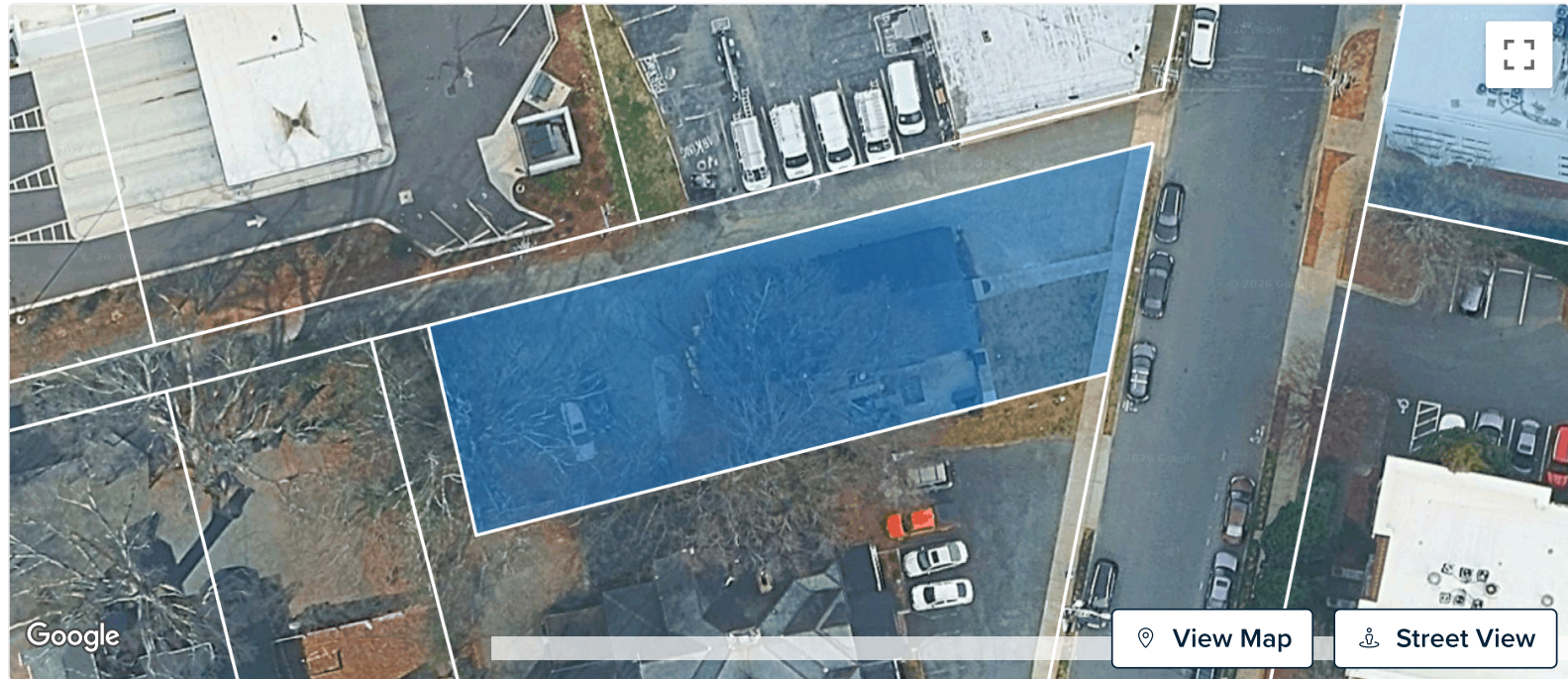


709 LOUISE AVE Charlotte NC 28204-2127

APN 08021211



Details

Property Type	Mixed Use	Building SqFt	1,587
Lot SqFt	8,494	Acreage	0.196
Zoning Code	NC	Year Built	1930
Building Count	1	Opportunity Zone	No
Lease Rate	\$30.00/SF/YR	Tax Year	2025
Tax Land	\$764,500	Tax Additions	\$78,900
Owner Name	G & O PROPERTIES OF CHARLOTTE LLC	Owner Mailing Address (Full Address)	7816 RITTER DR C...
APN	08021211	USPS Vacancy Indicator	N

Tax History

Year	Property tax	Land	+	Additions	Assessed value
2025		\$764,500		\$78,900	\$844,600
2024		\$764,500		\$80,100	\$844,600

What can I build here?

