

610 Hawthorne Ln

Charlotte, NC 28204

± 3,233 SF • AVAILABLE FOR SALE

Uptown
Charlotte

Plaza
Midwood

Elizabeth



CityLYNX Gold Line
Streetcar




LEGACY



PROPERTY OVERVIEW

Commercial property available for sale in Charlotte's highly desirable Elizabeth neighborhood, offering exceptional proximity to Uptown Charlotte, Plaza Midwood, and direct access to public transit. Well-suited for office, retail, or investment use under N2-B zoning, the building features 3,233 SF with several value-add opportunities.

Positioned in a vibrant, highly walkable area surrounded by local dining and boutique retail, the property sits directly adjacent to the CityLYNX Gold Line streetcar with a transit stop located less than 50 feet from the front door.

SITE DESCRIPTION	
Location	610 Hawthorne Ln, Charlotte, NC 28204
Square Footage	± 3,233 SF Total Available for Sale ± 1,798 SF First Floor +/- 735 Second Floor ± 1,186 SF Unfinished Basement (700 SF to be finished by seller for buyer)
Acreage	0.37 AC
Use	Office/Retail
Zoning	N2-B
Parcel ID	12701115
Parking	9+ onsite spaces, including 1 ADA accessible space
Sale Price	Call for Pricing



IN PROGRESS/PLANNED UPGRADES:

- Seller to complete the in-process ‘change of use’ prior to closing
- Updated bathrooms and kitchen for ADA compliance
- Significant rear parking lot expansion for ample commercial tenant/visitor parking

POTENTIAL UPGRADES:

- If a Buyer prefers, Seller will ‘build to suit’ to finish a 700 SF portion of the walk-out basement to a buyer’s liking
- Seller is also willing to make other improvements including but not limited to building a 2nd floor deck overlooking the Uptown skyline, renovating the kitchen, lighting, exterior, etc





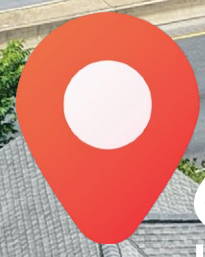
0.1 mile

Sunnyside St
Gold Line Station

Gold Line Streetcar
public transit line is
directly adjacent to the
property on Hawthorne Ln
with a stop less than 50'
from the front door.



