

FOR SALE



LEGACY

600 Hawthorne Lane, Charlotte, NC 28204



OWN A FOUR-UNIT MULTIFAMILY ASSET

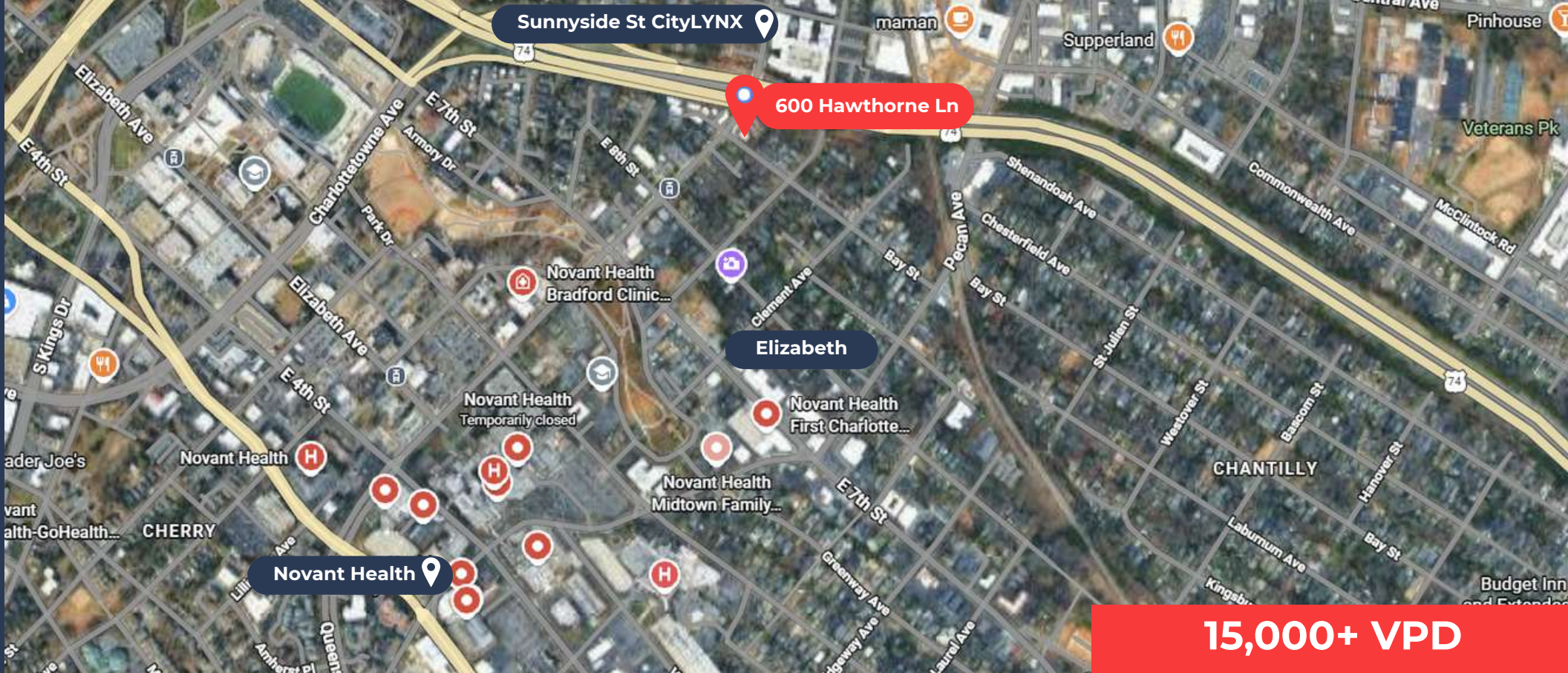
 600 Hawthorne Lane, Charlotte, NC 28204

- **Parcel #** 12701101
- **Type:** Multifamily
- **Zoning:** N2-B
- **Lot Size:** .17 AC
- **Building Size:** 5,009 sf

CALL FOR PRICING

PROPERTY PHOTOS





WHY THIS PROPERTY ?

- 600 Hawthorne Lane is a prominent historic quadplex built in 1942, situated in Charlotte's highly coveted, walkable Elizabeth neighborhood.
- Features 4 units total - 2 bed, 1 bath
- It sits blocks from major employment anchors like Novant Health Presbyterian Medical Center and the expanding Atrium Health Carolinas Medical Center campus.
- A 3-minute walk (0.2 miles) to the Sunnyside St CityLYNX Gold Line streetcar stop, which connects tenants straight into Uptown Charlotte.



