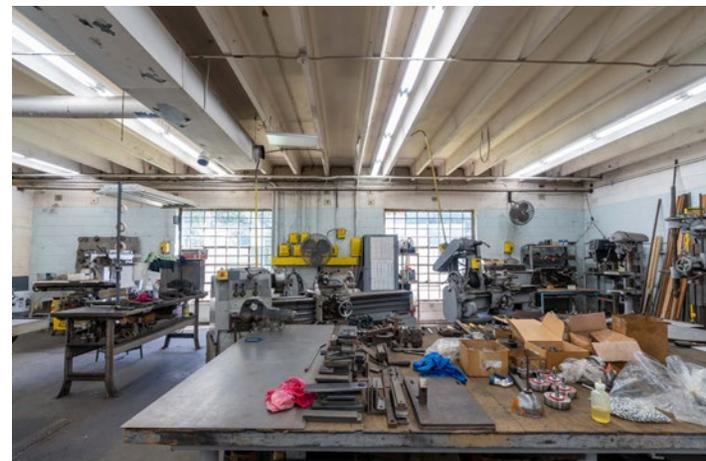
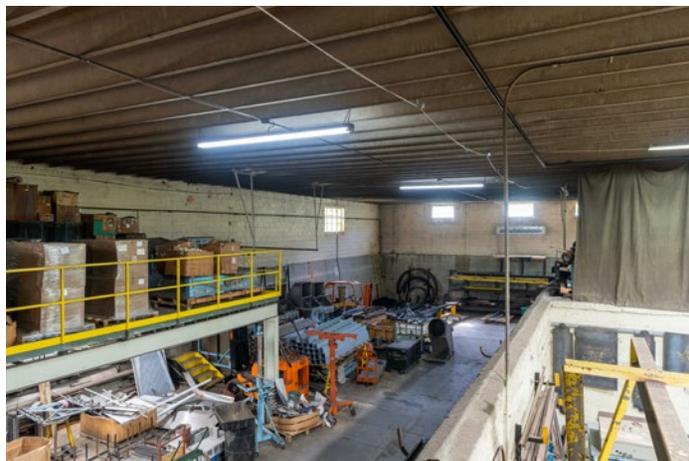
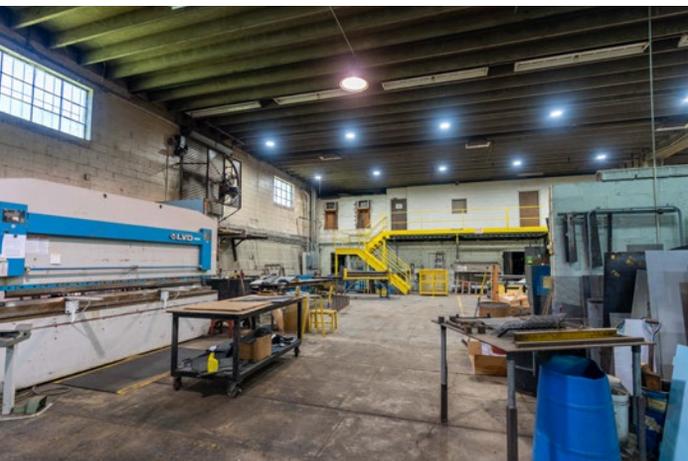
[CLICK HERE TO VIEW DRONE VIDEO](#)



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	17,139	106,586	247,493
Avg. Household Income	\$96,943	\$93,946	\$90,238
Median Household Income	\$62,130	\$59,274	\$55,134
Households	7,185	49,275	104,805
Daytime Employees	4,946	141,333	217,084