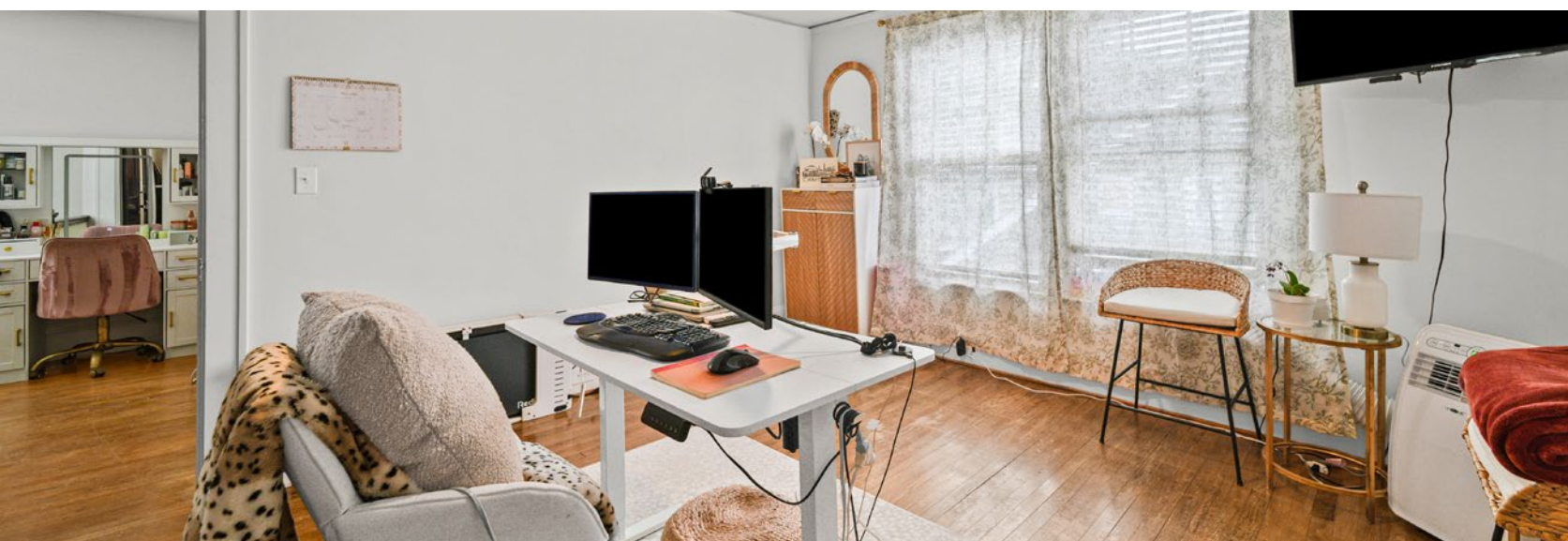
E INDEPENDENCE BLVD

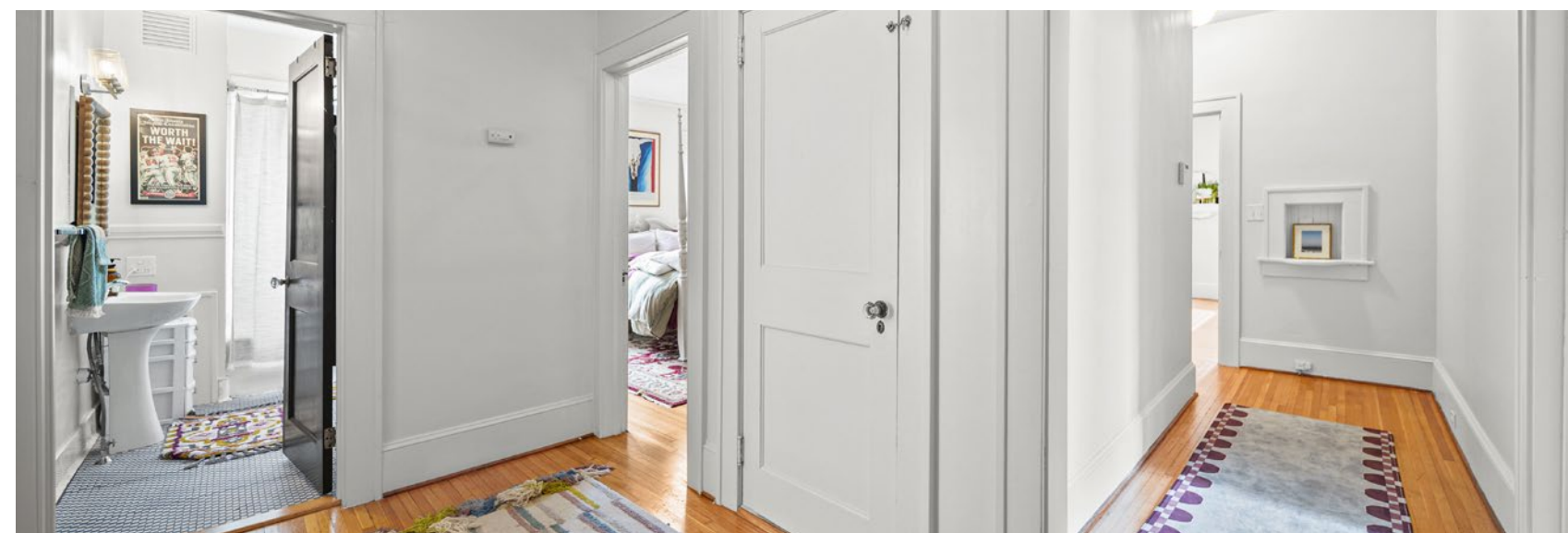
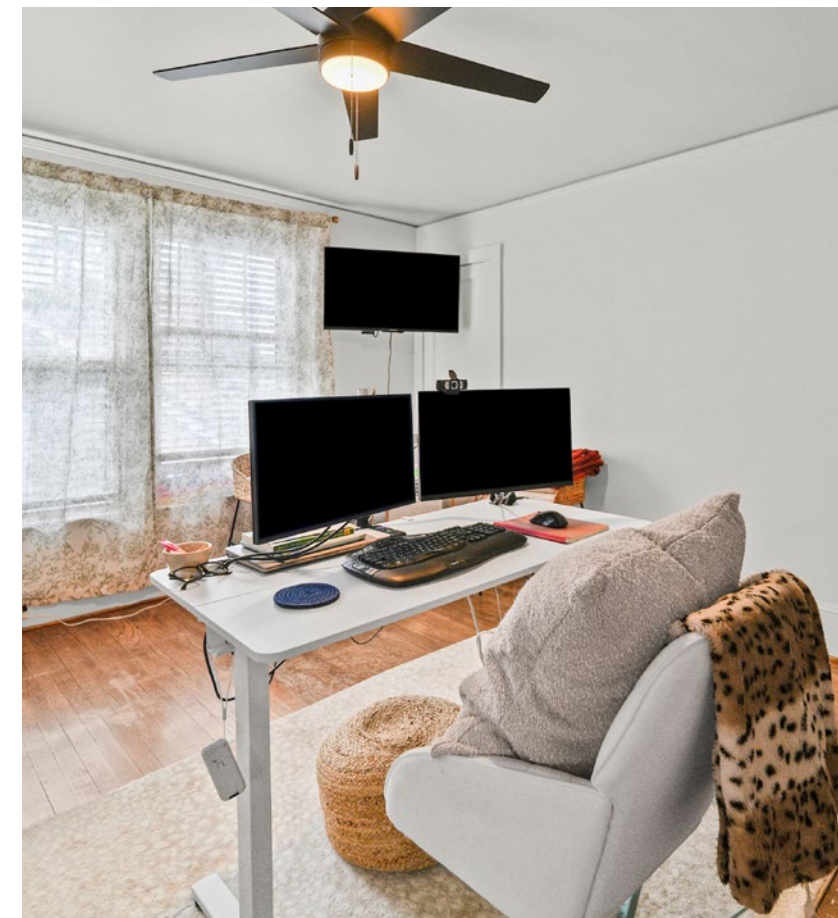


