



1426 E. 4th Street

Charlotte, North Carolina 28204



Available for Lease

+/- 8,500 SF Restaraunt/Warehouse Space in Midtown

Property Overview

1426 E. 4th Street

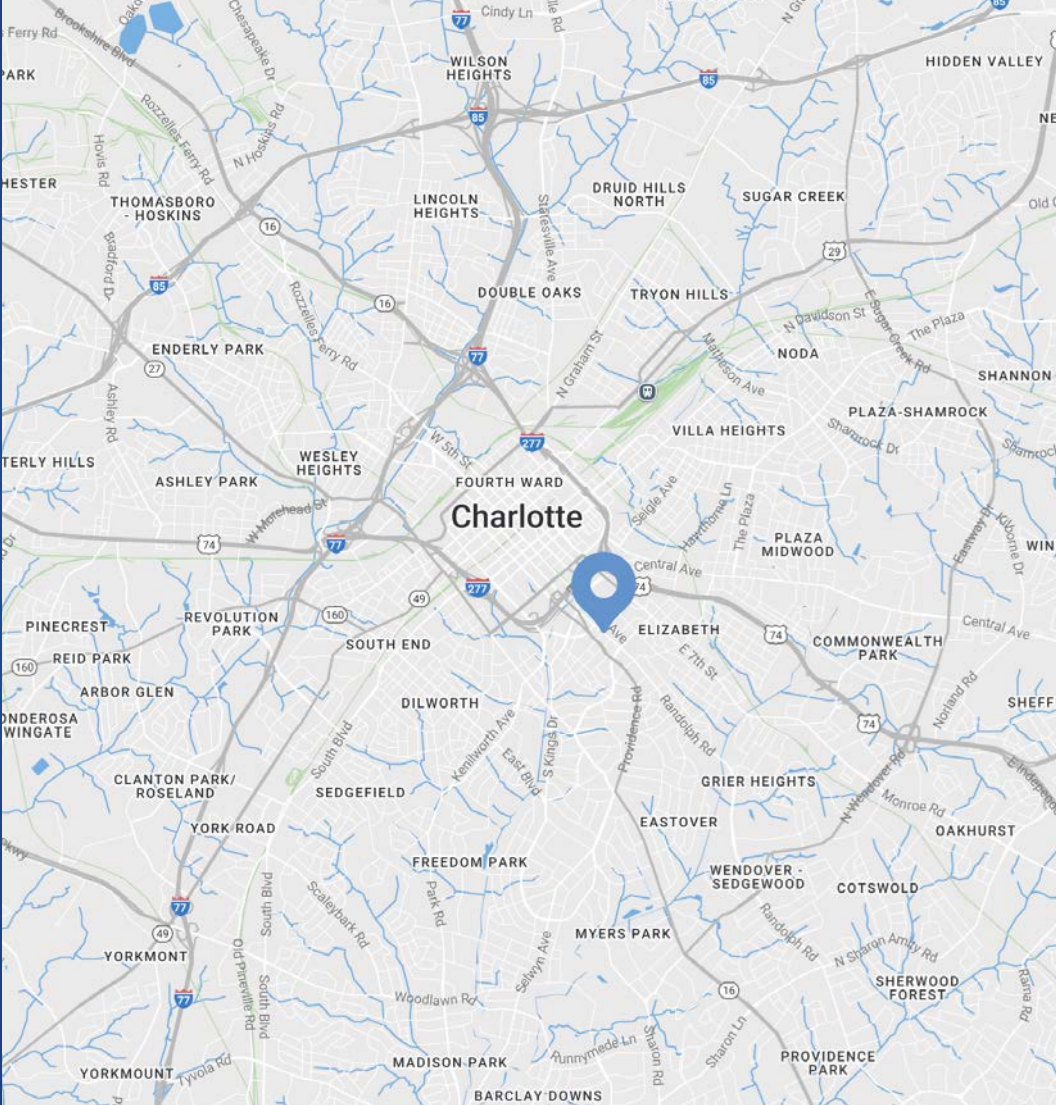
Available for Lease

Strategically positioned in Charlotte's thriving Midtown corridor, 1426 E. 4th Street offers exceptional visibility and connectivity just minutes from Uptown Charlotte. The property features a spacious bar and entertainment area, an outdoor patio, and additional entertainment space on the upper level, creating a versatile setting for a variety of hospitality and entertainment concepts.

