



# 519 Armour Drive

Charlotte, North Carolina 28206



## Available for Sale

+/- 16,281 SF Infill Industrial Building near Camp North End

## Property Overview

# 519 Armour Drive Available for Sale

Located in Charlotte's rapidly evolving North End submarket, this +/- 16,281 SF industrial facility offers a rare infill opportunity with functional features and future upside. Positioned just minutes from Camp North End, one of Charlotte's most dynamic mixed-use development hubs, the property benefits from strong long-term value, central access, and proximity to Uptown Charlotte and major transportation corridors.

The building is currently operated as a custom cabinetry shop and features three loading docks, a beautiful showroom area, a rare interior dock well, distinctive wood plank ceilings with steel joists, and a functional layout well suited for light manufacturing, specialty industrial users, or creative production. The infill location and existing improvements provide immediate usability for owner-users or tenants seeking a strategic urban industrial presence.

The site offers potential to expand overall acreage through the abandonment of bordering streets, subject to buyer verification and municipal approvals. The property is marketed for sale; however, the owner will entertain lease offers, providing flexibility for users seeking access to the location without immediate ownership.

## Property Details

**Address** 519 Armour Dr | Charlotte, NC 28206

**Square Footage** +/- 16,281 SF Available for Sale

**Acreage** +/- 0.834 AC

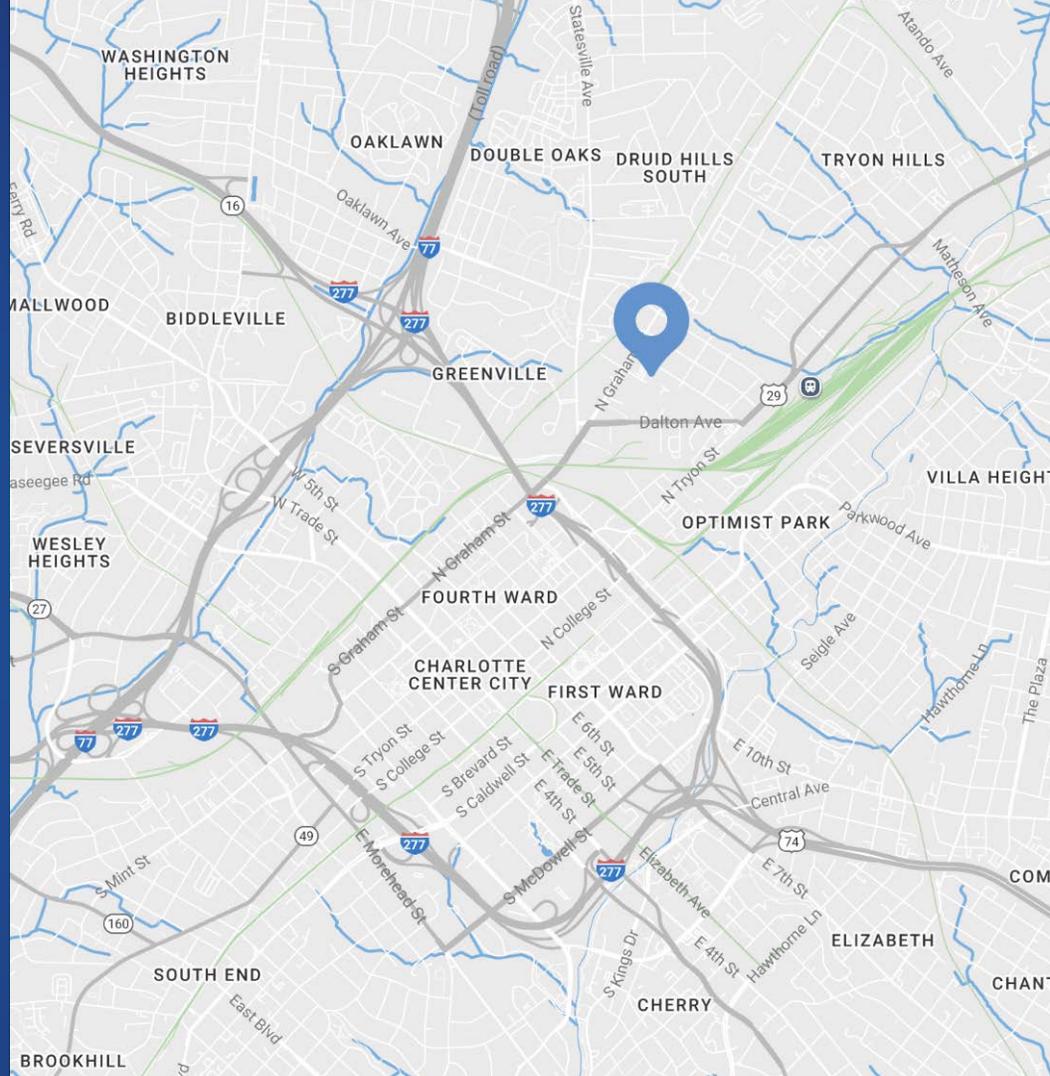
**Use** Industrial

**Zoning** ML-2

**Parcel ID** 07901728

**Traffic Counts** N Graham St | 20,500 VPD  
I-277 | 127,000 VPD

**Sale Price** \$3,500,000



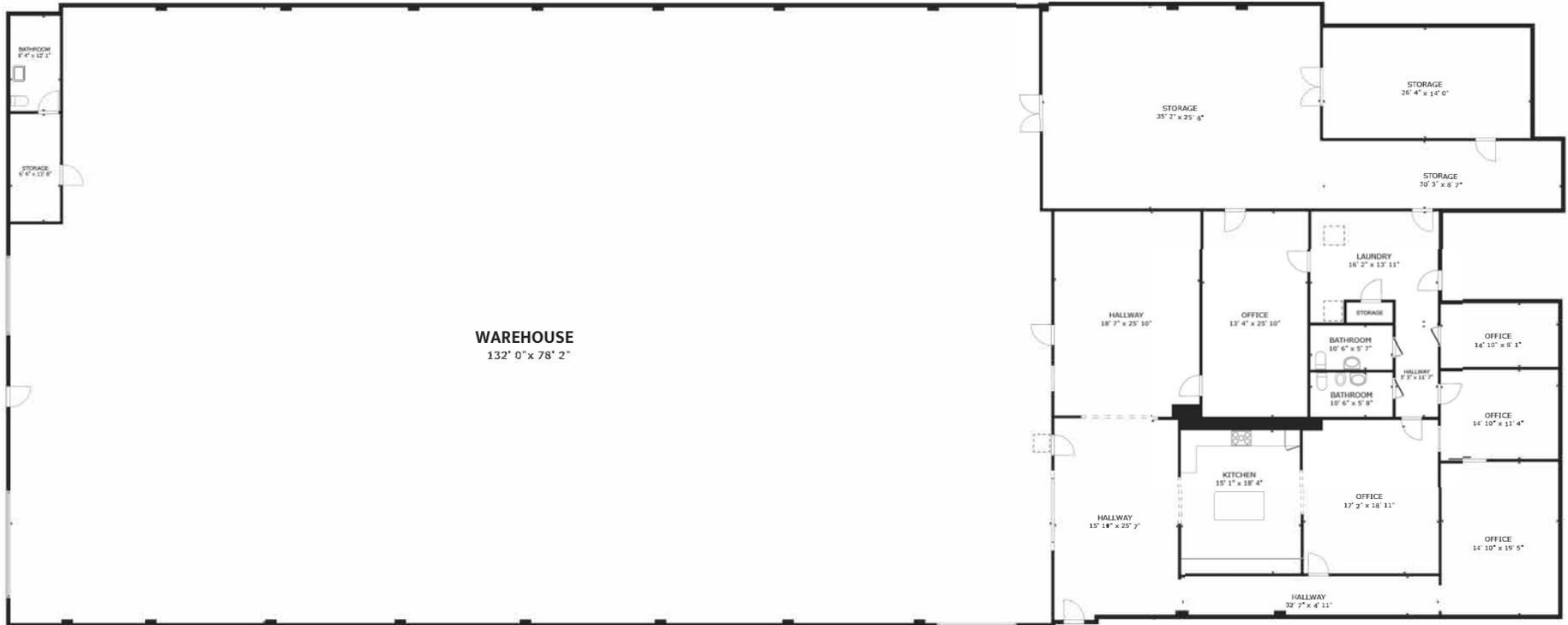
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	16,628	119,549	281,752
<b>Avg. Household Income</b>	\$117,672	\$133,583	\$123,647
<b>Median Household Income</b>	\$80,729	\$88,315	\$75,795
<b>Households</b>	9,237	63,969	130,511
<b>Daytime Employees</b>	11,062	138,571	209,555

