

An aerial photograph of a city skyline, likely Charlotte, NC. In the foreground, a large, multi-story building with a flat roof and many windows is visible. To its left is a parking lot filled with cars. A red dashed line outlines a specific area of land, possibly a lot or a portion of a building, situated between the large building and the parking lot. In the background, a dense cluster of skyscrapers forms the city skyline under a clear blue sky.

618

**E. MOREHEAD ST
CHARLOTTE, NC**

**OFFERED
FOR SALE**
\$4,250,000

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

618 E. MOREHEAD ST CHARLOTTE, NC

618 E. MOREHEAD ST CHARLOTTE, NC 2

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 618 E Morehead St. This infill parcel is located within one of Charlotte's most prestigious and highly sought-after urban corridors—Myers Park/East Morehead. Positioned along East Morehead Street, a primary east-west commuter artery connecting Uptown, Dilworth, and Myers Park, the ±0.43-acre site represents a rare opportunity to acquire entitled infill land in the core of one of the fastest-growing major markets in the United States.

ASSET SNAPSHOT

Address	618 E Morehead St, Charlotte, NC 28202
Property Offering	Vacant Land
Potential Uses	Retail, Restaurants, Entertainment, Limited Residential
Gross Land Area	18,556 SF
Land Area Acreage	0.43 Acres
Historic District	No
In BIP Opportunity Area	No
Land Use Code	C700
Zoning	NC (Neighborhood Center)

 **274,085** PEOPLE
IN 5 MILE RADIUS

 **\$153,361** AHHI
IN 1 MILE RADIUS

 **19,500** VPD
ON E MOREHEAD ST

PRICE | \$4,250,000



Radius Dilworth



626 Units, 5,000 SF Retail
1.3 Acres

500 East Morehead



193,216 SF
Office & Retail

618

**E. MOREHEAD ST
CHARLOTTE, NC**

Hanover Dilworth



339 Units, 1.47 Acres

Village on Morehead



220 Units, 1.3 Acres
Age-Restricted

INVESTMENT HIGHLIGHTS



PREMIER EAST MOREHEAD URBAN CORRIDOR

East Morehead Street serves as one of Charlotte's primary east-west thoroughfares connecting Uptown, South End, Dilworth, and Myers Park | Immediate proximity to Uptown Charlotte (± 1.0 mile) and South End (± 1.5 miles), two of the city's largest employment and lifestyle hubs | Corridor characterized by dense infill development & adaptive reuse projects



DENSE AND AFFLUENT INFILL DEMOGRAPHICS

1-mile demographics include an Average Household Income exceeding \$130,000 and a population of approximately 16,000+ residents | Surrounding neighborhoods include Dilworth, Myers Park, and South End--Charlotte's highest-income submarkets | Area supports a strong renter-by-choice and young urban professional population base



RETAIL, DINING & LIFESTYLE AMENITY CONCENTRATION

Over 2 million SF of retail space within a 1-mile radius | Nearby amenities include South End dining, Dilworth neighborhood retail, Freedom Park, and the Little Sugar Creek Greenway | Area consistently ranks among Charlotte's most walkable and amenity-rich urban environments



HIGH-BARRIER-TO-ENTRY INFILL LOCATION

East Morehead Street is largely built out with limited remaining developable land due to historic neighborhoods, zoning constraints, and institutional ownership | Scarcity of vacant parcels creates meaningful barriers to entry and supports long-term land value appreciation | Replacement land opportunities within the corridor are extremely limited



