



Investment Opportunity

INDEPENDENCE TOWER

4801 E. Independence Blvd., Charlotte, NC



Price
\$11M



Per SF
~\$79



NOI
\$756K

Iconic 140,000 SF Charlotte Office Tower Offered at Approximately
\$79/SF with In-Place Income and Significant Lease-Up Upside

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INDEPENDENCE TOWER

4801



Property Overview :

Offering Price

\$11,000,000

Total Building

Approximately 140,000 sq ft

Acres

Approximately 5.5

Cap Rate

6.8%

First Year NOI

\$756,820

Vacant SF

47,971



Population

1 Mile: 11,979
3 Miles: 111,260
5 Miles: 275,483



Avg. HH Income

1 Mile: \$86,154
3 Miles: \$110,909
5 Miles: \$146,159



Daytime Employees

1 Mile: 4,706
3 Miles: 35,781
5 Miles: 131,627

Offering Summary :

INVESTMENT OVERVIEW

New South Properties is pleased to exclusively offer for sale the “Big Gold Building,” an iconic Charlotte office asset located at 4801 E. Independence Boulevard (the “Property”). A landmark along one of Charlotte’s primary commercial corridors for more than 50 years, the Property presents a rare opportunity to acquire a well-located asset with significant value-add potential. With approximately 47,971 square feet of vacancy, the offering provides immediate lease-up upside and a compelling repositioning opportunity.

Strategically positioned along the Independence Boulevard corridor, just minutes from Uptown Charlotte, the Property benefits from exceptional visibility and accessibility. The asset serves as a prominent gateway to East Charlotte, a submarket known for its international community, older established neighborhoods and reinvestment/redevelopment opportunities. The surrounding area is anchored by established neighborhoods including Eastland, Oakhurst, Plaza Midwood, and Windsor Park, which contribute to the corridor’s long-term growth and appeal.

The offering presents investors the opportunity to acquire a legacy asset at an attractive basis with embedded upside through lease-up, capital improvements, and strategic repositioning. Current in-place rents are estimated to be below market, providing a clear mark-to-market opportunity upon stabilization.

