

# 908 MORETZ AVE

Charlotte, North Carolina 28206



## Available for Lease

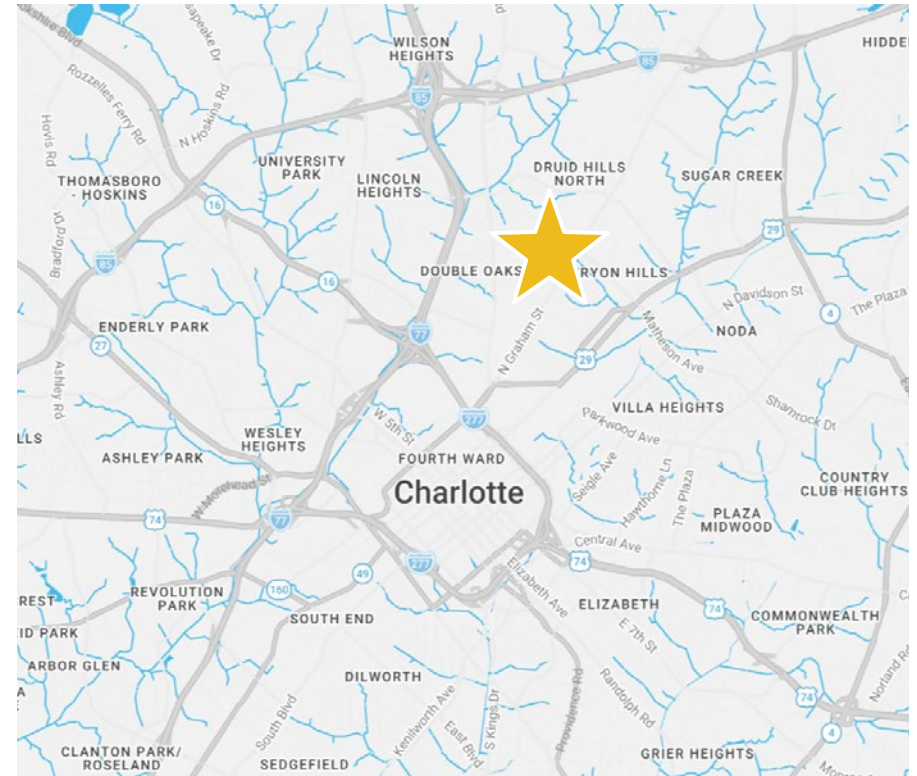
+/- 4,200 SF Industrial Building

 **WHITESIDE**  
PROPERTIES

# Property Overview

Whiteside Properties is pleased to offer +/- 4,200 SF of industrial space for lease in the Druid Hills South market. The property is zoned ML-1, allowing for a variety of light industrial uses. It is conveniently located 1.3 miles from I-77, 1.8 miles from I-85, and 3.5 miles from Hwy 74, providing excellent access to the greater Charlotte MSA. The building features two private offices, a showroom area, one drive-in door with a low-grade ramp, and warehouse space. Clear heights range from 10'9" to 15'8". The space is available immediately and is ideally situated approximately seven minutes from Uptown Charlotte, with close proximity to Camp North End.

**+/- 4,200 SF Industrial Building Available for Lease**



|                       |  |
|-----------------------|--|
| <b>ADDRESS</b>        | 908 Moretz Ave   Charlotte, NC 28206                                     |
| <b>AVAILABILITY</b>   | Available for Lease  |
| <b>SQUARE FOOTAGE</b> | +/- 4,200 SF   |
| <b>PARCEL ID</b>      | 07907212   |
| <b>ZONING</b>         | ML-1   |
| <b>ASSET CLASS</b>    | Industrial/Office  |
| <b>TIMING</b>         | Immediately  |
| <b>PARKING</b>        | Shared Parking   |
| <b>CLEAR HEIGHT</b>   | 10'9" - 15'8"  |
| <b>DOORS</b>          | (1) Drive-in, low grade ramp   |
| <b>LAYOUT</b>         | (2) Private Offices, (1) Showroom/Bullpen/<br>Waiting Area and Warehouse |
| <b>LEASE RATE</b>     | \$12.00 PSF NNN  |

