

1015 SEIGLE AVENUE

CHARLOTTE, NC 28205

AVAILABLE FOR LEASE



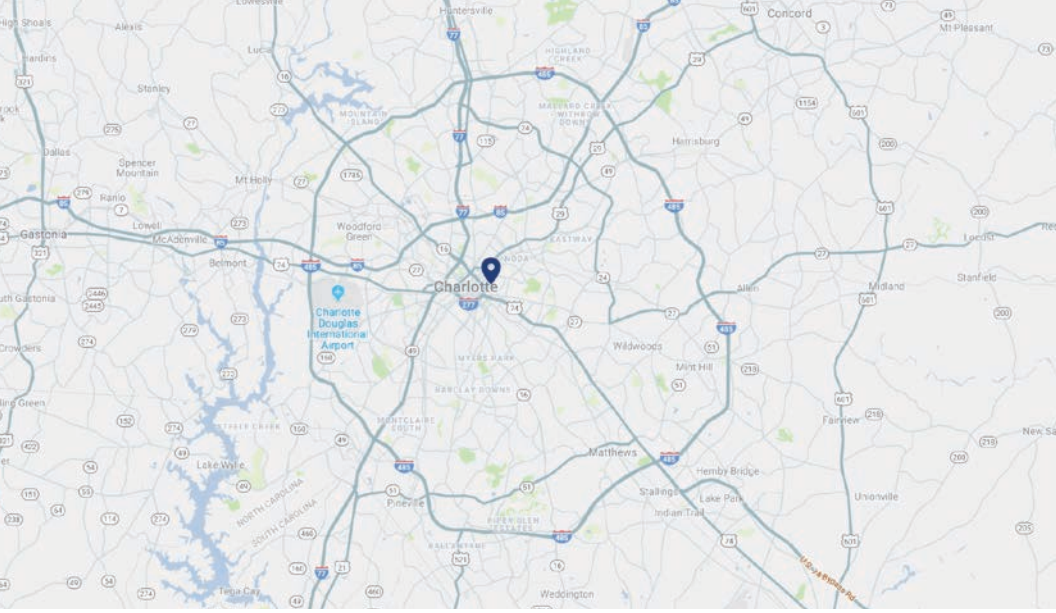
EXECUTIVE SUMMARY

1015 SEIGLE AVE AVAILABLE FOR LEASE

Great building located in the heart of one of Charlotte's hottest neighborhoods, Belmont! New residential development is occurring throughout the neighborhood with several multi-family units located within blocks of the site. Property is zoned: MUDD-O allowing for many uses including restaurants. Site is just minutes from Uptown, Plaza-Midwood, and NoDa.

PROPERTY DETAILS

Address	1015 Seigle Avenue Charlotte, NC 28205
Available SF	+/- 4,500 SF
Acreage	More than 1/2 AC
Zoning	MUDD-O
Traffic Counts	I-277 98,500 VPD
Lease Rate	\$24/SF NN



2019 DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	15,969	118,735	278,654
Avg. Household Income	\$86,238	\$89,150	\$77,987
Households	6,727	53,101	115,367
Daytime Employees	23,521	152,574	220,553

