

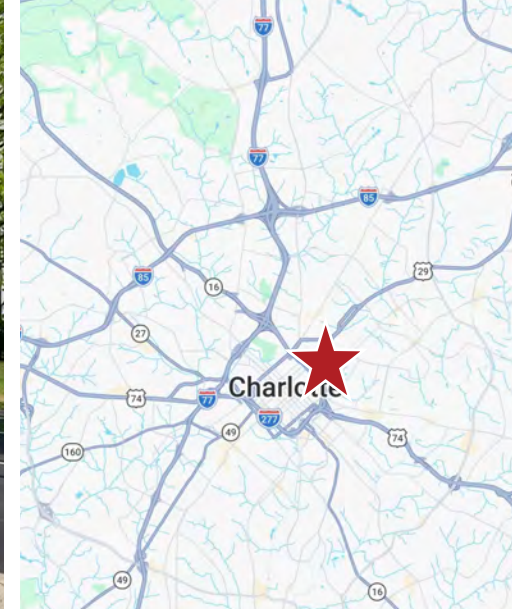
# 411 E 13TH STREET

Charlotte, NC 28206

FOR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± .51 ACRES PRIME URBAN FREE STANDING FLEX BUILDING



## PROPERTY INFORMATION:

- Approximately 8,960 sq ft
- .51 acres
- Fully conditioned flex space
- Three Drive in Doors
- 12' clear height
- Located in the Plaza-Midwood/NoDa Submarket
- Zoned TOD-UC
- Easy access to 277
- **ASKING PRICE \$2,675,000**