*Novant Health Presbyterian
Medical center*



*Central Piedmont Community
College*



*The Plaza Midwood
Commercial Strip*

KEY HIGHLIGHTS

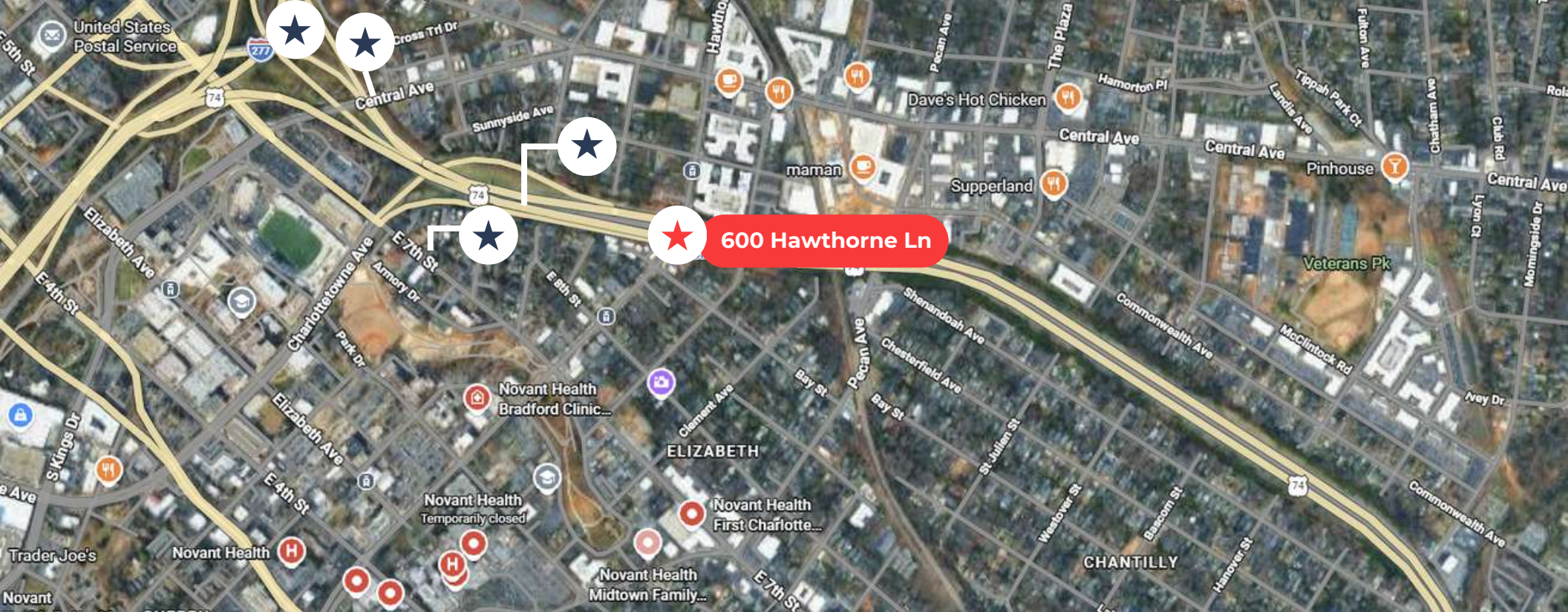
Very walkable setup where tenants can quickly step out to local restaurants, cozy coffee shops, and tree-lined parks. It is perfectly positioned right next to massive employment hubs like Novant Health Presbyterian Medical Center and the CPCC Central Campus, ensuring a steady stream of professionals looking for nearby housing.

HOUSEHOLD INCOME

The median household income in this ZIP code is \$92,054, which easily beats the broader average for the city of Charlotte. Even better, the average household income hits a wealthy \$143,284, driven by a large crowd of upper-middle-class professionals and medical workers who can easily afford premium, on-time rent.

VEHICLES PER DAY

Hawthorne Lane features a comfortable traffic flow of 5,000 to 8,000 vehicles daily. Just a block away, traffic spikes to 12,000 to 18,000+ vehicles per day on main corridors like Central Avenue and E. 7th Street, giving tenants rapid, seamless access to the rest of the city.



ROAD/HIGHWAY

- Central Avenue
- E. 7th Street
- Independence Blvd (US-74)
- I-277 Loop (Uptown)

DISTANCE

- 0.2 miles
- 0.3 miles
- 0.5 miles
- 1.1 Miles

SIGNIFICANCE

- Connects directly to the Plaza Midwood entertainment district.
- Primary corridor leading into the heart of Uptown Charlotte.
- Major highway artery running east/west through Charlotte.
- Provides immediate highway loop access to I-77 and I-85.

CONTACT US FOR MORE INFORMATION



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