



1500 E. 4th Street

Charlotte, North Carolina 28204



Available for Sale

+/- 2,558 SF Office/Retail in Midtown

Property Overview

1500 E. 4th Street

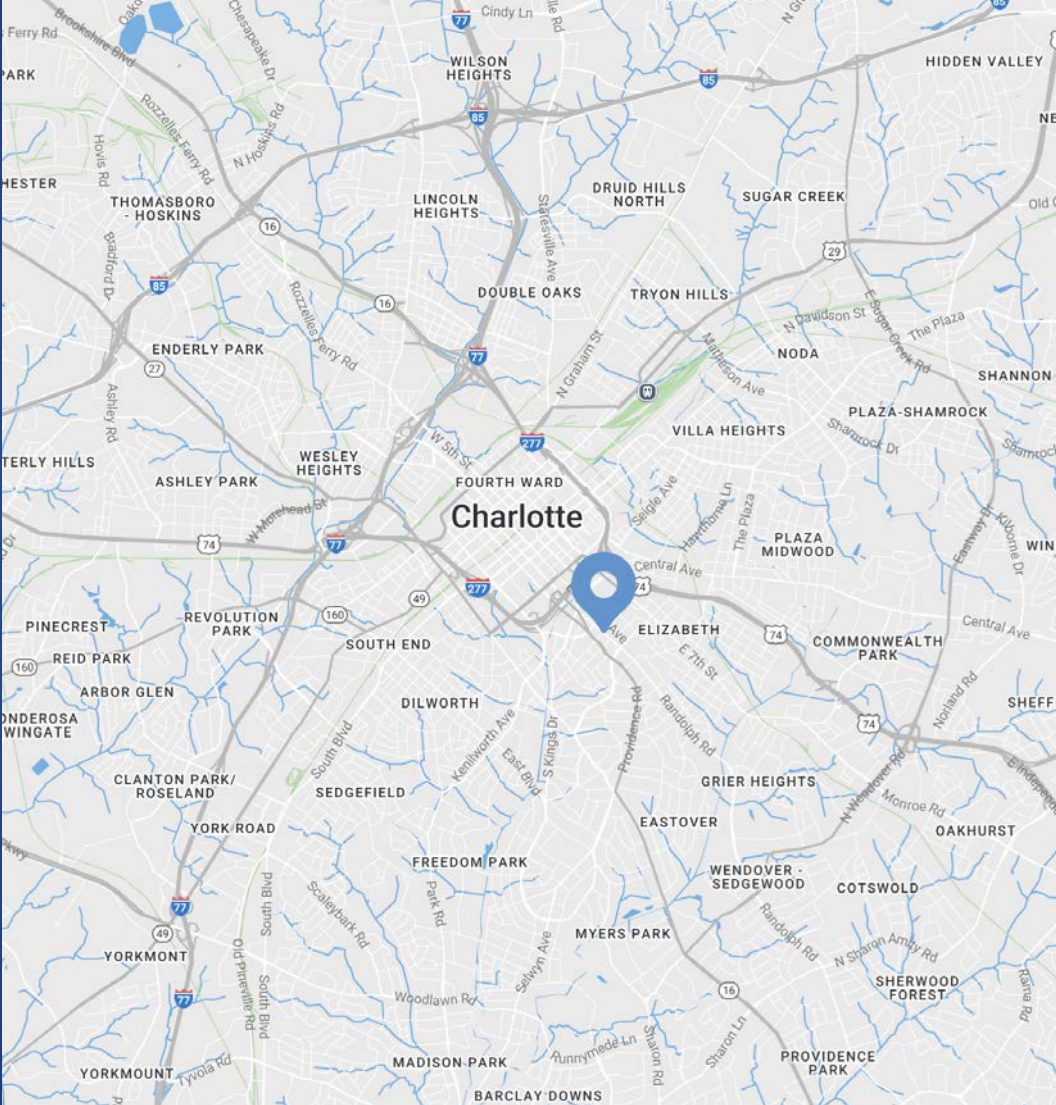
Available for Sale

Strategically positioned in Charlotte's thriving Midtown corridor, 1500 E. 4th Street offers exceptional visibility and connectivity. Located just 1.3 miles from Uptown Charlotte, this property benefits from over 21,000 vehicles per day along E. 4th Street and boasts an impressive corner lot.