Offered at
~\$79/SF Available

Below-Market
In-Place Rents

Prominent 68,319
VPD Corridor Visibility

~10%
Mark-to-Market Rent Upside



LAND AREA

± 5.5 Acres

TRAFFIC COUNT

68,319 VPD

PARKING SPACES

350 spaces

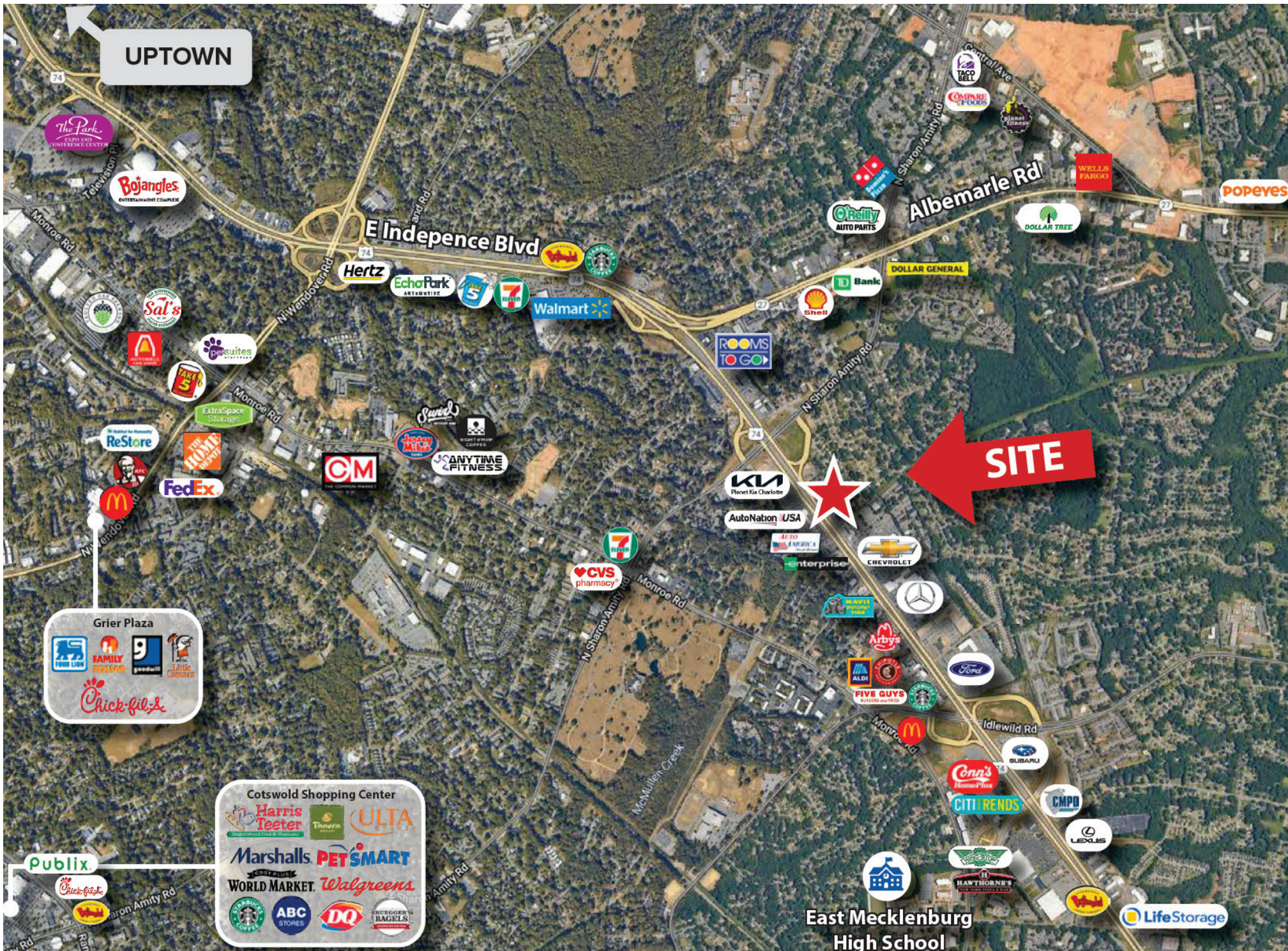
PARKING RATIO

3 / 1,000 SF

FRONTAGE

687 FT on Independence Blvd





MARKET OVERVIEW

CHARLOTTE, NC



CHARLOTTE FORTUNE 500



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.

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.

TRUIST

Bank of America.

DUKE
ENERGY.

Sealed Air

Albemarle

Sonic
Automotive

NUCOR

Honeywell

ADDITIONAL MARKET DATA

CHARLOTTE, NC



SOUTHWEST CHARLOTTE SUBMARKET STATISTICS



5M

SF Flex Inventory



\$14.96

NNN Rent (PSF)



18

Multifamily Units



31

Hotels



9.2%

Vacancy Rate



13

Minutes to Airport



97

Restaurants



6

Parks &
Greenspace

MARKET OVERVIEW

- Population growth has more than doubled national average since 2010
- Average median income \$80,500 - 3% higher than national average
- Charlotte Douglas International Airport averages more than 700 daily flights
- The University of North Carolina Charlotte is home to 30,000 students with special emphasis on architecture, engineering, and business
- Eight Fortune 500 companies and eighteen Fortune 1000 Companies headquartered in Charlotte

*Source: CoStar, Charlotte Regional Business Alliance

Submarket Overview :

CORRIDOR PERFORMANCE :

Existing Buildings	339
Inventory SF	3.3M
Average Building SF	9.6K
Under Construction SF	20.4K
12 Mo Delivered SF	9K

AVAILABILITY :

Average Asking Rent/SF	\$25.66
Vacancy Rate	11.4%
Vacant SF	371K
Availability Rate	12.7%
Available SF Direct	408K
Available SF Sublet	10.4K
Available SF Total	418K

SUBMARKET VS. SUBJECT PROPERTY :

Metric	Submarket	Independence Tower
Avg. Asking Rent	\$25.66/SF	\$21.00 psf
Vacancy Rate	11.4%	61.46% occupied
Availability Rate	12.7%	42.97% vacnt
Avg. Building Size	9.6K SF	140K SF

SUBMARKET HIGHLIGHTS :

Established Submarket Presence

The Independence Boulevard corridor is supported by a strong base of existing office inventory, providing long-term stability and consistent tenant demand within a well-known commercial corridor.

Balanced Vacancy & Availability

Current vacancy levels introduce leasing opportunities for tenants while remaining aligned with overall market conditions, avoiding oversupply and supporting continued absorption.

Competitive Rental Positioning

Asking rental rates remain accessible compared to surrounding submarkets, allowing the corridor to attract a diverse tenant base while maintaining potential for future rent growth.



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Tours by appointment only. Financials, rent roll, lease abstracts, and due diligence materials available upon execution of CA/NDA.



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