## DEMOGRAPHICS (2026):



### POPULATION

1 Mile: 21,645  
3 Miles: 137,347  
5 Miles: 308,348



### AVG. HH INCOME

1 Mile: \$136,707  
3 Miles: \$159,997  
5 Miles: \$146,351



### DAYTIME EMPLOYEES

1 Mile: 29,355  
3 Miles: 129,683  
5 Miles: 201,674

## BROKER CONTACT:

### KENNY SMITH

704.927.2882  
ksmith@newsouthprop.com

### HOLLY ALEXANDER

704.927.2884  
halexander@newsouthprop.com



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CORRIDOR AERIAL

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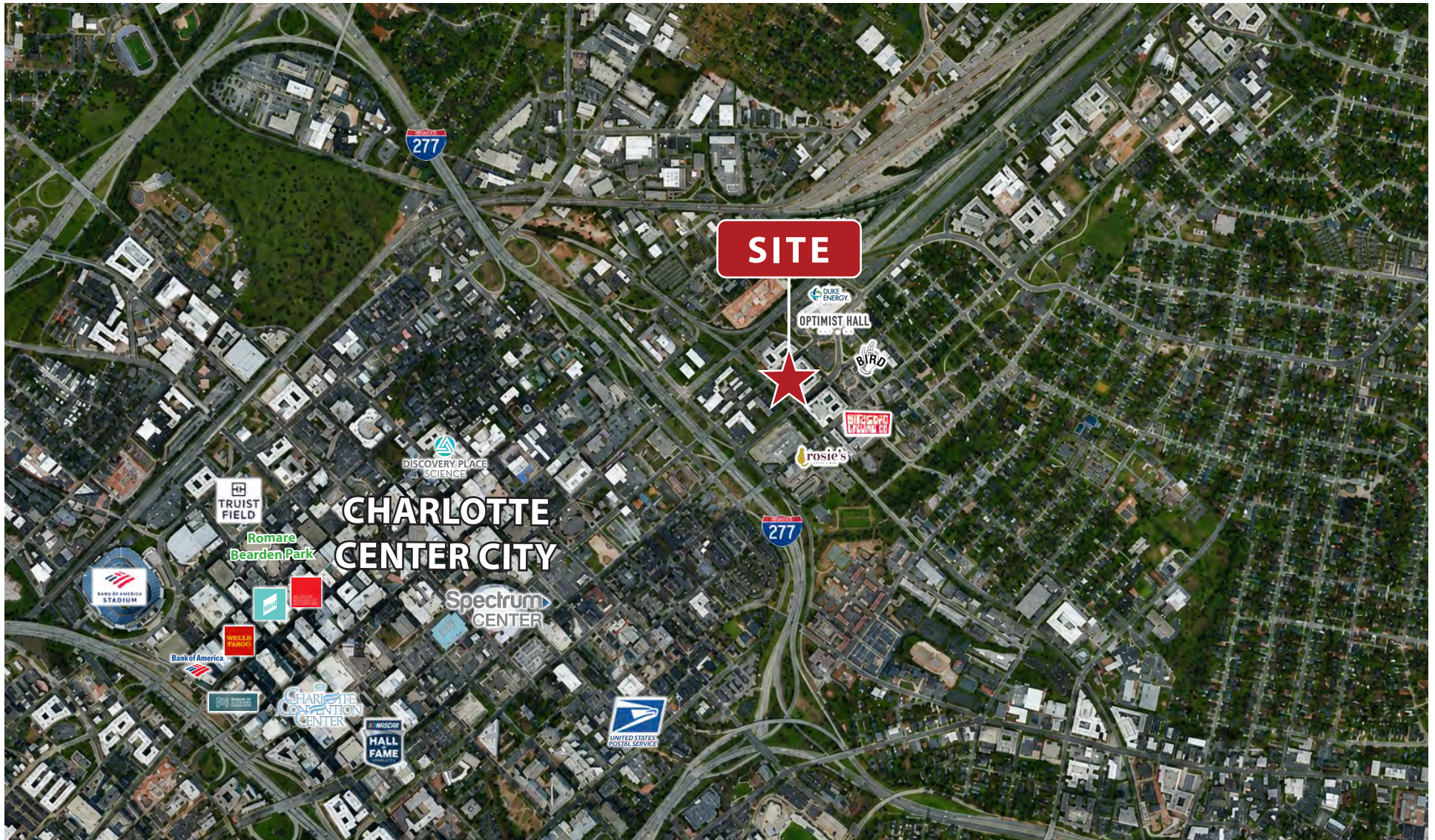
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MARKET OVERVIEW

**NS** New South  
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SITE PHOTOS

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MARKET OVERVIEW

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**1ST**

Largest City  
in North Carolina



**#1**

Fastest Growing  
City in the U.S.



**2ND**

Largest Banking  
Hub in the U.S.



**2ND**

Largest City  
in the Southeast



**5TH**

Busiest Airport  
in the U.S.



**15TH**

Largest Population  
in the U.S.

