

**FOR SALE – N. Graham St.**



**SUBJECT PROPERTY**  
**2.67 Acres**

**North Graham Assemblage Charlotte, NC 28206**

**CONTACT**  
**RED Partners**

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**Parcel ID #'s:** 07909943, 07909942, 07909941, 07909940, 07909931, 07909932, 07909933

**Zoning:** I-2 & R-5

**Acreage:** ± 2.67

**Building Size:** Building 1: 6,638 SF  
 Building 2: 7,337 SF

**Sale Price:** \$2,827,000

**Description:** 2.67-acre development opportunity directly across N. Graham St. from ATCO's 76-acre Camp North End adaptive re-use project. This property has over 350' of frontage on N. Graham Street and unobstructed views of the Uptown Charlotte skyline. N. Graham St. is one of Charlotte's most active development corridors. (CAMP NORTH END: <https://camp.nc/>)

*Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.*





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# Area Overview



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The Subject Property is located directly across N. Graham Street from ATCO Development's 76 acre Camp North End Development.

Camp North End will reinvent the North End district of Charlotte by providing nearly 2 million square feet of creative retail, office, and restaurant space to the market.

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# Current Zoning



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The current zoning designations for the Subject Property are I-2 and R-5.

The future land use plan calls for Mixed Use, including Residential, Office, and Retail. (ref. [North Tryon Area Plan](#))





# DEVELOPMENT MAP



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## Planned/Current Developments

- 1 – Optimist Hall (135,000 SF Office and Retail)
- 2 – Camp NorthEnd (1,800,000 SF Creative Office and Retail)
- 3 – Foundation Supply (100,000 SF Office and Retail)
- 4 – The Shop (45,000 SF Office and Retail)
- 5 – Stonebridge Apartments (295 Apartments and Townhomes)
- 6 – Ten Tryon (215,000 SF Office and Retail)

## North Tryon Vision Plan