Can I open



[View all 172 uses](#)

Last updated May 15, 2026 For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com\)](https://www.zoneomics.com)

Property Details

Lot Details



Building Details



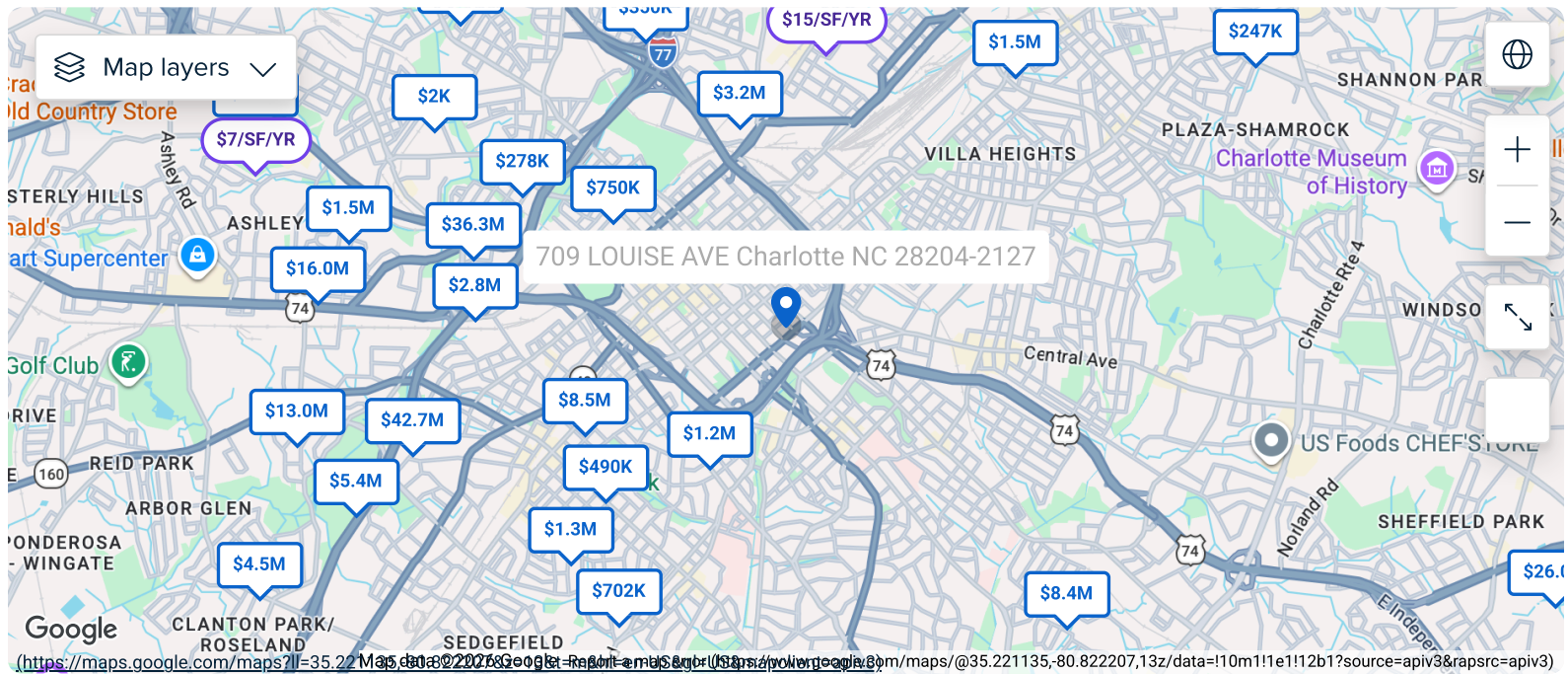
Location Details



Additional Details



Map



Comparable Properties

Address	Property...	Sold Date	Price	Building Sq...	Lot Size...
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1714 S TRYON ST CHARLOTTE NC...	Land, Mixed...	07/16/2025	\$700,000	1,216 SF	0.175 Acres
5308 MONROE RD CHARLOTTE NC...	Mixed Use	04/16/2024	\$1,050,000	2,152 SF	0.522 Acres
2709 CENTRAL AVE CHARLOTTE N...	Land, Mixed...	07/15/2022	\$775,000	1,512 SF	0.207 Acres
217 W DUNBAR ST CHARLOTTE NC...	Mixed Use	05/26/2021	\$250,000	913 SF	0.052 Acres
6711 FREEDOM DR CHARLOTTE NC...	Hospitality,...	01/18/2024	\$5,000	2,258 SF	0.644 Acres
1517 LYON CT CHARLOTTE NC...	Mixed Use	07/26/2016	\$250,000	1,269 SF	0.206 Acres
2522 THE PLZ CHARLOTTE NC...	Land, Mixed...	09/11/1989	\$60,000	808 SF	0.428 Acres
505 BEATTIES FORD RD CHARLOT...	Land, Mixed...	03/17/2000	\$200,000	1,600 SF	0.188 Acres
1257 EAST BLVD CHARLOTTE NC...	Mixed Use	05/14/2026	\$1,175,000	1,662 SF	0.183 Acres
1115 GREENLEAF AVE # A...	Mixed Use,...	04/30/2026	\$540,000	1,638 SF	0.091 Acres

Climate Risk for 28204-2127

Flood Risk ⓘ



This property has a minimal Flood Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Risk ⓘ



This property has a minimal Fire Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Rental Market Overview

Charlotte, NC median rent

\$1,263

▼ 18.5% lower than the national avg

National median