FLEXIBLE DEVELOPMENT POTENTIAL

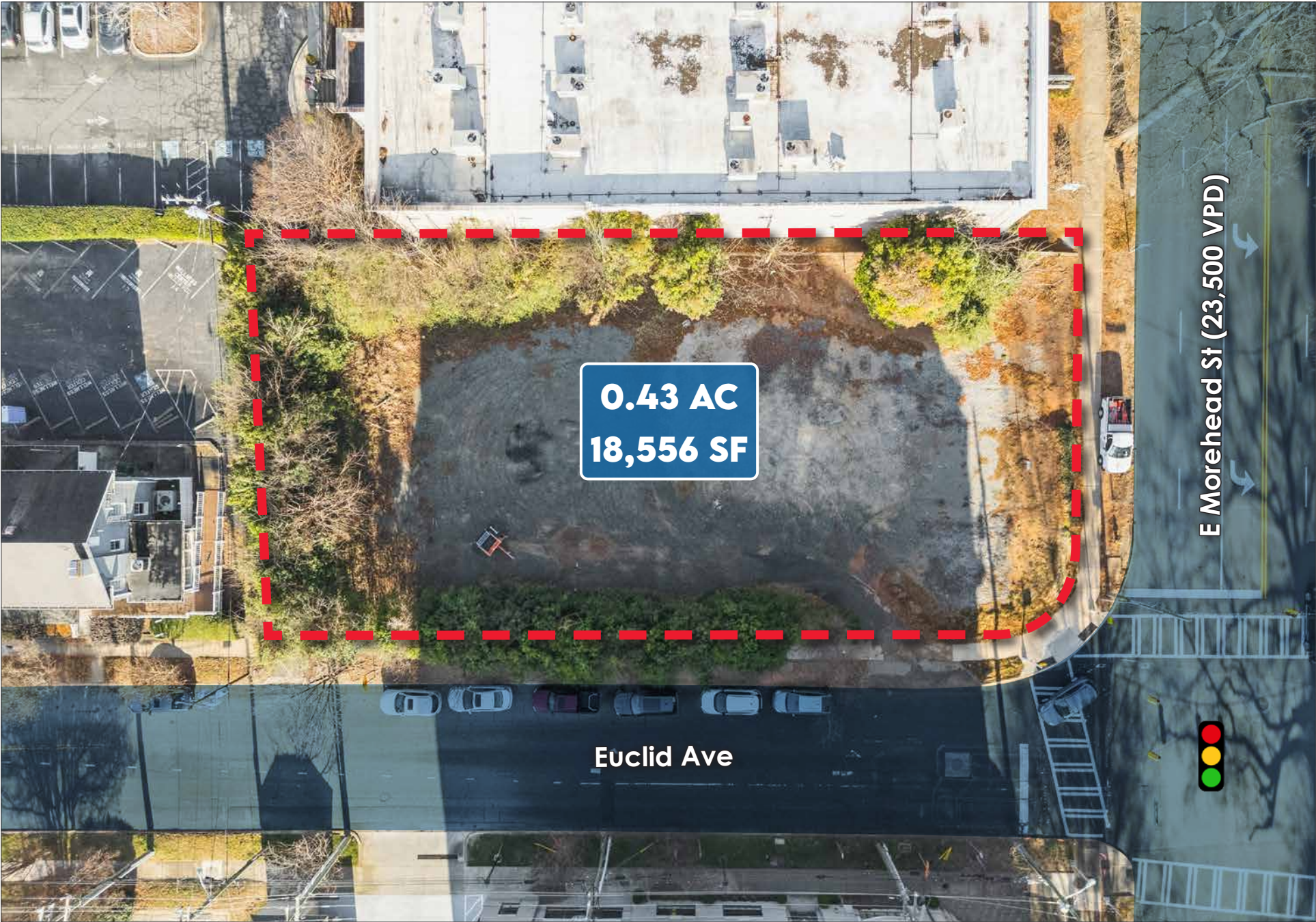
NC zoning is intended for neighborhood centers allowing for a wide range of uses | Developers can pursue up to roughly 4-5 (potentially 6) stories, medical office, professional office, boutique hotel (with conditions), retail/restaurant, and residential over retail. | Recent residential development across the street