INTERIOR PHOTOS

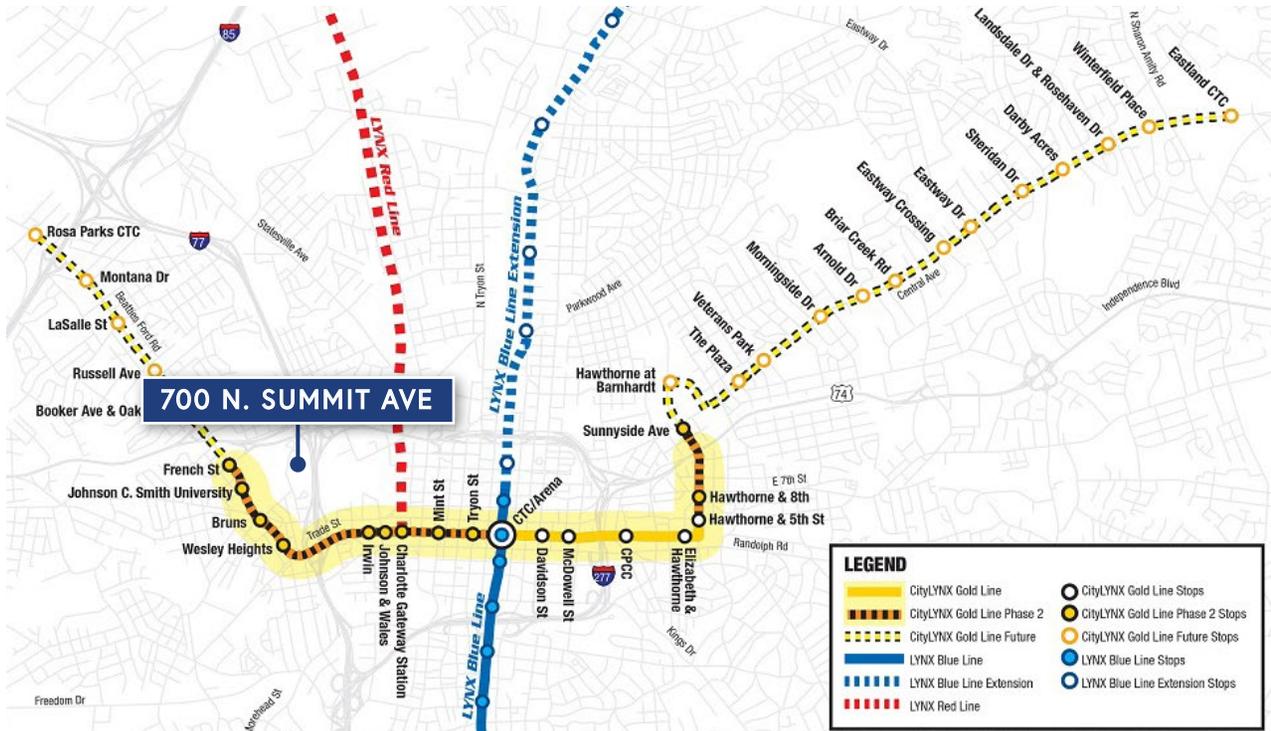
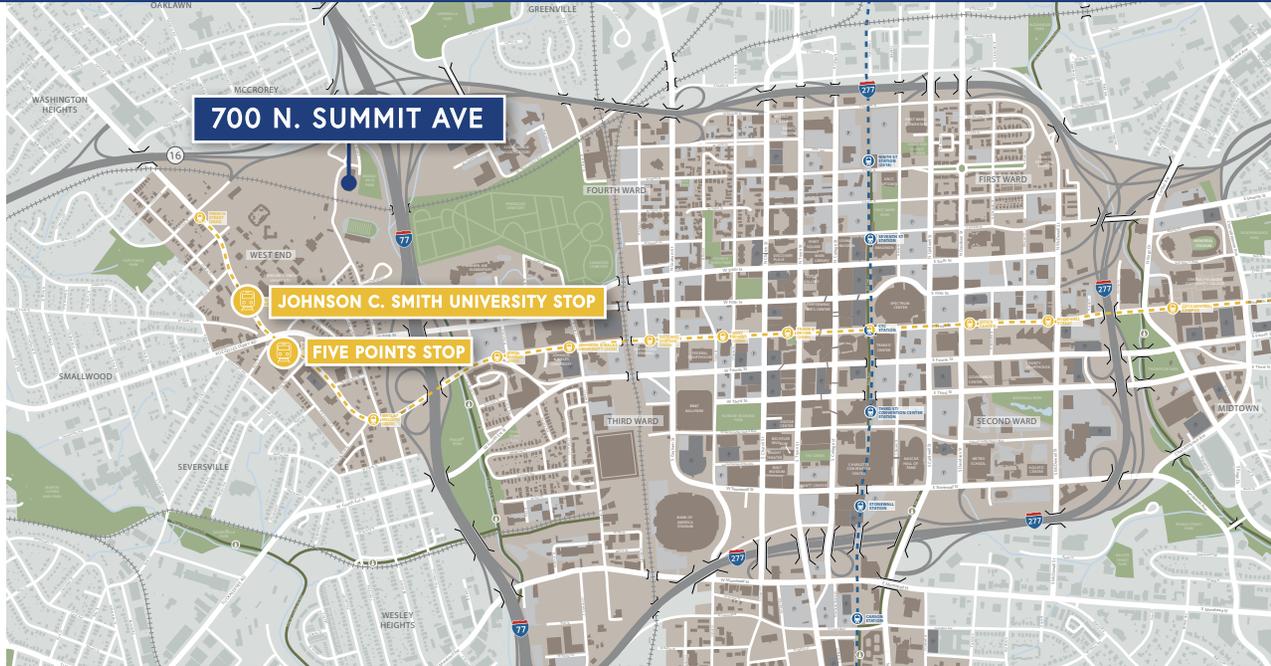


LYNX GOLD LINE

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



NEARBY DEVELOPMENT



SAVONA
SAVONA

CREATIVE OFFICE & RETAIL +/- 220,000 SF | Q4 2022



1.2 MILE
FROM SITE



LOWER
TUCK

CREATIVE OFFICE, SHOWROOM & RETAIL +/- 260,000 SF



1.7 MILE
FROM SITE



STATION
WEST

OFFICE & RETAIL +/- 67,000 SF | Q4 2022



1.6 MILE
FROM SITE



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