Walkable to numerous amenities and major hospitals, and less than 5 minutes from I-77, I-277, and Charlotte's CBD, the property combines a highly accessible urban location with MUDD-O zoning and a unique existing layout well suited for restaurant, bar, entertainment, and other mixed-use opportunities.

Property Details

Address	1426 E. 4th Street Charlotte, NC 28204
Square Footage	+/- 8,500 SF Available for Lease
Use	Mixed Use, Restaraunt, Entertainment
Zoning	MUDD-O
Parking	+/- 0.19 AC Dedicated Parking Lot
Traffic Counts	E. 4th Street 21,000 VPD
Lease Rate	Call for Leasing Details



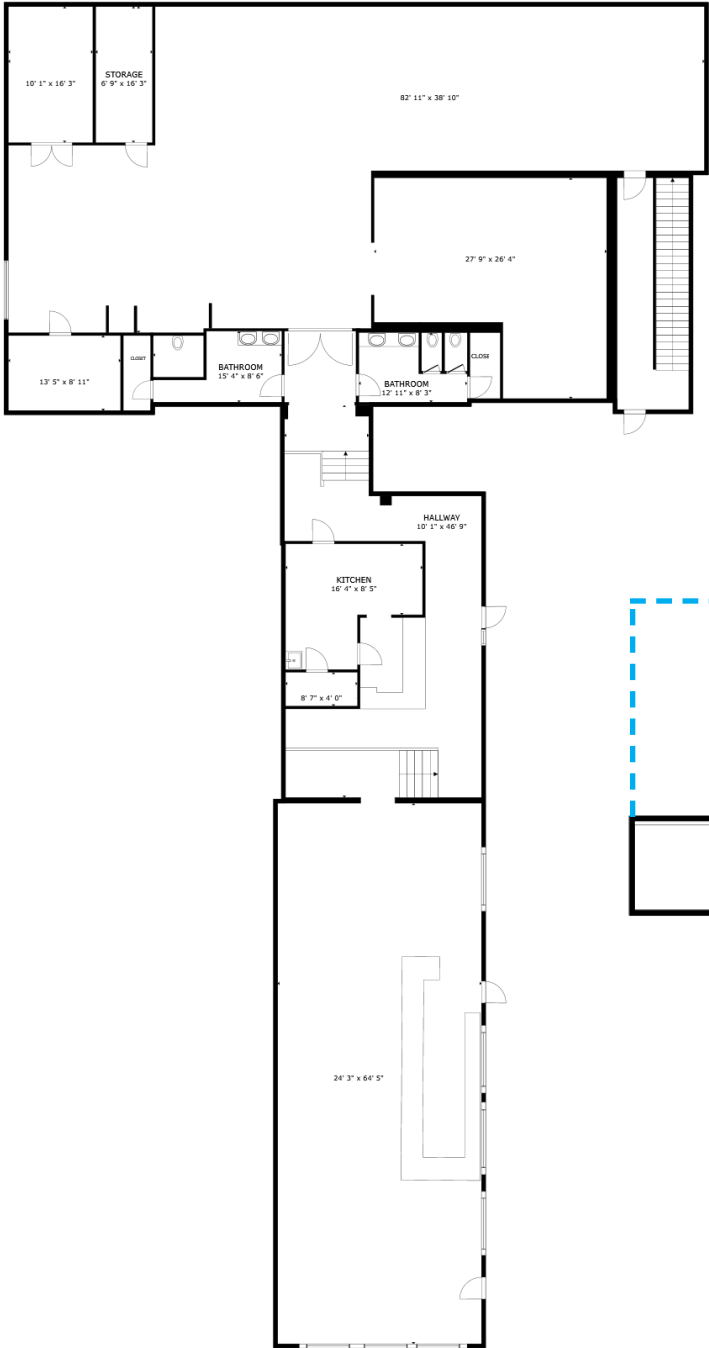
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	16,589	144,787	307,938
Avg. Household Income	\$173,996	\$175,453	\$150,996
Median Household Income	\$105,749	\$108,599	\$89,587
Households	10,078	77,944	148,750
Daytime Employees	39,670	177,588	277,660

