

INDUSTRIAL PROPERTY FOR SALE

2910 NORTH GRAHAM STREET



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CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for owner operators: 2910 North Graham Street in Charlotte, NC. This prime property features a recently renovated 16,000 SF building, offering versatile office and industrial spaces that cater to a range of operational needs. The strategic location in the heart of Charlotte ensures easy accessibility, while the property's loading and drive-in capabilities make logistics seamless. With a thoughtfully designed interior, this facility is ready to support modern operations, making it an ideal investment for owner operators seeking a turnkey industrial solution in a thriving market.

OFFERING SUMMARY

Sale Price:	\$2,895,000.00
Number of Units:	3
Lot Size:	0.754 Acres
Building Size:	16,000 SF
Cap Rate:	7.39%

PROPERTY HIGHLIGHTS

- Asking Price: \$178/sqft, well below replacement cost
- Nearby sales comps average \$230/ft 16,000 SF building,
- fully leased and stabilized
- Built in 1987, renovated in 2025
- Zoned ML-1
- Strategic Charlotte location
- Ideal for industrial/manufacturing use, high ceiling height
- 2,000 SF of renovated office space
- Immediate access to I-85
- Dock and drive-in doors

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2908-2910 GRAHAM ST

Gross Living Area - 16000 Sq Ft



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
2908	Jons Seamless Gutter, LLC	3,500 SF	21.88%	\$16.80	\$58,800	12/31/2029
2910	ABC Motors, LLC	3,500 SF	21.88%	\$16.00	\$56,000	1/31/2027
2918	INSZN Athletics, LLC	9,000 SF	56.25%	\$11.00	\$99,000	1/31/2029
TOTALS		16,000 SF			\$213,800	

Lease Types: NNN

2026 NOI: \$213,800

Fully leased until 2027

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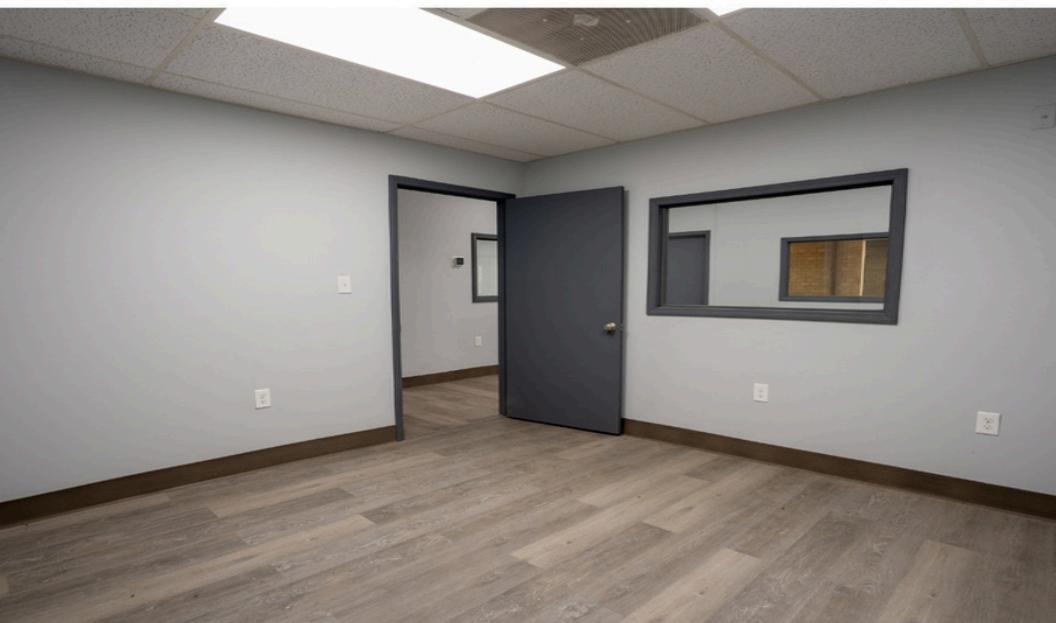
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Sold 12/1/2024



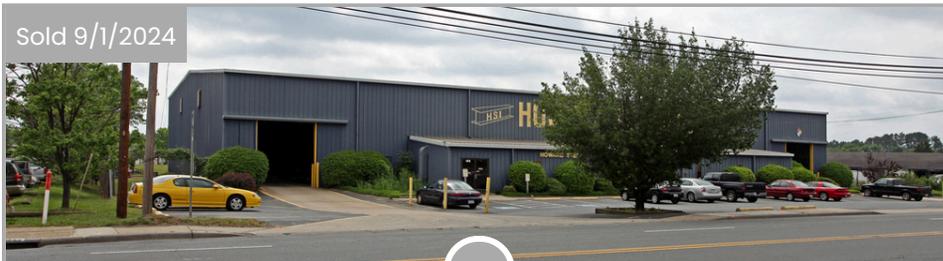
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4026 N GRAHAM ST

