



This is a conceptual rendering, not a real photo, and the building requires renovation.



CHAPMAN CHASTAIN

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THE DOG & PONY

3,200 SF Rare Free-Standing Retail/Restaurant Building
Available for Lease

501 E Sugar Creek Rd, Charlotte, NC

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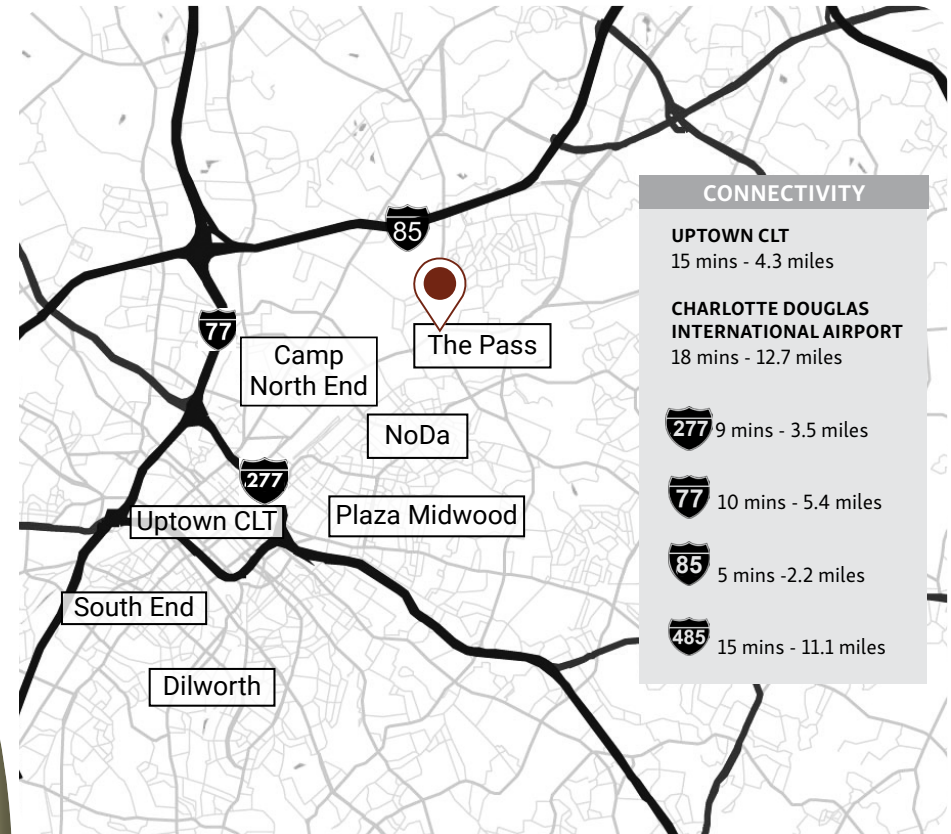
NORTH END

Charlotte's North End is quickly becoming one of the city's most exciting areas, blending historic buildings with new development and energy.

Camp North End has brought old industrial spaces back to life with food, art, and events that draw people from across the city.

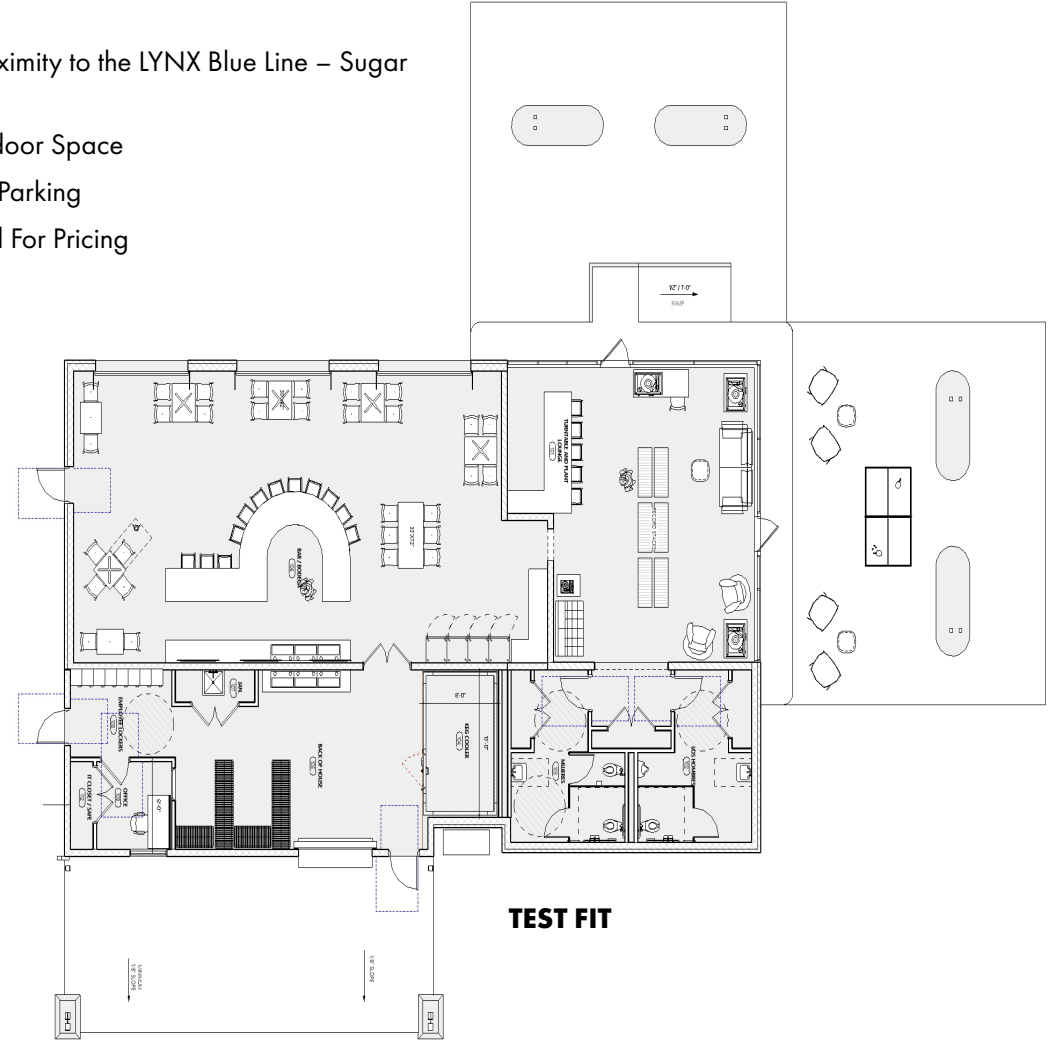
Nearby, The Pass is adding apartments, restaurants like Soul Gastrolounge, and retail along the light rail, helping connect the surrounding neighborhoods.