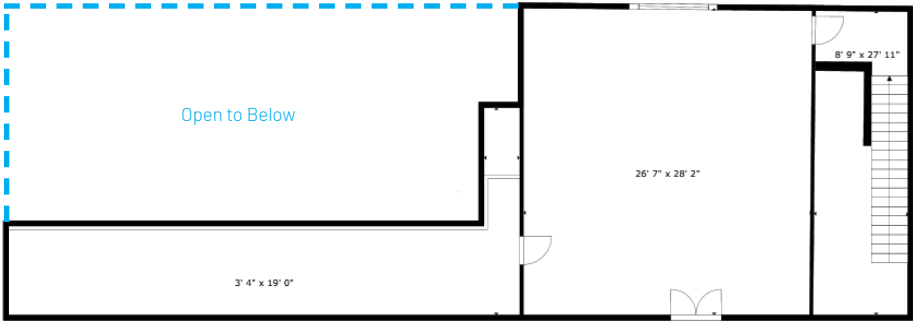
Available

+/- 8,500 SF

 Virtual Tour

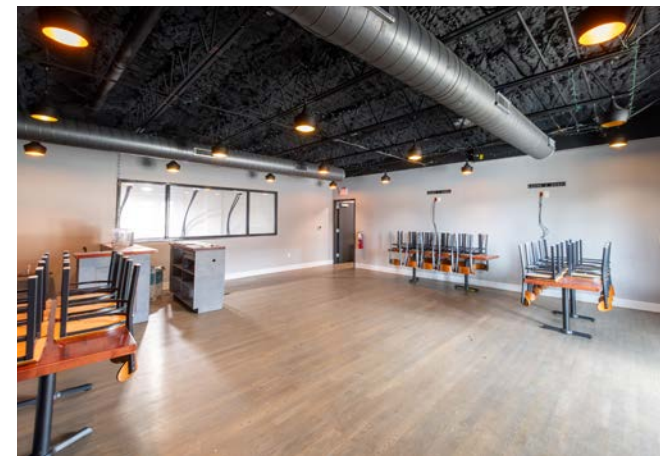
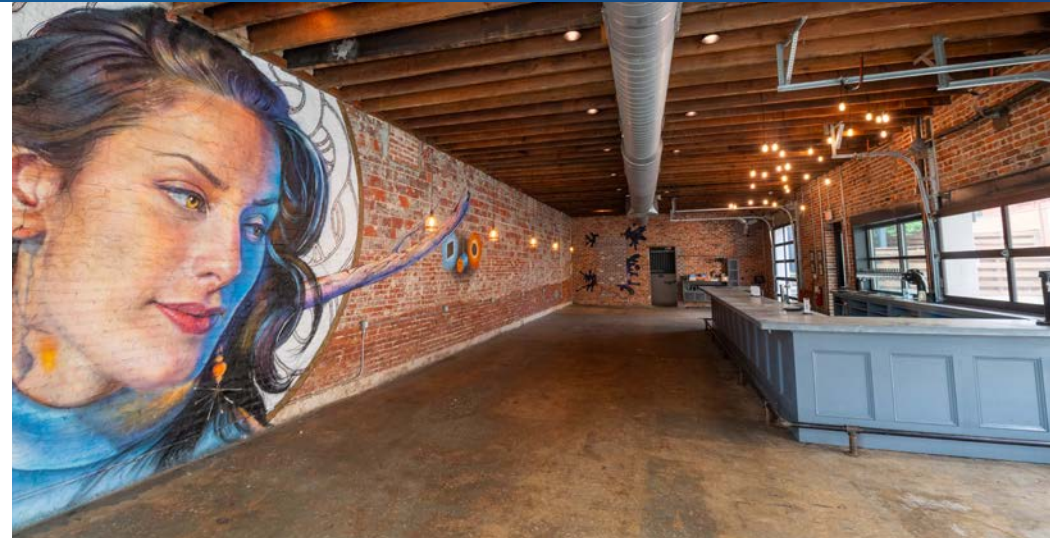
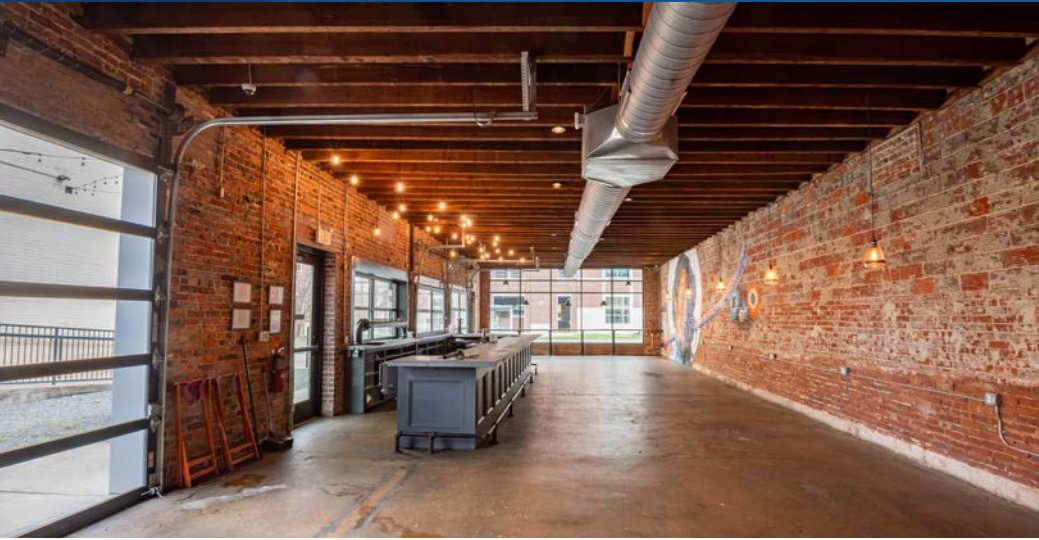


First Floor



Second Floor

Additional Photos - Entertainment Space



Additional Photos - Warehouse



Site Plan



+/- 0.19 AC
Dedicated Parking
Lot

First Floor
+/- 4,200 SF
Warehouse/Storage

2nd Floor
+/- 1,400 SF
Restaraunt/Storage

Outdoor Entertainment
Space

Multiple Access Points

+/- 2,400 SF
Restaraunt/Bar

Drive-in Door/Warhouse Entrance

S Torrence St

East 4th St

Market Overview





Midtown

Midtown Charlotte is a dynamic urban district that has transformed into one of the city's most vibrant mixed-use neighborhoods, situated between Uptown and South End along the corridor of North Tryon Street and I-277. Midtown has undergone significant redevelopment evolving into a walkable community filled with modern high-rise apartments, creative office spaces, locally-owned restaurants, craft breweries, and specialty shops. With its blend of residential living, entertainment venues, green spaces, and a growing arts scene, Midtown has become an attractive destination for young professionals and families seeking an urban lifestyle with a more relaxed, neighborhood feel than the busy downtown core.

