

610 Hawthorne Ln

Charlotte, NC 28204

± 3,233 SF • AVAILABLE FOR SALE

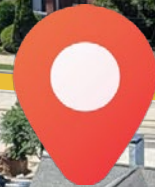
Uptown
Charlotte

Plaza
Midwood

Elizabeth



CityLYNX Gold Line
Streetcar



LEGACY



PROPERTY OVERVIEW

Commercial property available for sale in Charlotte's highly desirable Elizabeth neighborhood, offering exceptional proximity to Uptown Charlotte, Plaza Midwood, and direct access to public transit. Well-suited for office, retail, or investment use under N2-B zoning, the building features 3,233 SF with several value-add opportunities.

Positioned in a vibrant, highly walkable area surrounded by local dining and boutique retail, the property sits directly adjacent to the CityLYNX Gold Line streetcar with a transit stop located less than 50 feet from the front door.

SITE DESCRIPTION

Location	610 Hawthorne Ln, Charlotte, NC 28204
Square Footage	± 3,233 SF Total Available for Sale ± 1,798 SF First Floor +/- 735 Second Floor ± 1,186 SF Unfinished Basement (700 SF to be finished by seller for buyer)
Acreage	0.37 AC
Use	Office/Retail
Zoning	N2-B
Parcel ID	12701115
Parking	9+ onsite spaces, including 1 ADA accessible space
Sale Price	\$1,925,000



IN PROGRESS/PLANNED UPGRADES:

- Seller to complete the in-process 'change of use' prior to closing
- Updated bathrooms and kitchen for ADA compliance
- Significant rear parking lot expansion for ample commercial tenant/visitor parking

POTENTIAL UPGRADES:

- If a Buyer prefers, Seller will 'build to suit' to finish a 700 SF portion of the walk-out basement to a buyer's liking
- Seller is also willing to make other improvements including but not limited to building a 2nd floor deck overlooking the Uptown skyline, renovating the kitchen, lighting, exterior, etc



PARKING LOT WILL BE EXPANDED



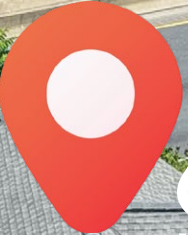
0.1 mile

Sunnyside St
Gold Line Station

Gold Line Streetcar
public transit line is
directly adjacent to the
property on Hawthorne Ln
with a stop less than 50'
from the front door.