Just up the line, NoDa continues to stand out for its live music, breweries, and local art—together making the North End a unique and fast-growing part of Charlotte.



SITE PLAN

- ±3,200 SF Rare Free-standing restaurant/retail opportunity available for lease
- Excellent access from N. Tryon St., E. Sugar Creek Rd., and The Plaza
- Convenient proximity to the LYNX Blue Line – Sugar Creek Station
- Obundant Outdoor Space
- Ample Surface Parking
- Lease Rate: Call For Pricing



NEIGHBORHOOD OVERVIEW

ASCENT
 REAL ESTATE PARTNERS
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PROPERTY OVERVIEW



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PROPERTY SITE



CONCEPTUAL RENDERINGS

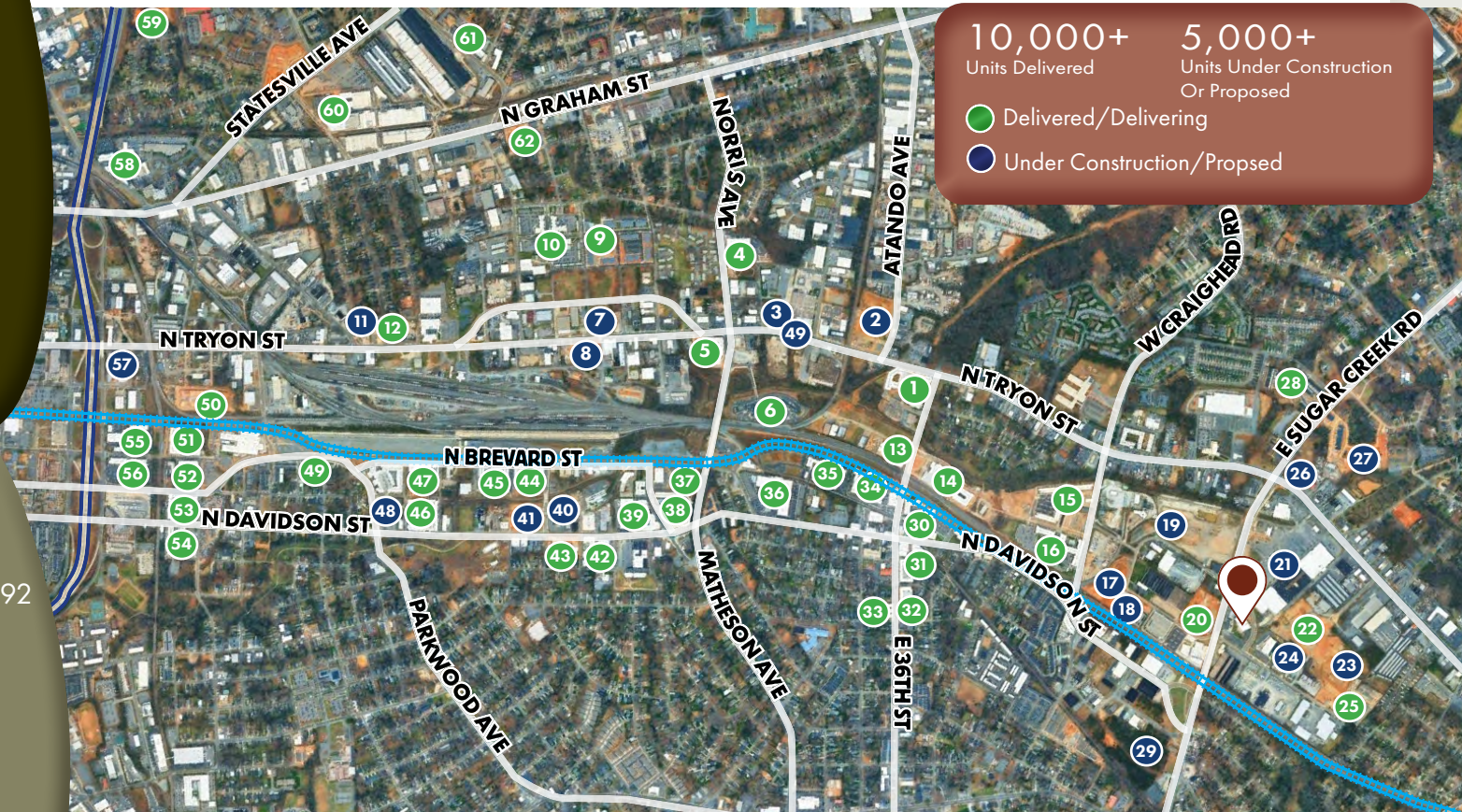


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MULTI-FAMILY DEVELOPMENT

- | | | |
|---|---|---|
| 1. One NoDa Park 383 Units 2024 | 22. Sablewood 109 Units 2025 | 43. Union NoDa 273 Units 2025 |
| 2. Contour NODA 403 Units 2026 | 23. Arris NoDa 276 Units 2026 | 44. Abberly NoDa Vista 261 Units 2019 |
| 3. The Collection at 36th St 41 Units 2026 | 24. The Mill 281 Units Proposed | 45. The Blake at Optimist Park 323 Units 2023 |
| 4. The Gaston at North End 144 Units 2023 | 25. Reve NoDa Junction 68 Units 2023 | 46. MAA Optimist Park 352 Units 2023 |
| 5. Matheson Mill 303 Units 2024 | 26. E. Sugar Creek & N Tryon 188 Units Proposed | 47. Joinery 443 Units 2022 |
| 6. Kaleido NoDa 251 Units 2022 | 27. Middle Creek Lofts 188 Units 2022 | 48. Cordo 287 Unit 2027 |
| 7. Nuvou27 325 Units 2026 | 28. Crossings at NoDa 88 Units 2022 | 49. 300 Optimist Park 48 Units 2018 |
