

±0.70 | For Sale | *Call for pricing*



FreeMoreWest District

Located in close proximity to the rapidly growing areas of Uptown Charlotte, South End, and Midtown. These areas have had over \$7 BILLION of new development in the pipeline in recent years. The property is located in the next expanding area known as FreeMoreWest District. The District, much like South End and Midtown, is experiencing major revitalization with new apartments, single family residential, breweries, shopping and restaurants. The next vibrant and exciting place to live, work, and play!

- + 240,000+ population within a 5-mile radius of site
- + 10-minute drive to/from Charlotte Douglas International Airport
- + Conveniently located near I-77 on/off-ramp
- + Ideal site for multi-family redevelopment

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,583	124,532	242,235
Households	9,186	63,597	115,721
Median HH Income	\$97,856	\$87,935	\$91,637

Contact Us

Mike Thompson

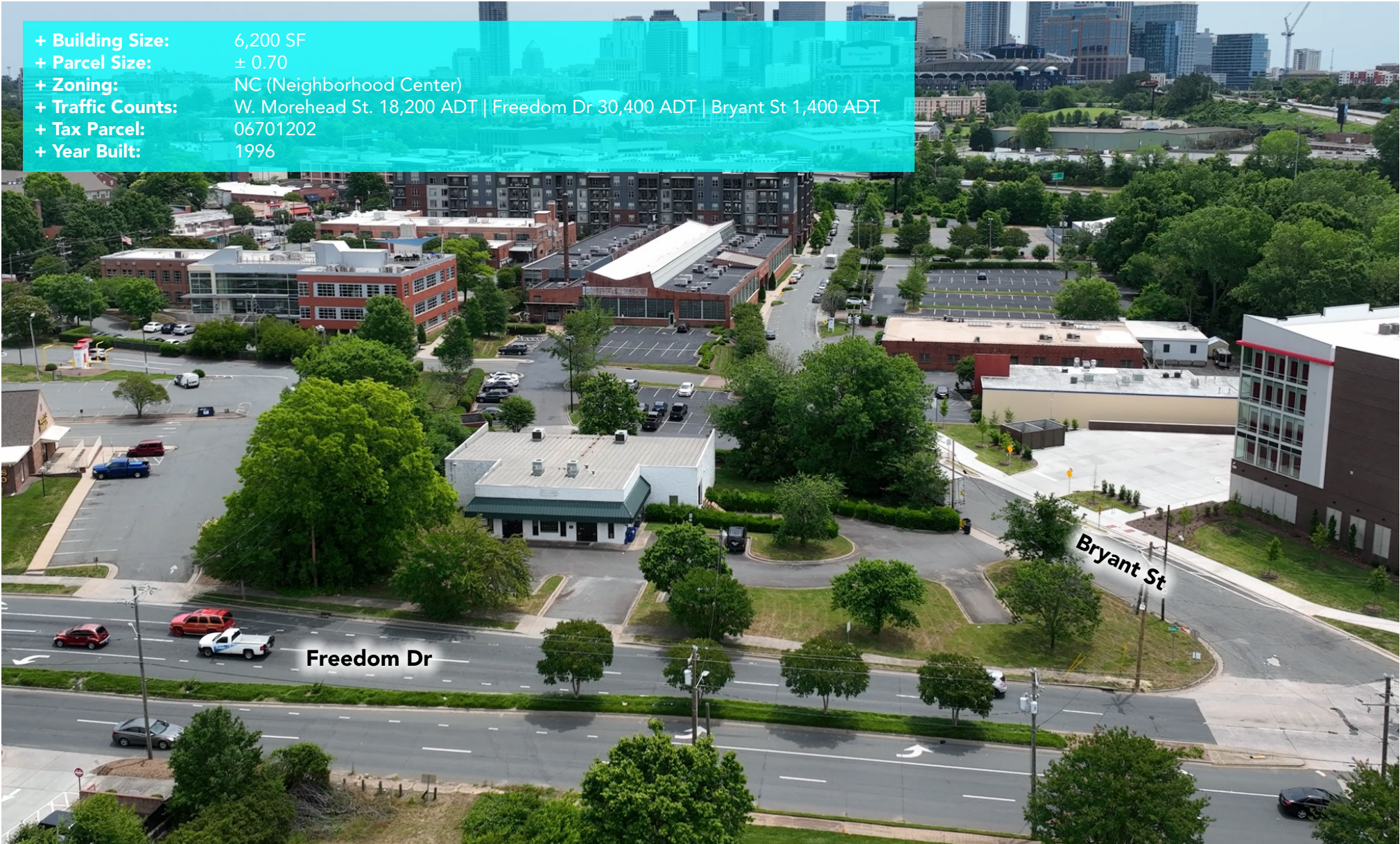
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1518 Bryant St.
Charlotte, North Carolina 28208