Charlotte, NC 28206

Price:	\$3,000,000
Bldg Size:	11,880 SF
Year Built:	1971

Sold 9/1/2024



2

3528 N GRAHAM ST

Charlotte, NC 28206

Price:	\$5,000,000
Bldg Size:	19,719 SF
Year Built:	1987

Sold 12/31/2023



3

620 ATANDO AVE

Charlotte, NC 28206

Price:	\$2,525,000
Bldg Size:	9,235 SF
Year Built:	1952

Sold 12/31/2024



4

3725 N DAVIDSON ST

Charlotte, NC 28205

Price:	\$1,950,000
Bldg Size:	8,874 SF
Year Built:	1960

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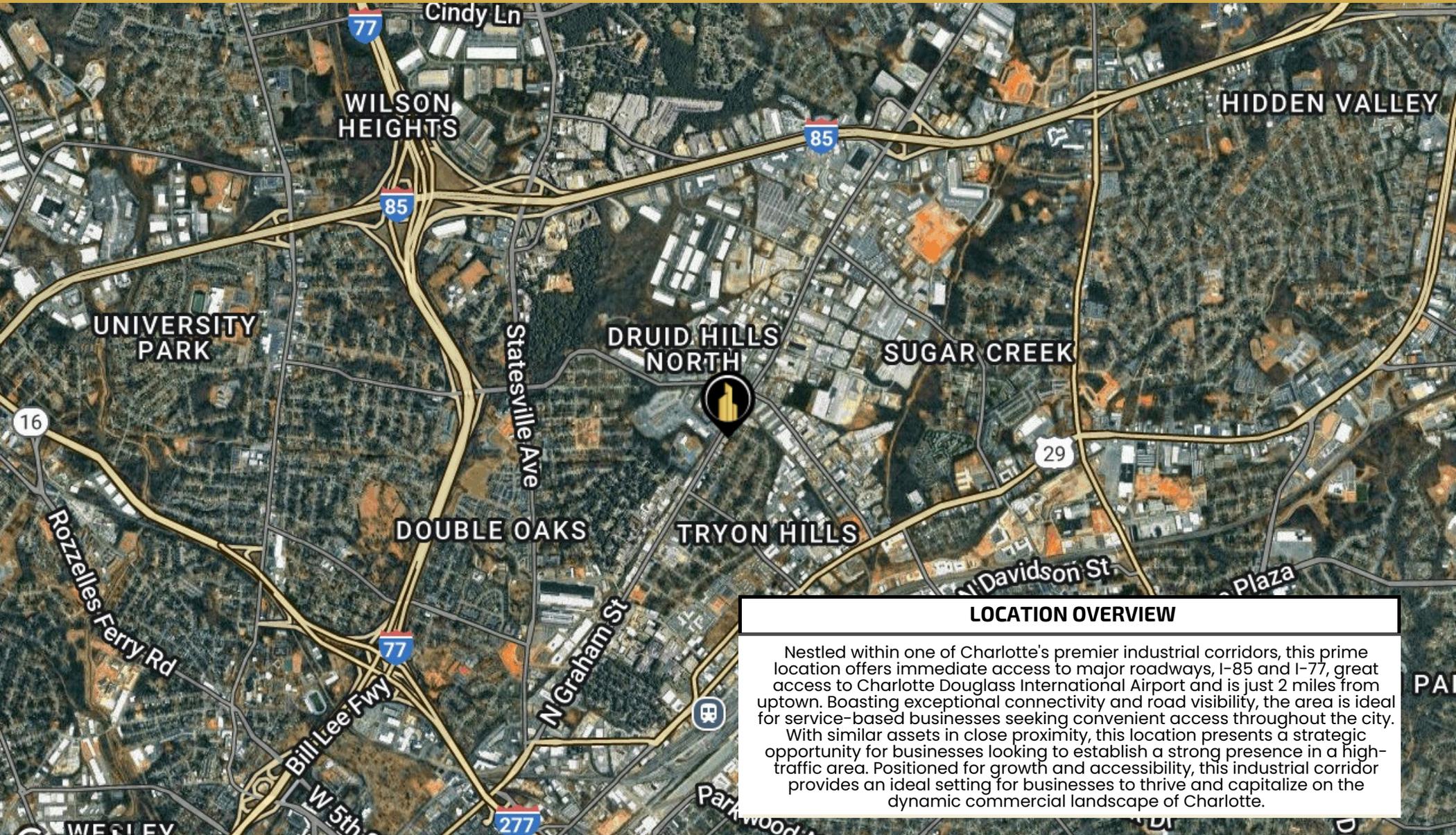
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LOCATION OVERVIEW

Nestled within one of Charlotte's premier industrial corridors, this prime location offers immediate access to major roadways, I-85 and I-77, great access to Charlotte Douglas International Airport and is just 2 miles from uptown. Boasting exceptional connectivity and road visibility, the area is ideal for service-based businesses seeking convenient access throughout the city. With similar assets in close proximity, this location presents a strategic opportunity for businesses looking to establish a strong presence in a high-traffic area. Positioned for growth and accessibility, this industrial corridor provides an ideal setting for businesses to thrive and capitalize on the dynamic commercial landscape of Charlotte.