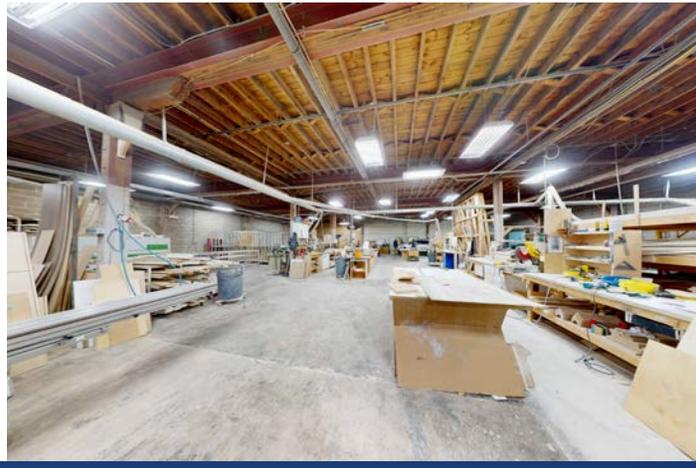
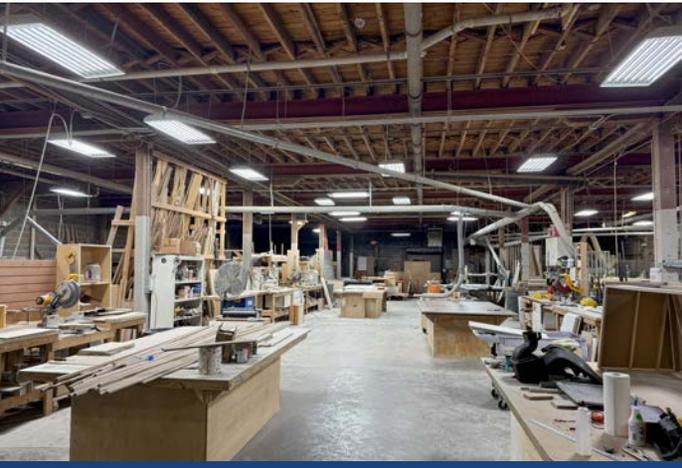
Available

+/- 16,281 SF

 Virtual Tour



Property Photos





**OPTIMIST HALL**

- THE BREAD BAKERY
- Honeysuckle RELATO
- Collis
- GBAO AND GBROTH
- Archer
- Snat
- mezeh
- PAPI QUESO
- SMOKE
- BOYWALLA
- zUKKI
- PET WANTS
- Village Juice & Kitchen
- HARRIET'S
- UNDERCURRENT
- COFFEE