Existing Conditions



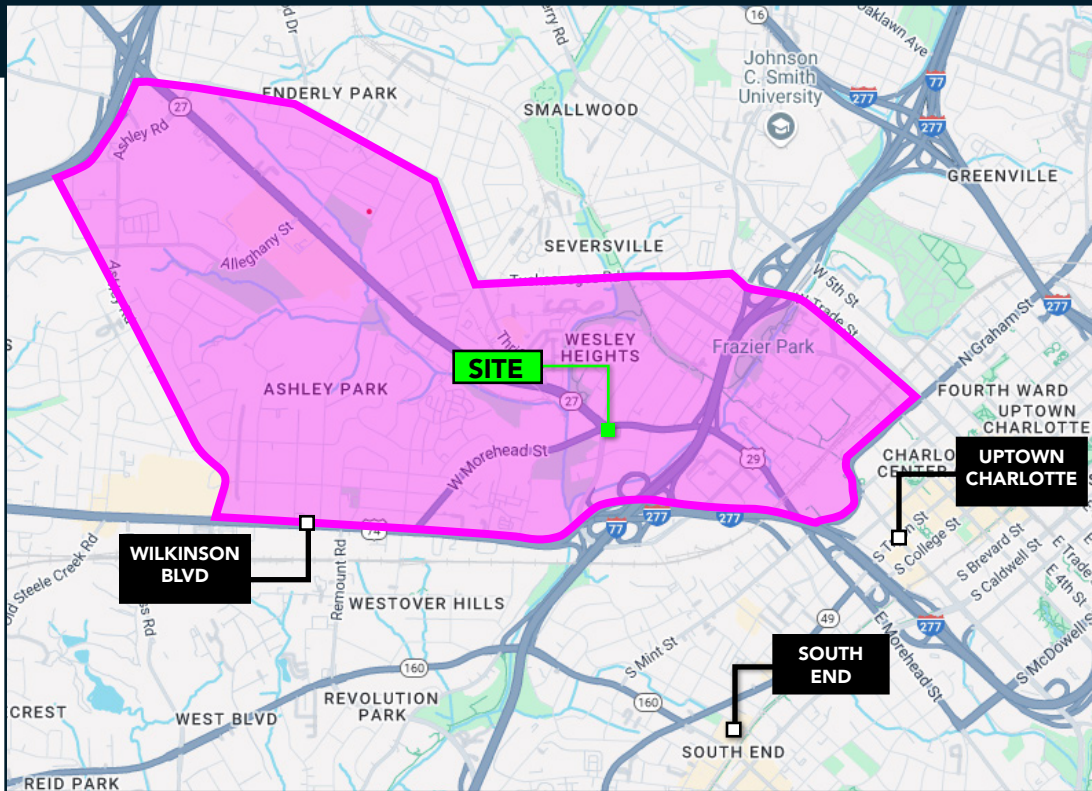
+ Building Size:	6,200 SF
+ Parcel Size:	± 0.70
+ Zoning:	NC (Neighborhood Center)
+ Traffic Counts:	W. Morehead St. 18,200 ADT Freedom Dr 30,400 ADT Bryant St 1,400 ADT
+ Tax Parcel:	06701202
+ Year Built:	1996

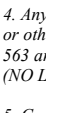
FreeMoreWest District

FreeMoreWest is named for Freedom Drive, Morehead St. and the west side of Charlotte.

Much like what has happened in South End and over the last few years, there has been a revitalization effort in West Charlotte that has been making its way down Morehead Street and Freedom Drive, pushing towards I-85. New breweries, apartments, single family homes, office buildings, restaurants and other retail have all started to show up, some of which have taken over older industrial sites and have revamped them into thriving gathering spots.