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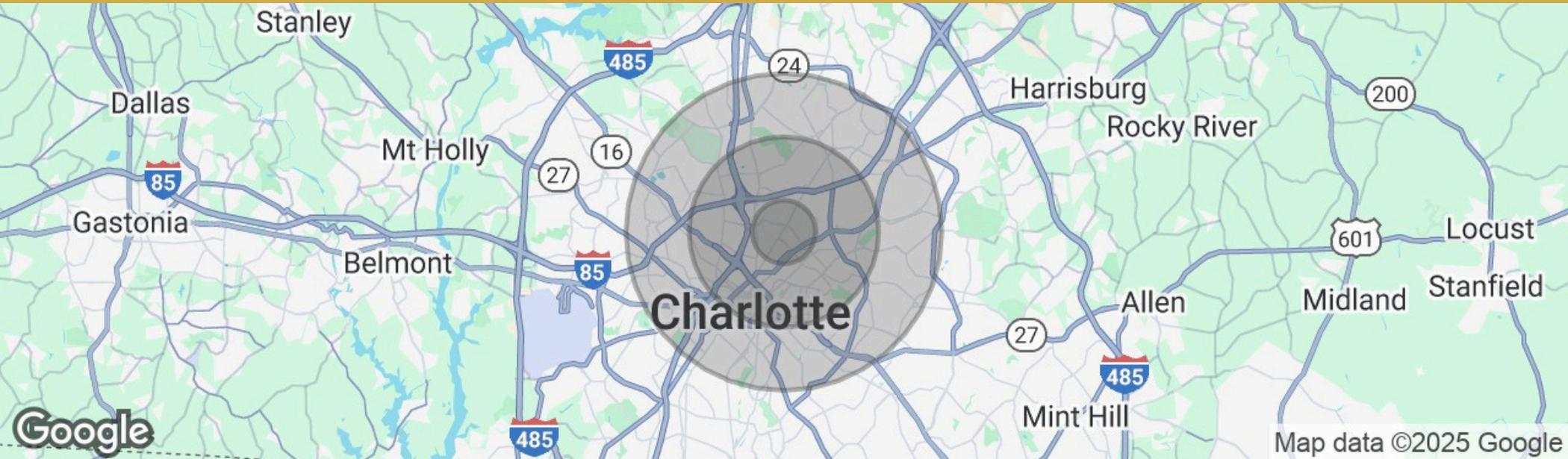
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,891	98,537	265,604
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	2,559	46,027	118,320
Average HH Income Average House	2.3	2.1	2.2
Value	\$67,393	\$95,121	\$95,490
<i>Demographics data derived from AlphaMap</i>	\$380,206	\$435,152	\$451,683

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Market Overview

Charlotte, NC



Charlotte, NC, is one of the fastest-growing cities in the U.S., with a metro population exceeding 2.7 million. Known as a major financial hub, it's home to large institutions like Bank of America and Truist, making it the second-largest banking center in the country. The city's population growth has fueled strong demand for residential, commercial, and mixed-use developments, as both businesses and residents flock to this growing metropolis. Its strategic location in the Southeast, along with its strong transportation infrastructure, including Charlotte Douglas International Airport and major highways, positions it as a regional logistics hub.



The city's economy is diverse, with sectors like energy, healthcare, technology, and manufacturing growing alongside its financial core. Corporate relocations and expansions have been consistent, with companies like Honeywell and Lowe's choosing Charlotte as headquarters. The rise of fintech and entrepreneurial activity in the tech sector has also boosted the demand for office and industrial space. Uptown Charlotte and the South End are seeing a surge in commercial developments, including Class A office space, retail, and multifamily projects that cater to a young and growing workforce.



In terms of real estate trends, Charlotte's industrial sector is thriving, driven by the e-commerce boom and its proximity to key East Coast markets. Vacancy rates for industrial properties remain low, and speculative developments are on the rise to meet demand. The office market, though affected by remote work trends, is recovering, with suburban and flexible office spaces becoming more attractive to tenants. Additionally, Charlotte's residential and multifamily markets remain robust, with rising rents and continued demand for mixed-use developments, particularly in emerging neighborhoods like NoDa and Plaza Midwood.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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