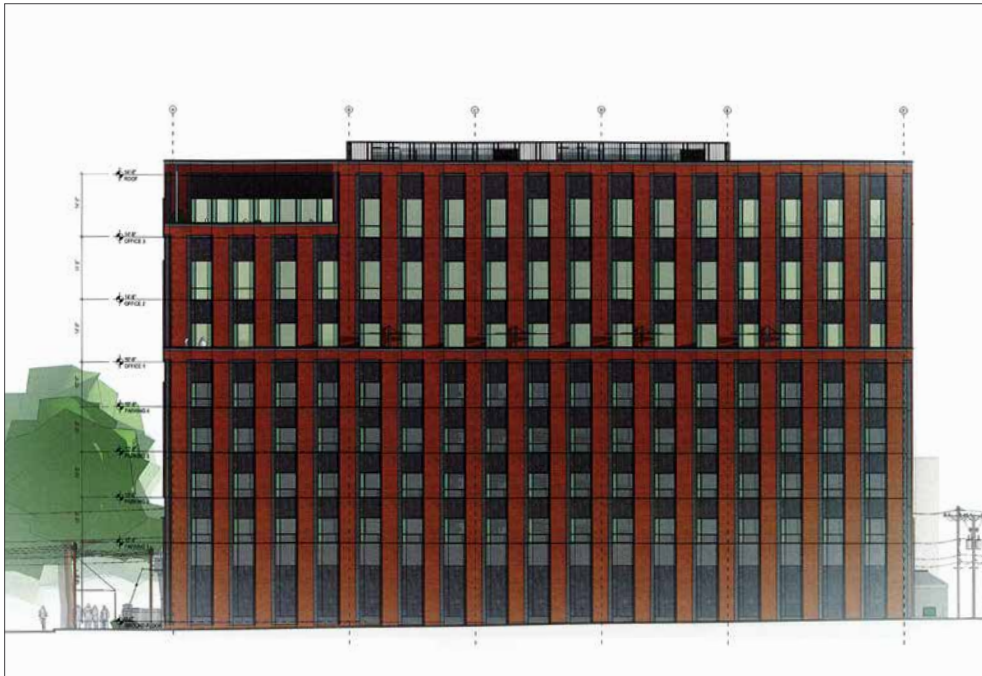
A TOP PERFORMING MARKET NATIONALLY

Charlotte MSA has added more than 215K people from 2020 to 2024, making it the 5th fastest growing city in the country | The Charlotte, NC region is expected to add 1.5 million residents and reach 4.5M by 2050