Elizabeth

Uptown

**U-HAUL**

**Public Storage**

127,000 VPD



**ALSCO**

**PETTY THIEVES**  
**MR. CHARLES CHICKEN & FISH UPTOWN**

**ExtraSpace Storage**

**Cadence**  
205 Multifamily Units

**amazon FLEX**

**WHITE CAR 300**  
THE TRUST ON EVERY WHEEL

Dalton Ave

9,800 VPD

**WESTERN UNION**

Second Harvest Food Bank of Metrolina

**Site**

Armour Dr

N Graham St

20,500 VPD

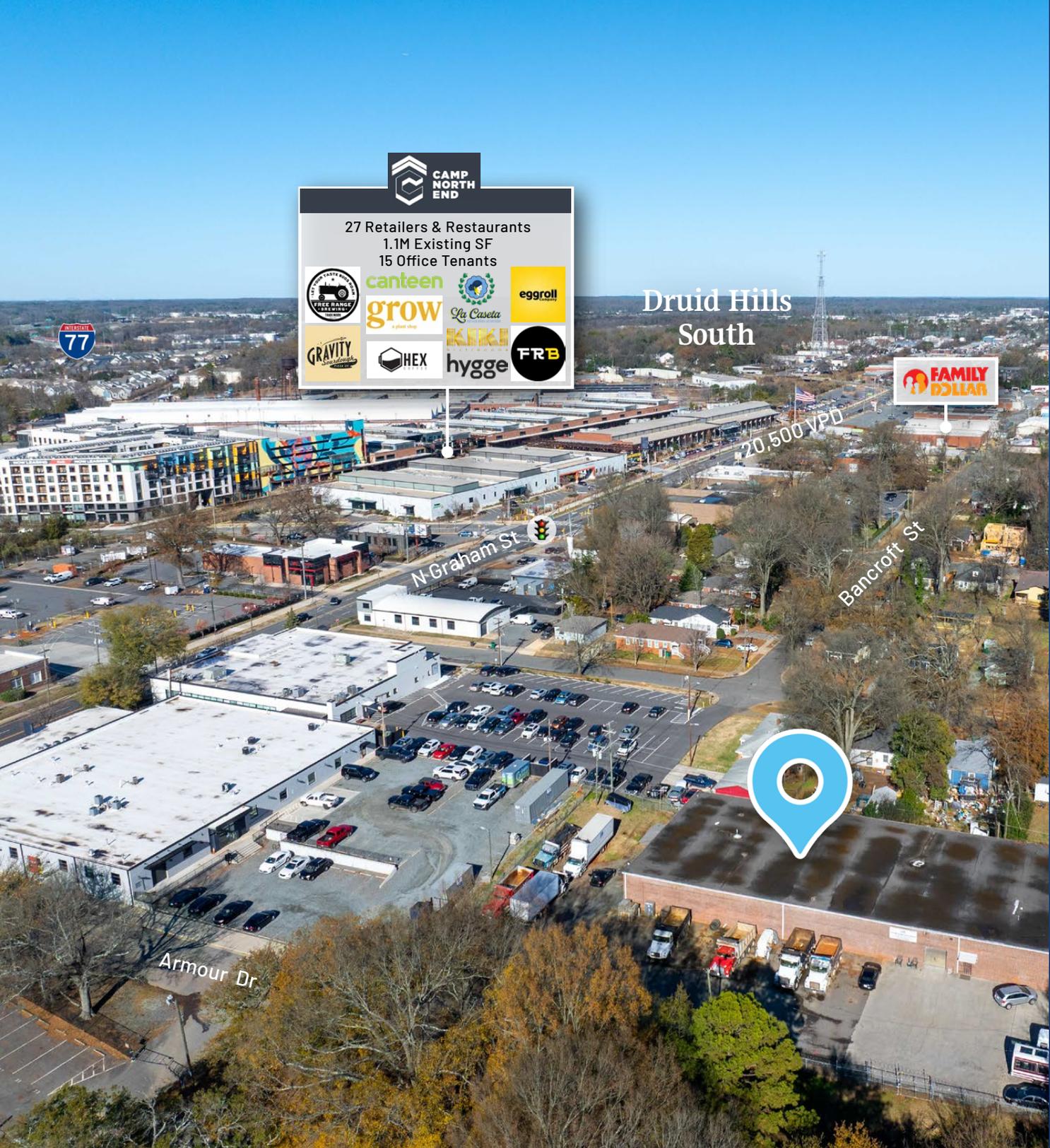


Contact for Details

**G. Scott Jackson**

(928) 756-9888

scott@thenicholscompany.com



# Druid Hills South

**CAMP NORTH END**

27 Retailers & Restaurants  
1.1M Existing SF  
15 Office Tenants

PRICE RANGE: \$100K - \$1.5M

Logos: canteen, grow, La Caseta, eggroll, GRAVITY, HEX, hygge, FRB



**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.