Walkable to countless amenities, major hospitals, and less than 5 minutes from I-77, I-277, and Charlotte's CBD, the property offers the perfect blend of urban convenience and accessibility, making it an ideal investment for office and retail users.

Property Details

Address	1500 E. 4th Street Charlotte, NC 28204
Square Footage	+/- 2,558 SF Available for Sale
Acreage	+/- 0.264 AC
Use	Office/Retail
Zoning	GC - General Office
Parking	Newly paved parking lot
Traffic Counts	E. 4th Street 21,000 VPD
Sale Price	Call for Pricing



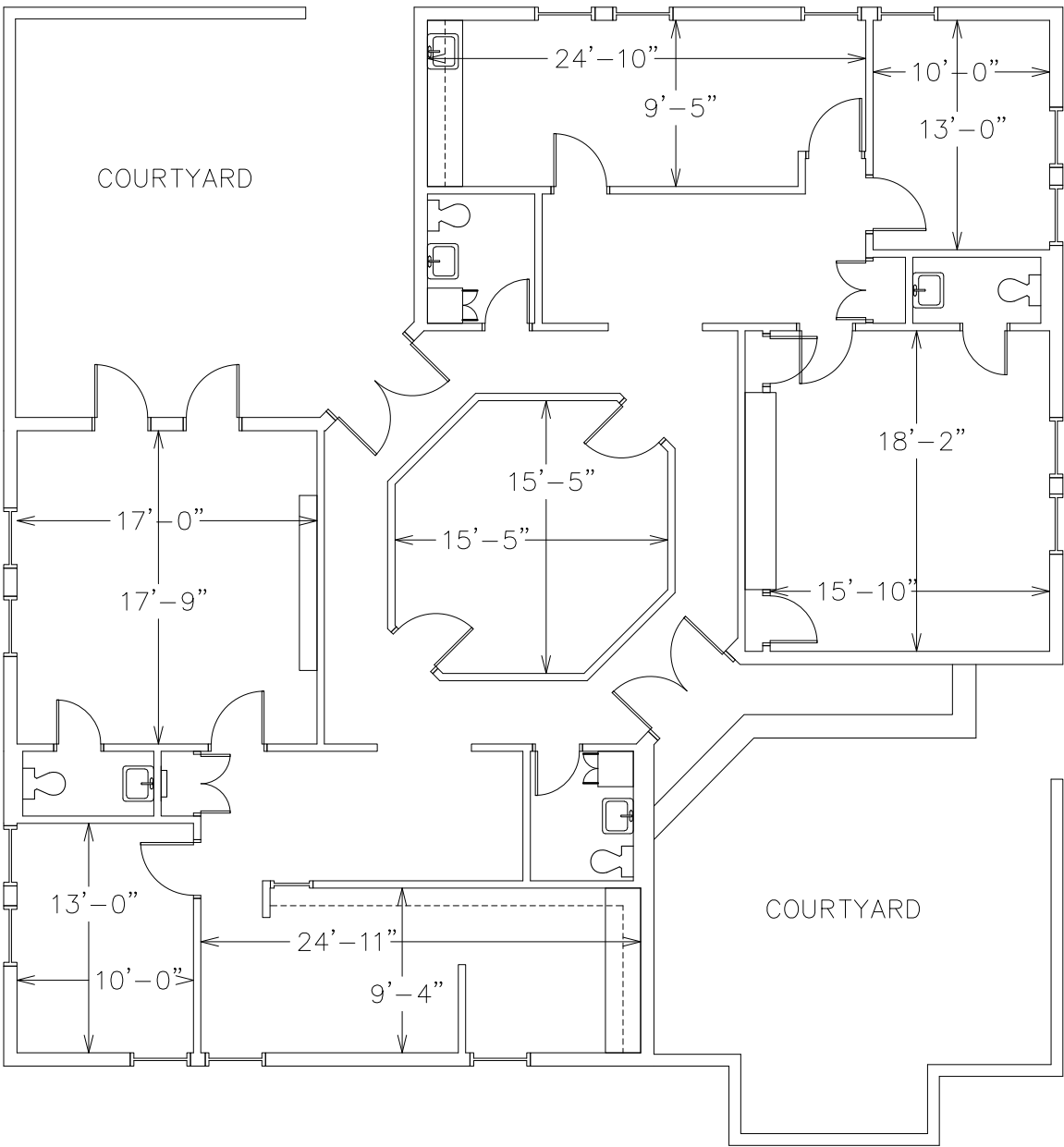
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	16,589	144,787	307,938
Avg. Household Income	\$173,996	\$175,453	\$150,996
Median Household Income	\$105,749	\$108,599	\$89,587
Households	10,078	77,944	148,750
Daytime Employees	39,670	177,588	277,660