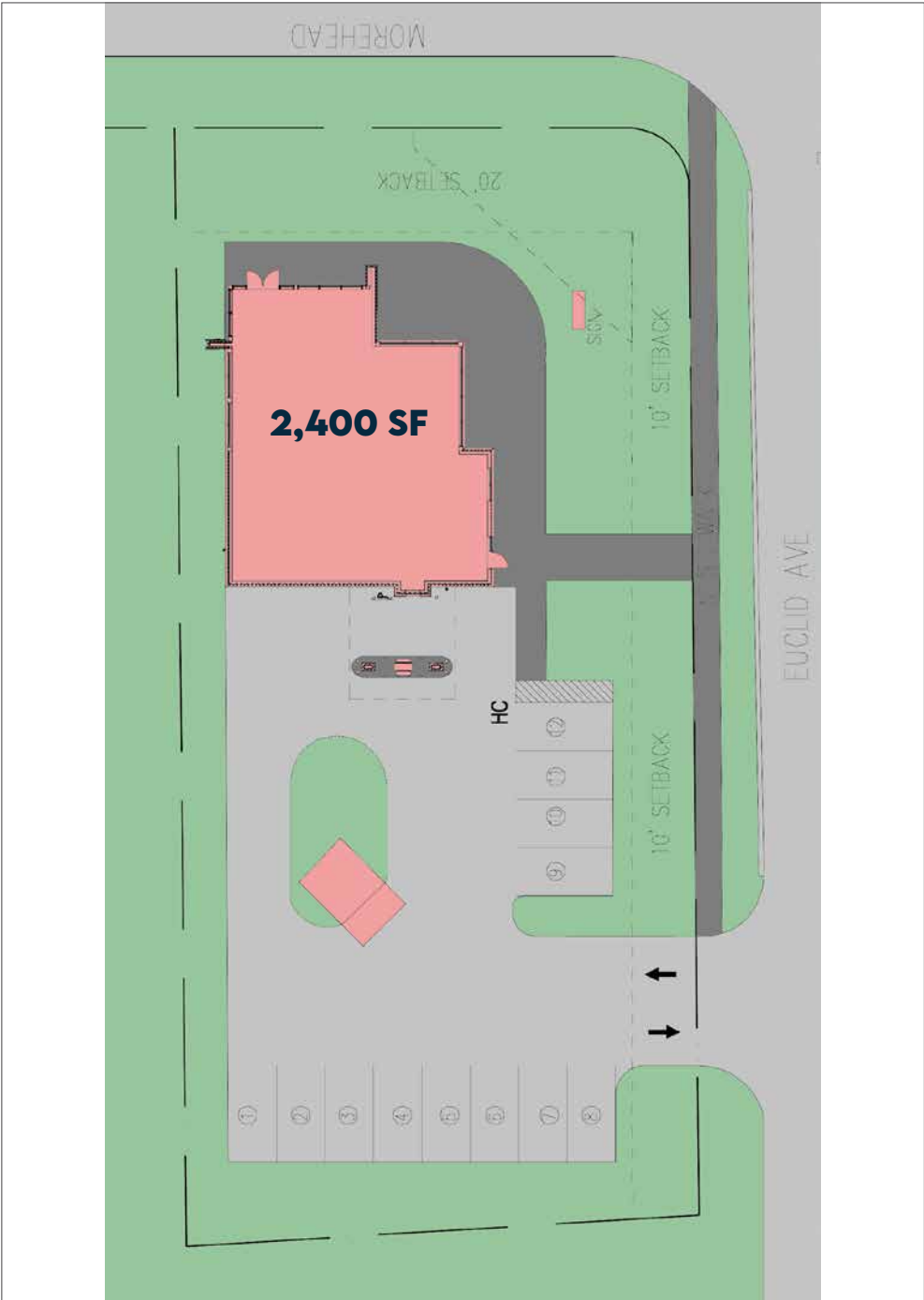
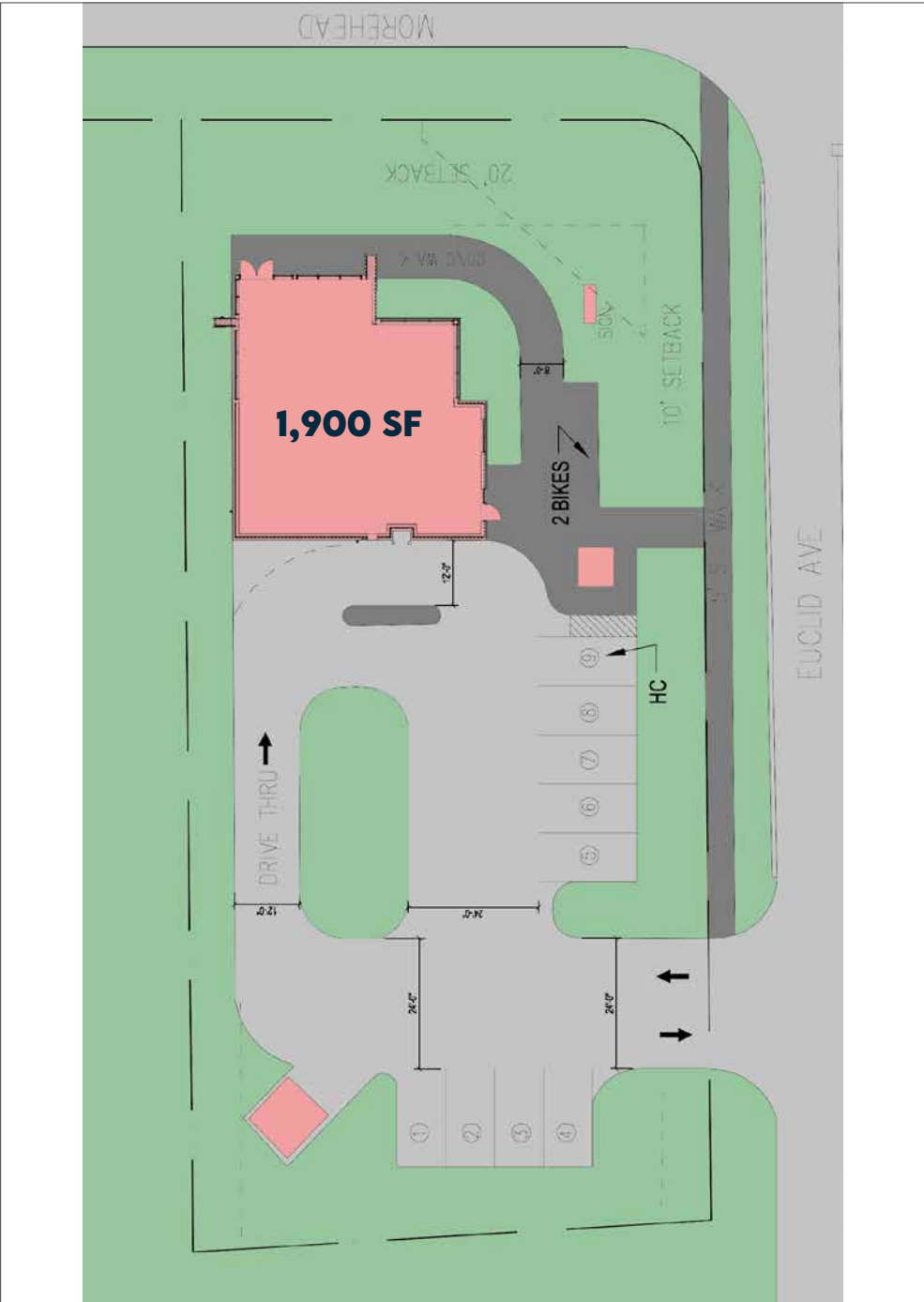
SITE PLAN