| 8. Cavella Apartments 157 Units 2025 | 29. Artifact NoDa 392 Units 2026 | 50. J Optimist Park 350 Units 2025 |
| 9. The Henry 325 Units 2023 | 30. NoDa Wandry 235 Units 2023 | 51. Alexan Mill 290 Units 2023 |
| 10. The Henry 309 Units 2021 | 31. Mercury NoDa 241 Units 2016 | 52. Alton Optimist Park 238 Units 2019 |
| 11. 100 Dalton 275 Units Proposed | 32. Centro NoDa 209 Units 2025 | 53. Alta Purl 341 Units 2020 |
| 12. Dunloe Charlotte 20 Units 2024 | 33. Inkwel 65 Units 2023 | 54. Broadstone Craft 297 Units 2023 |
| 13. Cullman House 294 Units 2025 | 34. 30Six NoDa 344 Units 2017 | 55. Alpha Mill 267 Units 2006 |
| 14. Link Apartments NoDa 36th St 534 Units 2024 | 35. NoDa Village Apartments 455 Units | 56. 940 Brevard Apts 100 Units 2007 |
| 15. Trailside NoDa 330 Units 2024 | 36. Highland Mills Lofts 166 Units 2002 | 57. Triton Uptown 322 Units 2026 |
| 16. Amaze @ NoDa 298 Units 2020 | 37. The Collection at Charles Ave 38 Units 2025 | 58. Cadence Music Factory 205 Units 2017 |
| 17. Artifact NoDa 392 Units 2026 | 38. Camden NoDa 387 Units 2022 | 59. Iron Creek at North End 83 Units 2025 |
| 18. Indigo CLT 326 Units 2026 | 39. NoDa Flats 273 Units 2020 | 60. Kinship 301 Units 2024 |
| 19. Sugar Creek Multifamily 350 Units 2027 | 40. Fountains NoDa 330 Units Proposed | 61. 1022 Woodward Ave 36 Units 2025 |
| 20. Sorella 335 Units 2025 | 41. Oxbow 389 Units 2026 | 62. North End Terraces 69 Units 2024 |
| 21. Sugar Yards 67 Units 2026 | 42. The Collective 250 Units 2019 | |

MULTI-FAMILY OVERVIEW



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RETAIL MAP



● Retail ● Bar/Brewery ● Entertainment Venue ● Restaurant/Cafe ● Grocery



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