



REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

# FOR SALE

Urban Infill Assemblage  
E. 7<sup>th</sup> STREET



REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

711 Central Avenue Charlotte, NC 28204  
Phone: 704.333.7997 | Fax: 704.333.7993  
[www.redpart.com](http://www.redpart.com)

CHRIS TURNER  
[chris@redpart.com](mailto:chris@redpart.com)

(O) 704.909.2478 | (M) 704.293.5236



# ABOUT:

Excellent Office or Mixed-Use development site between Charlottetowne and Beaumont Avenue on E. 7<sup>th</sup> Street in the heart of Elizabeth. Conveniently located adjacent to the On-Ramp for Independence Blvd. (Hwy 74) and less than 1 mile to Uptown Charlotte. Close proximity to Novant Presbyterian & Mercy Hospitals, I-77 & I-277 and Retail & Restaurants along 7<sup>th</sup> Street and Elizabeth Avenue.



# PROPERTY DETAILS:

- +/- .625 Acres (3 Parcels)
- **\*Additional Land Available**
- Zoned O-2
- May Sell Subject to Rezoning
- 195' Ft. of Frontage
- 16,000 VPD
- Call for Details & Pricing







## MARKET OVERVIEW:

The Elizabeth Neighborhood is Charlotte's second oldest streetcar suburb and is best known for its historic charm, tree-lined streets and close knit community. The neighborhood is also known for its Craftsman-Style bungalow homes, locally owned business's, Restaurants & Music Halls and the CityLYNX Gold Line Trolley linking Elizabeth Avenue to Center City.



*Visulite Theatre*



*Fig Tree Restaurant*



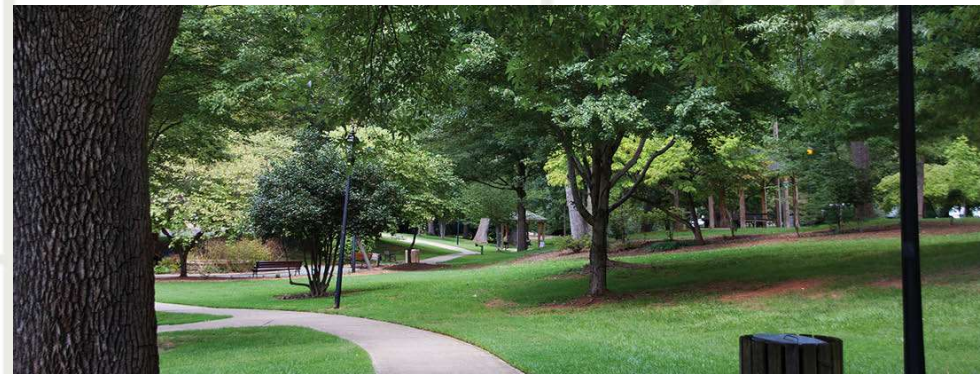
*Craftsman-Style Homes*



*Cajun Queen Restaurant*



*LYNX Gold Line/Elizabeth Ave*



*Independence Park*