610
Hawthorne Ln

HAWTHORNE LN

ZEN GARDEN





FIRST FLOOR

± 1,798 SF

SECOND FLOOR

± 735 SF

UNFINISHED BASEMENT

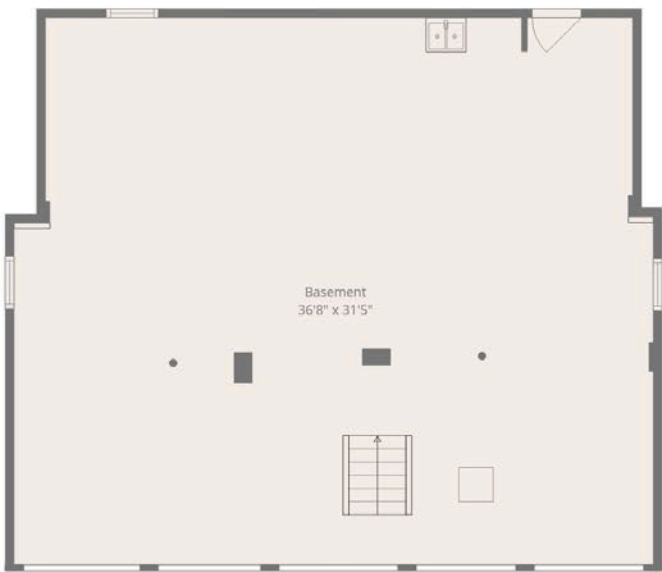
± 1,186 SF

Note: Seller will ‘build to suit’ to finish a 700 SF portion of the walk-out basement to a buyer’s liking