\$1,548


Compare median rents across markets

Charlotte, NC (this ma...

Matthews, NC

Pineville, NC

Studio	\$1,109	Studio		Studio
1 bed	\$1,181	1 bed	\$1,128	1 bed
2 bed	\$1,411	2 bed	\$1,475	2 bed

Data provided by **Dwellsy** 

Demographics

1 Mile

3 Miles

5 Miles

Population



2024	35,113	180,834	395,321
2023	34,090	175,682	387,385
2022	32,088	172,980	383,204
2021	29,377	169,280	380,444
2020	28,845	169,039	384,375

Household Income



2024 Median Income	\$97,760	\$87,698	\$77,422
Under \$25k	2,097	11,715	24,298
\$25k - \$50k	2,263	13,174	31,757
\$50k - \$100k	5,511	23,550	49,799
\$100k - \$150k	3,324	13,528	26,426
Above \$150k	6,062	24,709	41,671

Age



2024 Median Age	34.3	33.6	34.0
Under 20	4,380	35,827	93,349
20 - 25	2,319	15,823	29,467
25 - 45	18,065	73,343	143,798
45 - 65	6,875	37,767	85,436
Over 65	2,664	14,802	35,607

Employees



Total 2024	31,273	151,585	318,491
Agriculture	267	481	813
Construction	980	9,254	22,234
Manufacturing	1,879	7,875	17,164
Wholesale Trade	742	2,732	4,760
Retail Trade	2,254	10,486	21,728
Transportation, Warehousing	1,133	7,161	16,232
Information	727	2,585	4,912
Finance, Insurance	5,100	20,740	33,974
Professional Services	6,479	24,411	42,666
Educational, Health Care	5,017	21,593	41,509
Arts, Entertainment, Food	1,833	9,113	17,978
Management, Business, Science, Arts	18,777	67,225	112,057
Public Administration	505	2,084	3,905
Other Services	911	4,979	9,704

Housing Occupancy ^			
2024 Ratio	20:3	10:1	10:1
Occupied	17,100	77,438	156,955
Vacant	2,157	9,238	16,996

Renter To Homeowner ^			
2024 Ratio	10:7	10:7	5:4

Renters	11,327	50,428	96,438
Homeowners	7,930	36,248	77,513