# Floor Plan

## Layout Details

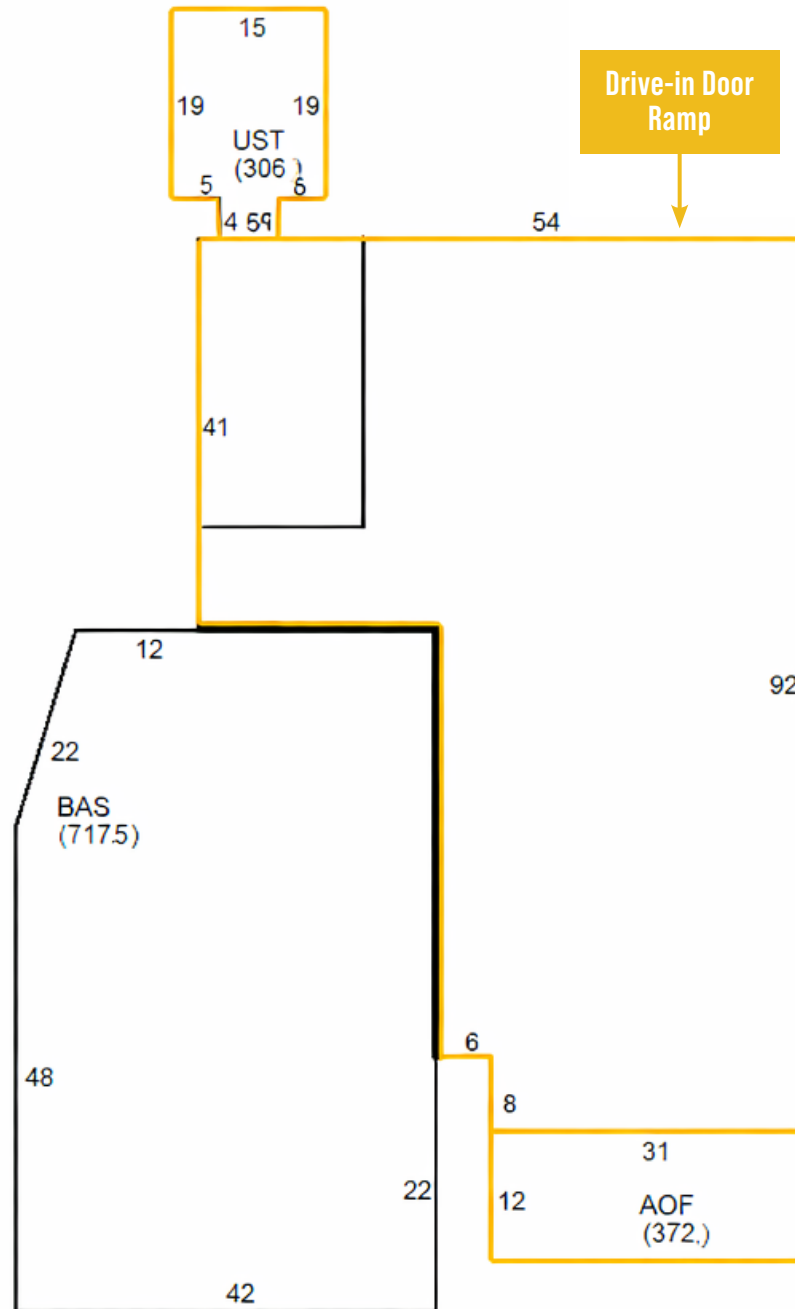
+/- 4,200 SF

Clear Height 10'9" - 15'8"

[1] Drive-in, low grade ramp

[2] Private Offices

[1] Showroom/Bullpen/  
Waiting Area and Warehouse



# Site View



MORETZ AVE

Drive-in Door Ramp

LUCENA ST

## DEMOGRAPHICS

|                          | 1 Mile   | 3 Mile    | 5 Mile    |
|--------------------------|----------|-----------|-----------|
| POPULATION               | 8,324    | 106,032   | 279,380   |
| HOUSEHOLDS               | 3,593    | 53,362    | 126,905   |
| AVERAGE HOUSEHOLD INCOME | \$79,444 | \$121,739 | \$119,312 |
| BUSINESSES               | 584      | 7,544     | 14,970    |
| EMPLOYEE POPULATION      | 5,788    | 99,943    | 199,269   |



Lincoln Heights

Druid Hills North

Druid Hills South

Tryon Hills

**SITE**

The Stevenson Apartments at Brightwalk

Druid Hills Academy

Oaklawn Language Academy

Ivory/Baker Recreation Center

The Gaston at North End

The HENRY  
235 Apartments  
Built in 2023

MATHESON MILL  
302 Apartments  
Built in 2024

Kinship Apartments

Highland Mill Lofts

EMBREY  
403 Apartments  
Available Q3 2025

N.O.D.A.  
BREWING COMPANY

Pine25 North End Apartments

CAMP NORTH END

SEEMINGLY-OVERZEALOUS ICE CREAM

GRAVITY

canteen

HEX

THE REVELRY

Ly Cicca

COCKTAILS ROOM SERVICE AND DINING

FAMILY DOLLAR

Bojangles

Advance Auto Parts

ALLIED

NOVANT HEALTH

BLYTHE

CENTRAL TRANSPORT

KAMPS

FedEx

TRANSTAR

BART'S SOUTH

JOHNSTONE SUPPLY

LIGHTNING TRANSPORTATION

Planet Aid

TruckPro

NATION

Advance Auto Parts

TruckPro

ES

GFC

McDonald's

FIFTH THIRD BANK

FAMILY DOLLAR

TD Bank

American Deli

ATANDO AVE

STATESVILLE AVE

N GRAHAM ST

ATANDO AVE

OAKLAWN AVE

W 30TH ST

N CHURCH ST

N TRYON ST

158,000 VPD

158,000 VPD

11,500 VPD

11,000 VPD

20,500 VPD

127,000 VPD

20,500 VPD

85

77

77

277

BEATTIES FORD RD

# Charlotte

## North Carolina

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



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# Contact for More Information

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