RENDERINGS (POTENTIAL USE)



SITE PLANS (POTENTIAL USE)



PROPERTY PHOTOS



Charlotte has always been a city of opportunity and innovation, and **South End** has been at the center of entrepreneurship from the very beginning. This is a place where Charlotte can try things – new things, crazy things, old things that are cool again.



When you first set foot in the vibrant South End neighborhood, you'll quickly see the possibilities are endless. Countless culinary experiences that showcase both local and worldly flavors. Homegrown breweries and coffee shops galore. Art galleries, public art and murals on every corner. Diverse retail experiences from local boutiques to top national retailers.

Bond on Mint



1.4 Acres, 393 Units

Queensbridge Collective

600,000 SF Office
40,000 SF Retail (Phase 1)
409 units (Phase 1)

Carson South End

560,000 SF Office
10,000 SF Retail
100 Units, 200 Hotel Rooms

The Paces South End

1.9 Acres, 304 Units
3,153 SF Retail

205 E. Bland Street

.9 Acres, 300 Units,
12,000 SF Retail

Radius Dilworth

626 Units, 5,000 SF Retail
1.3 Acres

Village on Morehead

220 Units, 1.3 Acres
Age-Restricted

1426 S. Tryon

1.3 Acres, 300,000 SF
Office, 250 Units

Centre South

16.2 Acres, 745 Units,
57,000 SF Retail,
330,000 SF Office, 180
Hotel Rooms

1427 South Blvd

.93 Acres, 446 Units
4,050 SF Retail

The Pearl

Wake Forest Medical
School and 300,000 SF
Research Building

618

E. MOREHEAD ST CHARLOTTE, NC

GREENSBORO
80 MILES
1:25 DRIVE

ASHEVILLE
100 MILES
2:05 DRIVE

CHARLOTTE

**618
E. MOREHEAD**

GREENVILLE
90 MILES
1:50 DRIVE

1 MILES

22,119
PEOPLE
\$153,361
AHHI
73,201
TOTAL
EMPLOYEES

3 MILES

135,164
PEOPLE
\$152,415
AHHI
149,658
TOTAL
EMPLOYEES

5 MILES

274,085
PEOPLE
\$139,428
AHHI
255,680
TOTAL
EMPLOYEES

CHARLOTTE MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

618

**E. MOREHEAD ST
CHARLOTTE, NC**

Exclusively Offered By:



PRIMARY DEAL CONTACTS

MIKE LUCIER

Executive Vice President

980.337.4469

mlucier@atlanticretail.com

BEN OLMSTEAD

Associate

704.651.5953

bolmstead@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

ROY CRAIN

Managing Partner

rcrain@atlanticretail.com

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