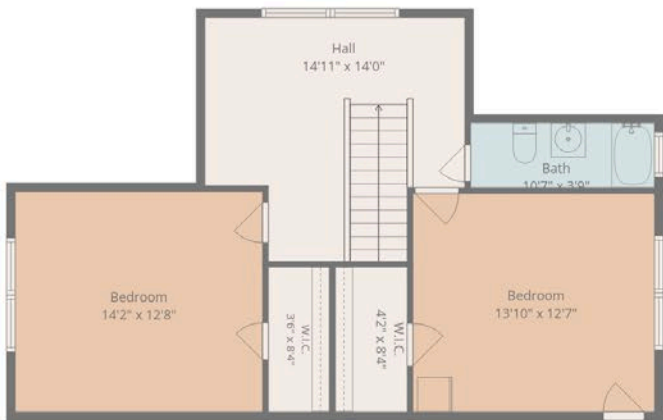
*By finishing the basement, tenant or buyer could lease that space or use it themselves



1st Floor



Basement



2nd Floor





SITE DATA

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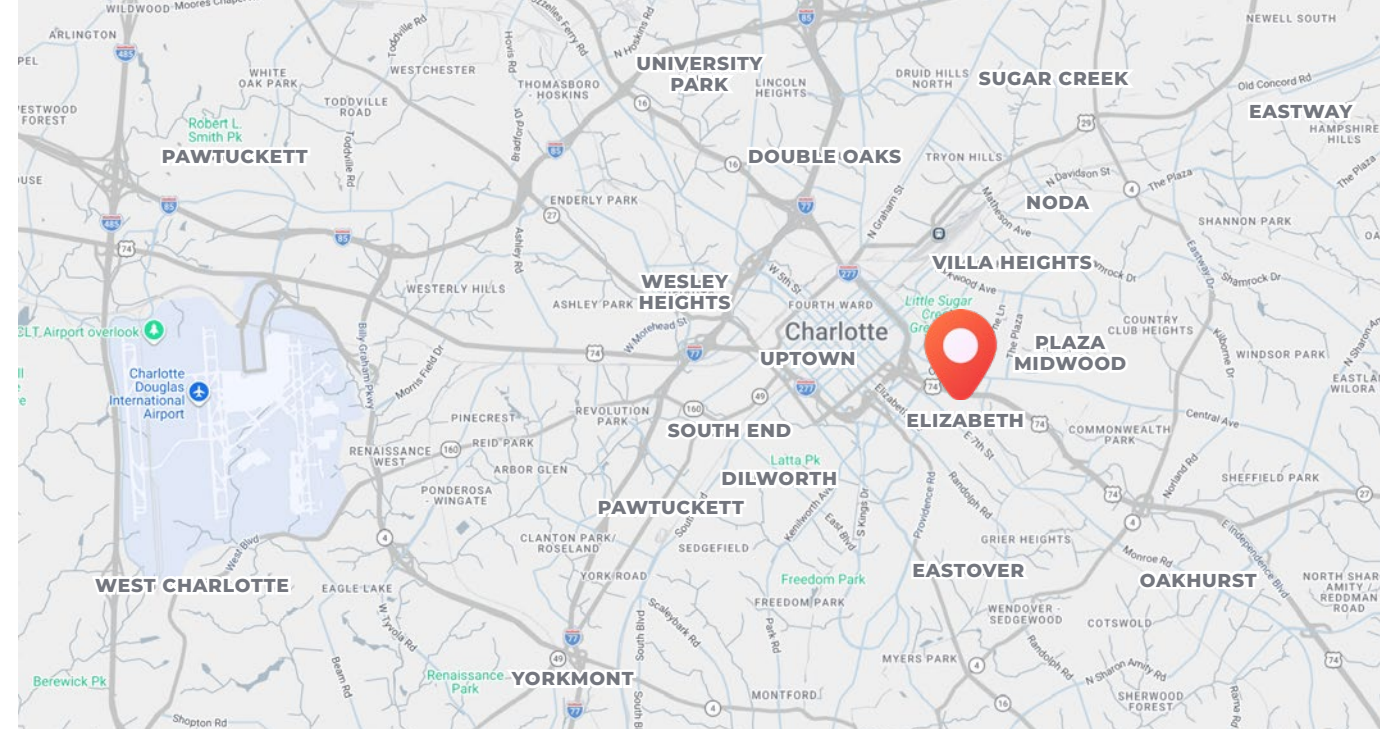
LOCATION OVERVIEW