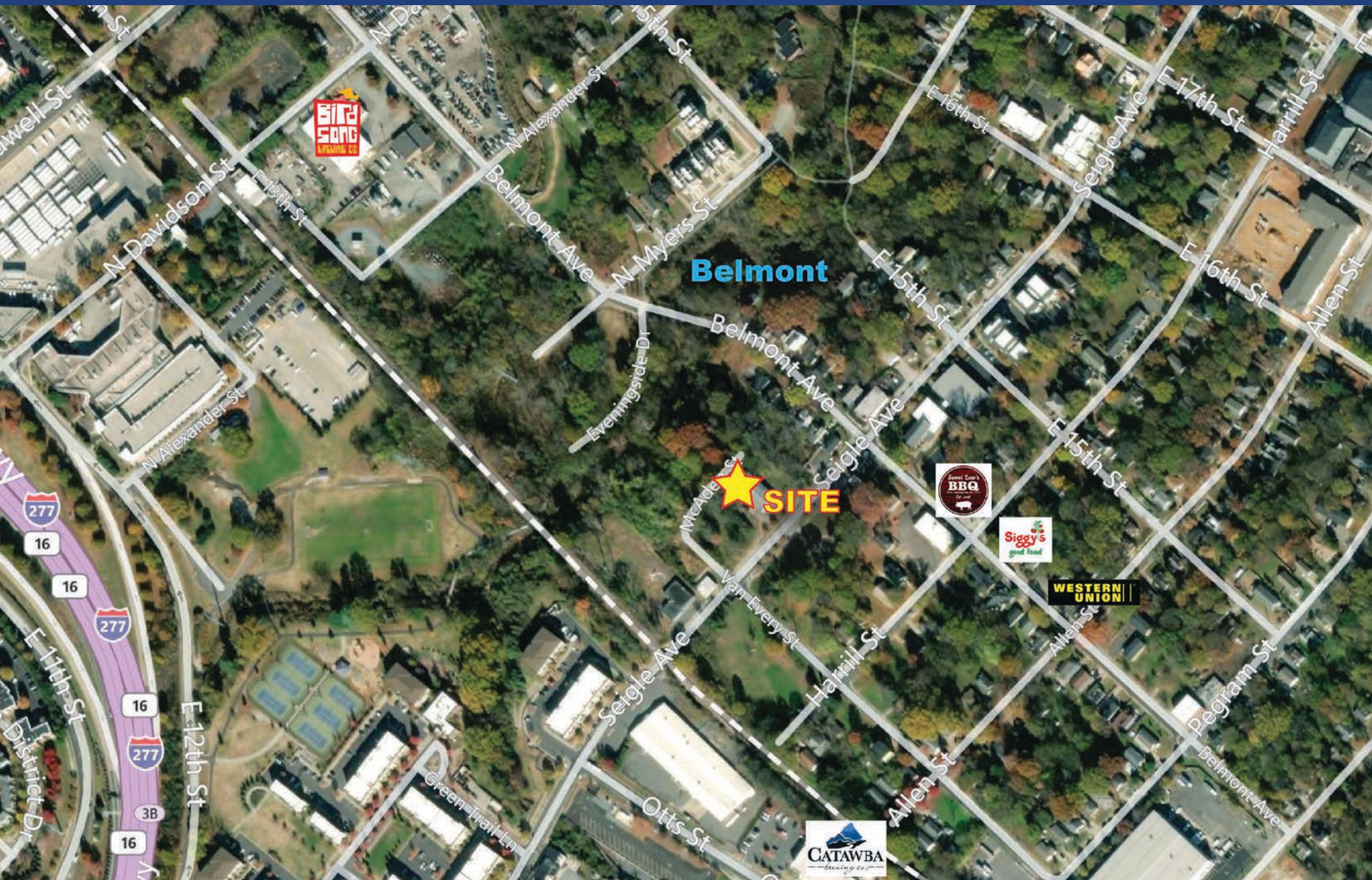
BELMONT CHARLOTTE, NORTH CAROLINA

Located north of Uptown Charlotte – just outside of the I-277 loop, the Belmont Community is a thriving neighborhood with friendly neighbors and quaint bungalows that offer wrap-around front porches and skyline views of Center City. The Belmont community is made up of almost 800 homes, ranging from single family to high density, old and new homes, long-time residents and new comers. Our boundary streets include N. Davidson, Parkwood Avenue, Hawthorne Lane and 10th Street. The Little Sugar Creek Greenway – part of the Cross Charlotte Trail – runs through Belmont offering walking and biking opportunities. Restaurants that are

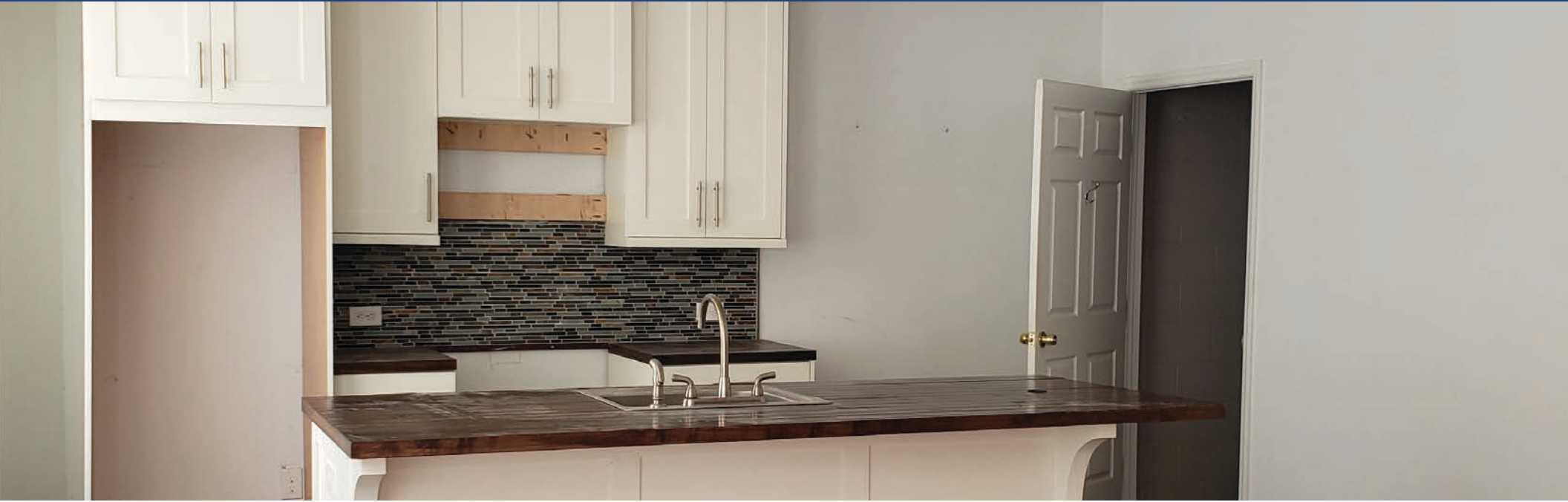
a part of Belmont such as Intermezzo, La Unica, and Kickstand are within walking distance, along with retail and entertainment at Green with Envy and Codescape.



MARKET OVERVIEW



PROPERTY PHOTOS





CONTACT

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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.