



Multi-Family Development Site

901 North Church Street, Charlotte, NC 28206

Contact:

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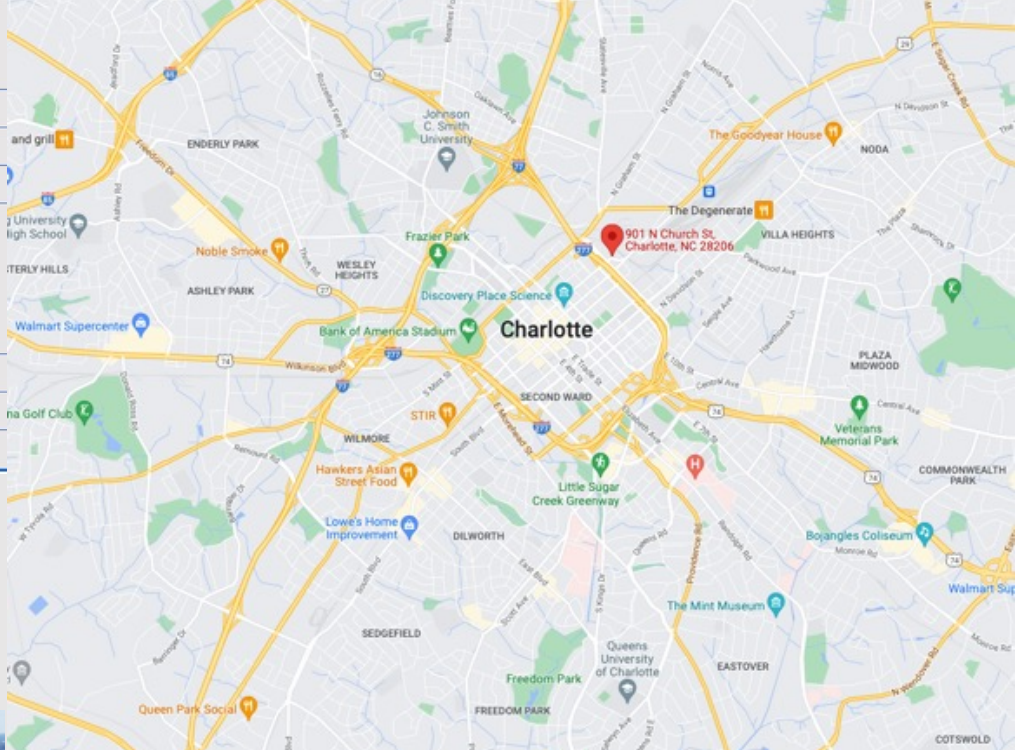
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Site Highlights

Address:	901 North Church Street, Charlotte, NC 28206
Acreage:	2.017 AC
Parcel ID #:	07804105A & 07804105B
Buildings:	3 Buildings (+/- 49,448 SF)
Access:	Access from North Tryon via Tryon-Church connector street. Site also benefits from access off of West 12th Street. Access from I-277 via Exit 3B and access onto I-277 via West 12th Street ramp. Access to North Graham Street as well via West 12th Street.
Zoning:	I-2. Will sell subject to rezoning.
Use:	Well positioned for multi-family, office, or hospitality development
Existing Business:	The business currently operating on the property will relocate upon a sale

Call for Pricing



Demographic Summary - 901 North Church Street

Population	1 Mile	3 Mile	5 Mile
2021 Population (Q2 Est.)	21,598	115,745	273,484
2026 Population Projection	24,948	130,188	293,347
Median Age	35.2	37.3	37.0
Households			
2021 Estimated Households (Q2 Est.)	10,730	53,996	116,295
2026 Household Projection	12,805	62,126	126,654
Income			
Average Household Income	\$118,927.00	\$114,624.00	\$99,708.00
Daytime Employment			
Employees	47,378	152,766	247,096
Businesses	1,567	6,275	11,197





Site Connectivity

Red — Site Boundaries

Blue — Access From Site to Northbound or Southbound lane of North Graham Street

Yellow — Access From Site on to I-277

Green — Access From Site to Uptown Charlotte or Northbound lane of North Tryon Street

Orange — Access To Site from Southbound lane of North Tryon Street

Purple — Access To Site from I-277

REGIONAL AERIAL