## CHARLOTTE FORTUNE 500

TRUIST 

Bank of America  


 DUKE  
ENERGY

 Sealed Air

 Albemarle

 Sonic  
Automotive

NUCOR

Honeywell

## A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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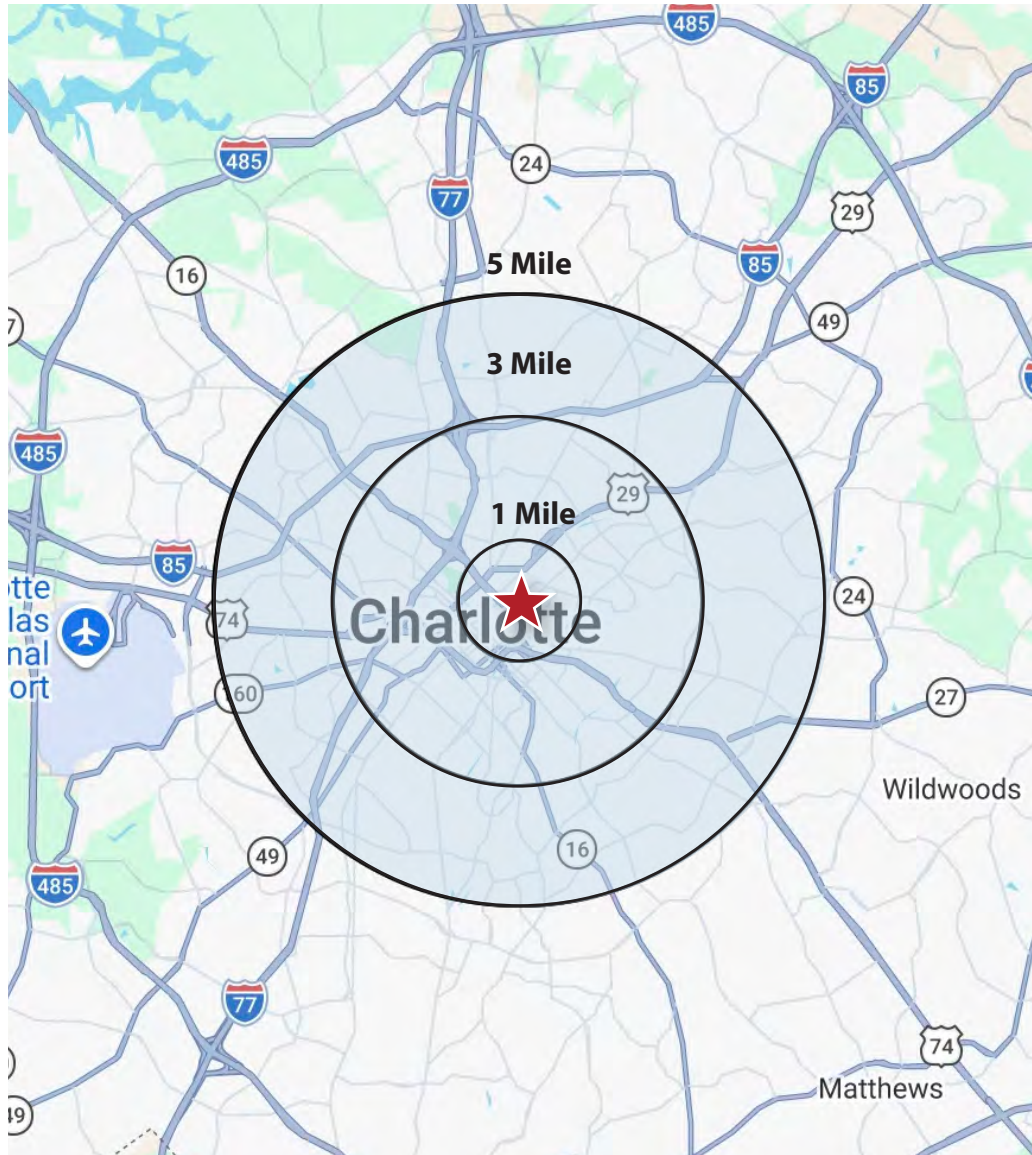
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## MARKET OVERVIEW

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### POPULATION

|                                     | 1 MILE       | 3 MILE        | 5 MILE        |
|-------------------------------------|--------------|---------------|---------------|
| 2026 Estimated Population           | 21,645       | 137,347       | 308,348       |
| 2031 Projected Population           | 25,078       | 153,399       | 338,605       |
| Projected Annual Growth (2026-2031) | 3,433 (3.2%) | 16,052 (2.3%) | 30,257 (2.0%) |

### HOUSEHOLDS

|                           |        |        |         |
|---------------------------|--------|--------|---------|
| 2026 Estimated Households | 12,973 | 72,916 | 143,731 |
| 2031 Projected Households | 15,129 | 82,270 | 158,790 |

### HOUSEHOLD INCOME

|                                         |           |           |           |
|-----------------------------------------|-----------|-----------|-----------|
| 2026 Estimated Average Household Income | \$136,707 | \$159,997 | \$146,351 |
|-----------------------------------------|-----------|-----------|-----------|

### BUSINESSES

|                                 |        |         |         |
|---------------------------------|--------|---------|---------|
| 2026 Estimated Total Businesses | 2,412  | 12,195  | 20,782  |
| 2026 Estimated Total Employees  | 29,355 | 129,683 | 201,674 |