Available

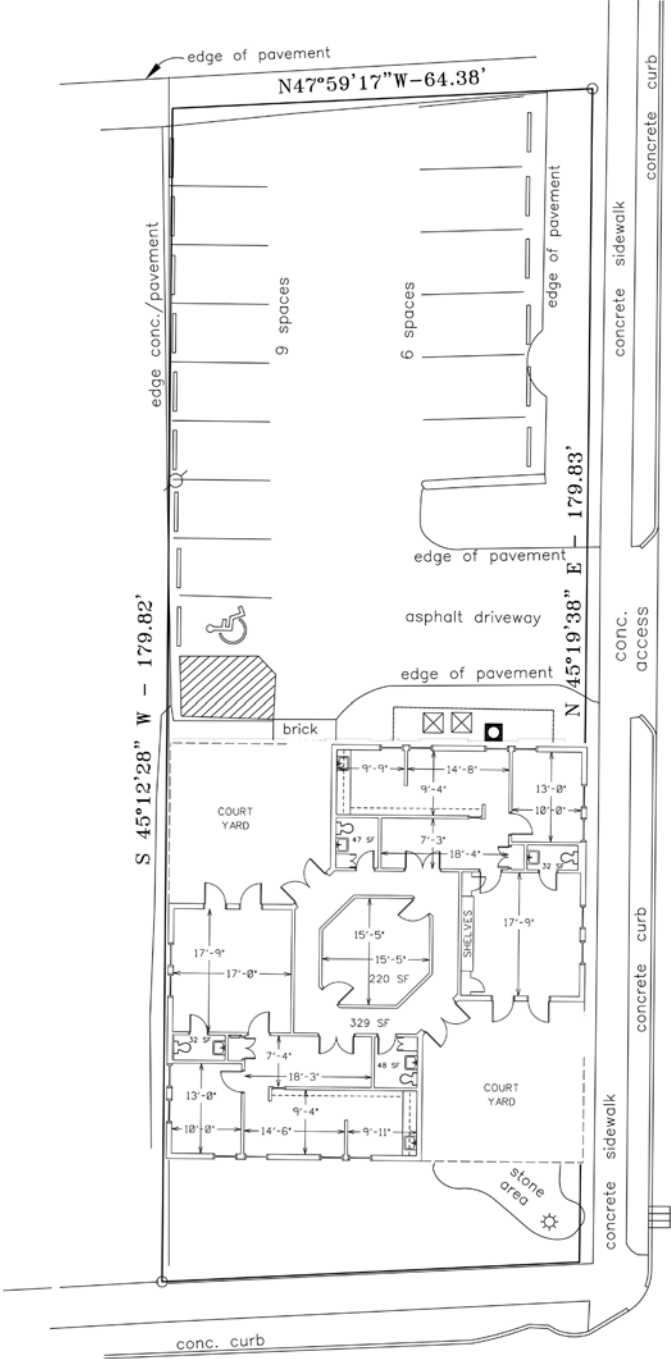
+/- 2,558 SF

 Virtual Tour

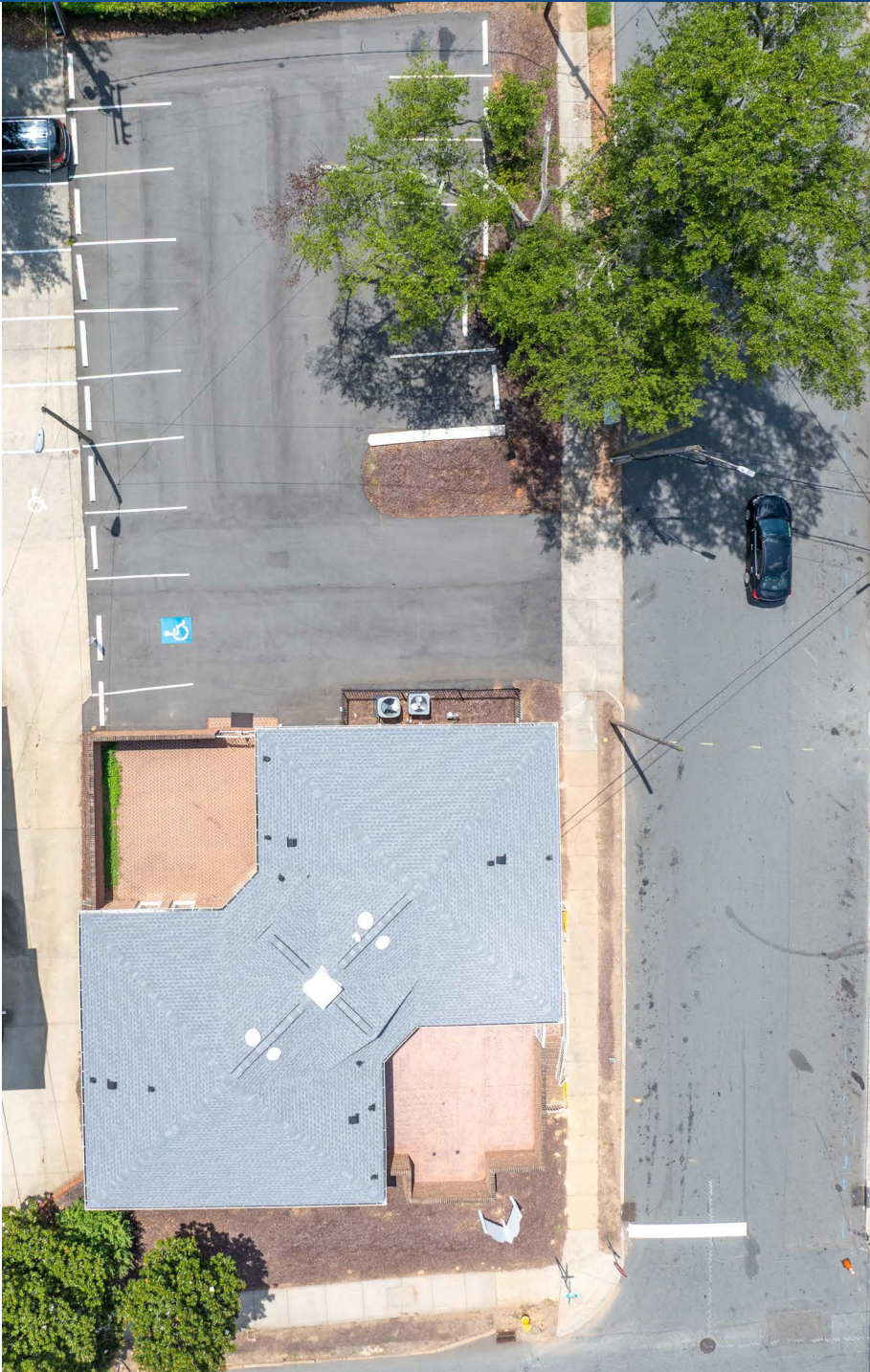


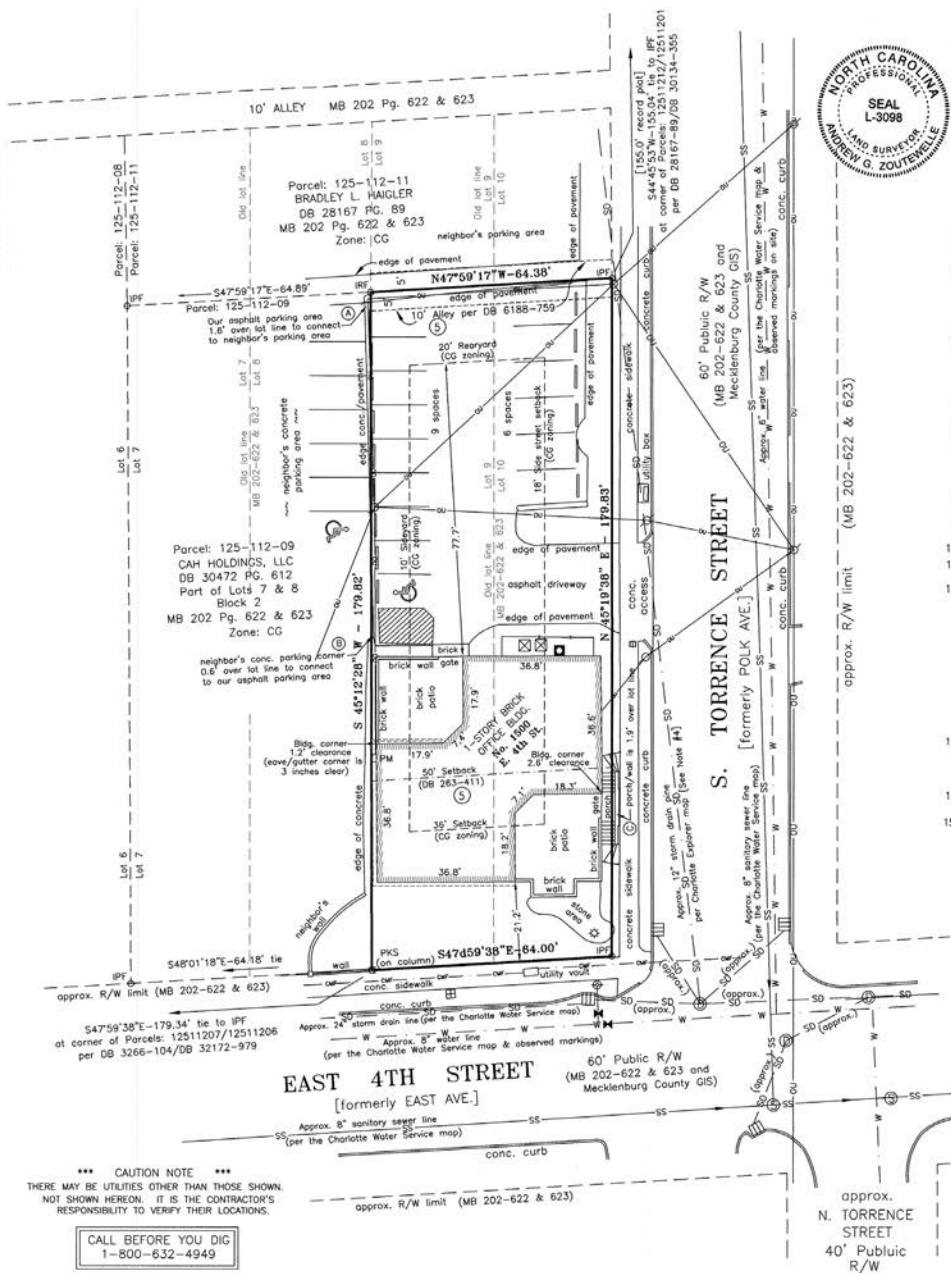
Property Photos





S. TORRENCE STREET
[formerly POLK AVE.]





Market Overview





Midtown

Midtown Charlotte is a dynamic urban district that has transformed into one of the city's most vibrant mixed-use neighborhoods, situated between Uptown and South End along the corridor of North Tryon Street and I-277. Midtown has undergone significant redevelopment evolving into a walkable community filled with modern high-rise apartments, creative office spaces, locally-owned restaurants, craft breweries, and specialty shops. With its blend of residential living, entertainment venues, green spaces, and a growing arts scene, Midtown has become an attractive destination for young professionals and families seeking an urban lifestyle with a more relaxed, neighborhood feel than the busy downtown core.




1.3 Mi
Distance to
Uptown


148,892
Daytime Population
(3 Mile)


80
Walkability
Score


21,000
Vehicles per Day
on E 4th Street



Contact for Details

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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.