FreeMoreWest District





Potential additional assemblage

Available
±0.70 acres
for sale

POTENTIAL
ADDITIONAL
ASSEMBLAGE

- Adjacent
Abandoned Rail-
line easement
- Adjacent ±1.42
acres
(NOT A PART)



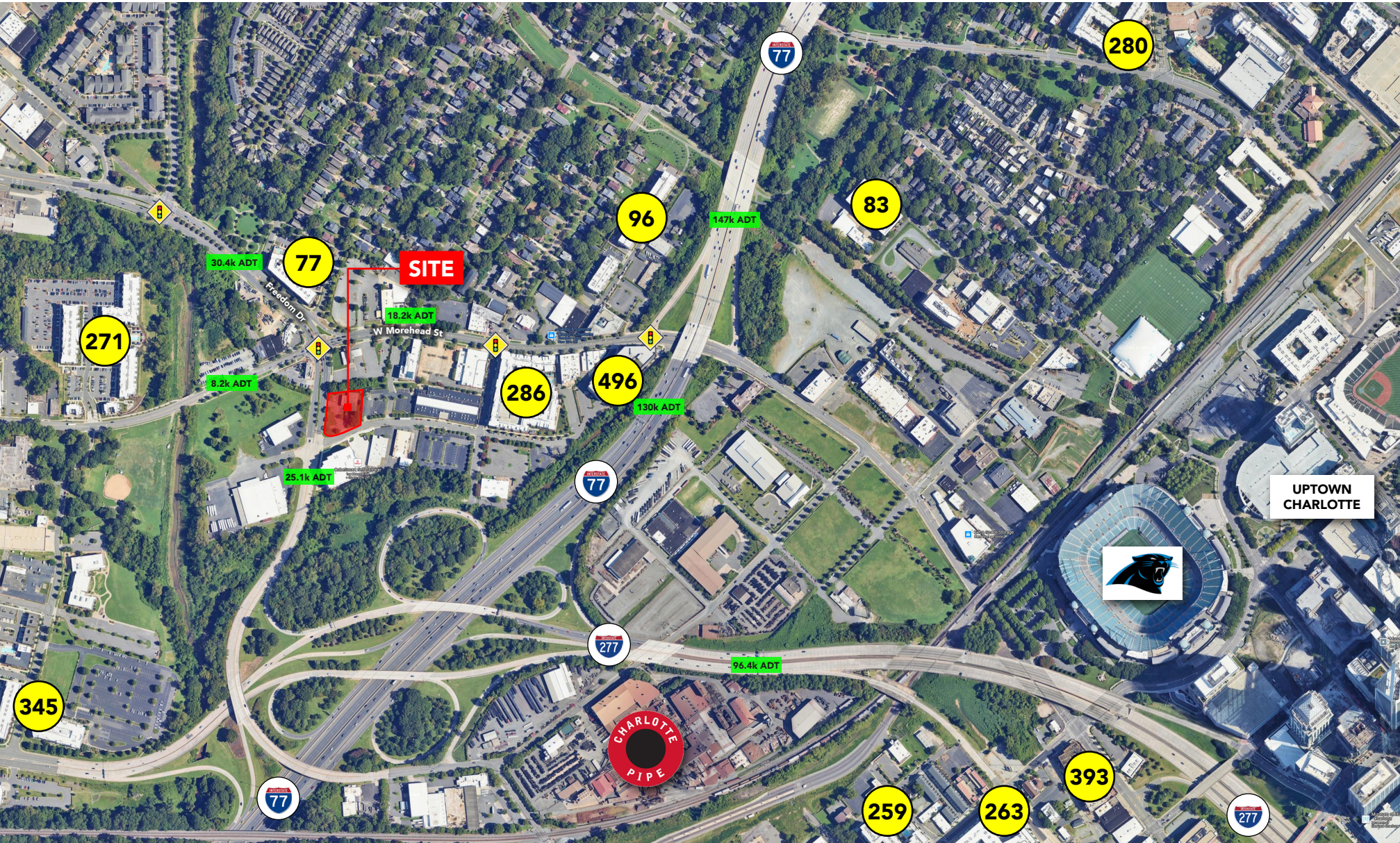
Site location



1518 Bryant St
Charlotte, North Carolina 28208

Multi-family Residential

±0.70 ac | For Sale



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