ELIZABETH

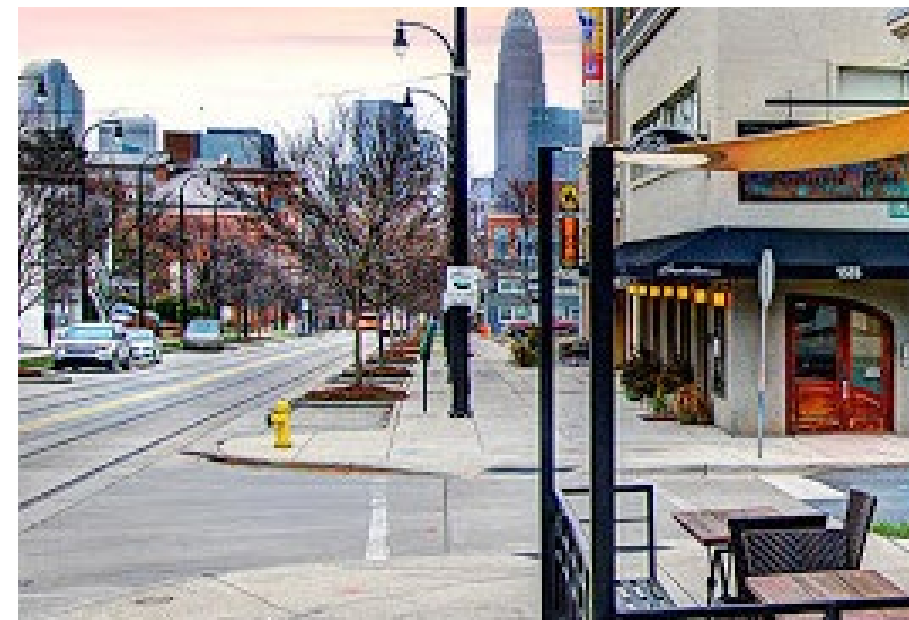
Elizabeth, an established Charlotte neighborhood, known for its historic character and close proximity to Uptown. Anchored by medical institutions such as Novant Health Presbyterian Medical Center and Atrium Health Carolinas Medical Center, the area maintains a steady flow of professionals while supporting a mix of local restaurants, coffee shops, and boutique retail. Its walkability and convenient access to major corridors continue to reinforce Elizabeth's appeal as a desirable in-town community

PLAZA MIDWOOD (6 Minute Drive)

Plaza Midwood is a vibrant neighborhood in Charlotte known for its unique blend of historic charm and modern appeal. It features an eclectic mix of restaurants, boutique shops, and a thriving nightlife scene that attracts both residents and visitors. The area is also home to historic architecture, and a diverse community that contributes to its dynamic atmosphere. Plaza Midwood has become a hub for culture and entertainment, offering a balance of tradition and contemporary energy.