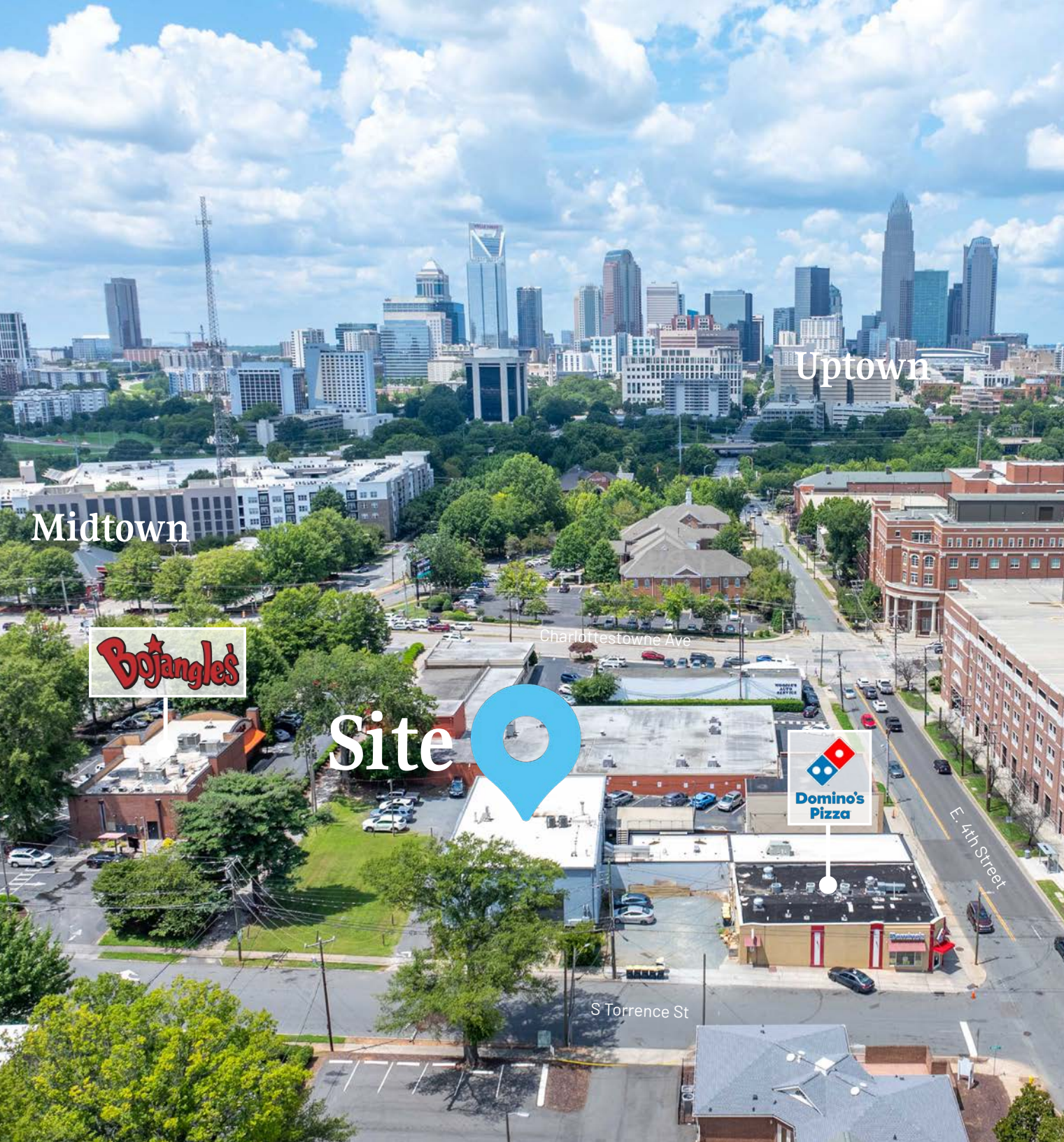



1.3 Mi
Distance to
Uptown


148,892
Daytime Population
(3 Mile)


80
Walkability
Score


21,000
Vehicles per Day
on E 4th Street



Contact for Details

Josh Beaver

(704) 373 -9797

josh@thenicholscompany.com



Website

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.