- **UPTOWN
CHARLOTTE**
6 Minutes
- **MIDTOWN**
2 Minutes
- **PLAZA MIDWOOD**
6 Minutes
- **NODA**
7 Minutes
- **SOUTH END**
10 Minutes
- **OAKHURST**
8 Minutes



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME

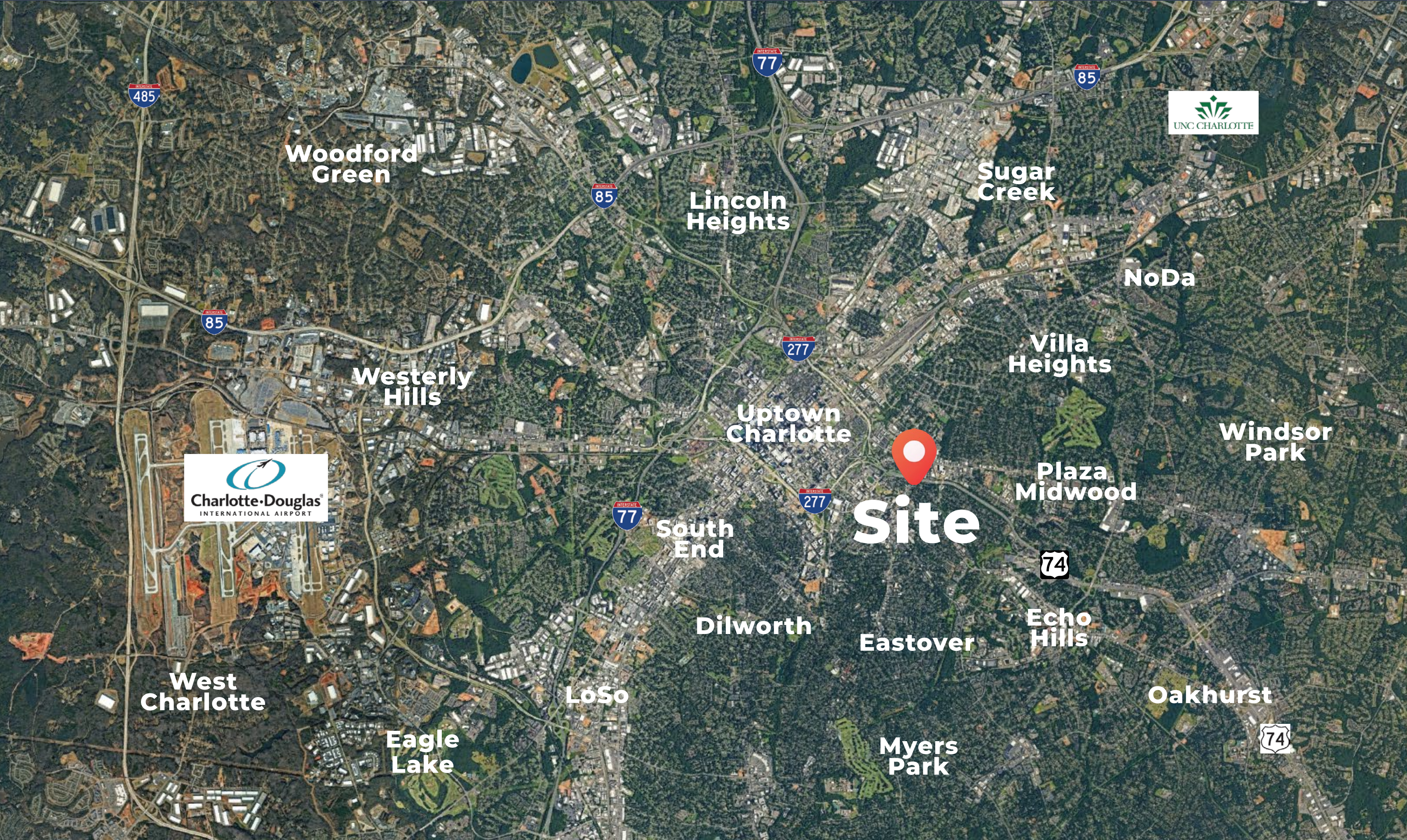


NUCOR Honeywell



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NoDa

Villa
Heights

Uptown
Charlotte

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Park

Plaza
Midwood

South
End

Site

Dilworth

Eastover

Echo
Hills

West
Charlotte

LoSo

Oakhurst

Eagle
Lake

Myers
Park

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LEGACY

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