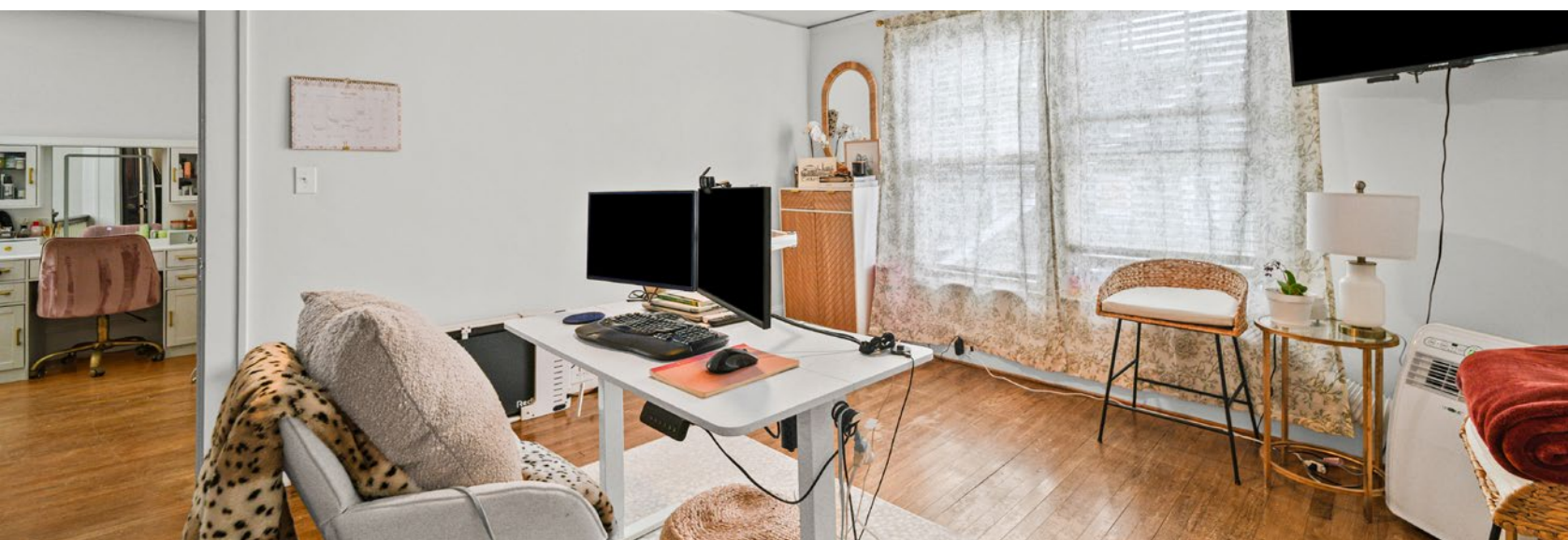
E INDEPENDENCE BLVD

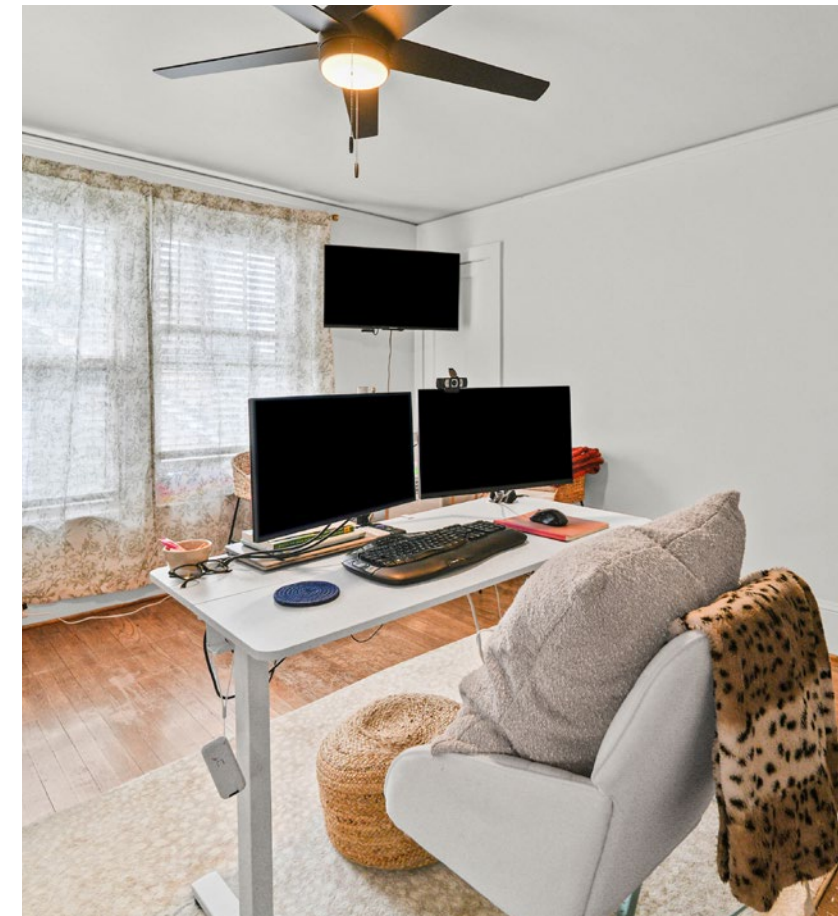


610
Hawthorne Ln

HAWTHORNE LN

ZEN GARDEN





FIRST FLOOR

± 1,798 SF

SECOND FLOOR

± 735 SF

UNFINISHED BASEMENT

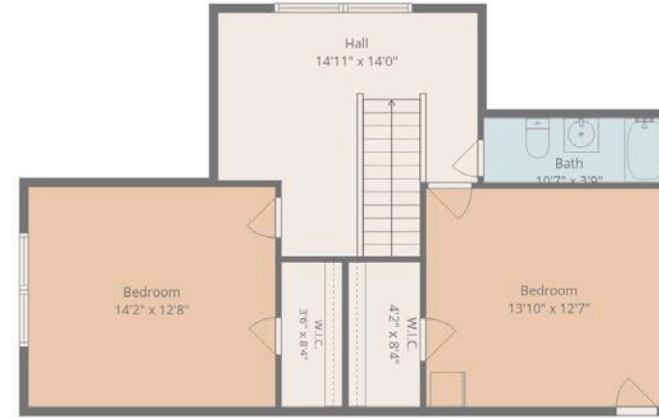
± 1,186 SF

Note: Seller will 'build to suit' to finish a 700 SF portion of the walk-out basement to a buyer's liking

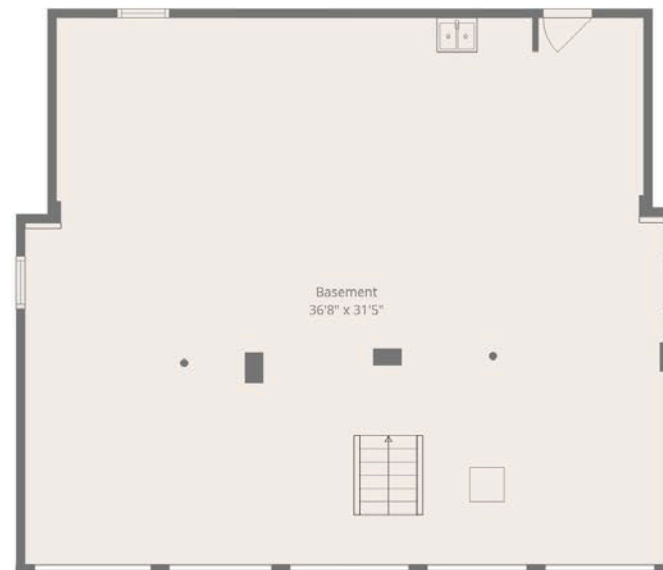
*By finishing the basement, tenant or buyer could lease that space or use it themselves



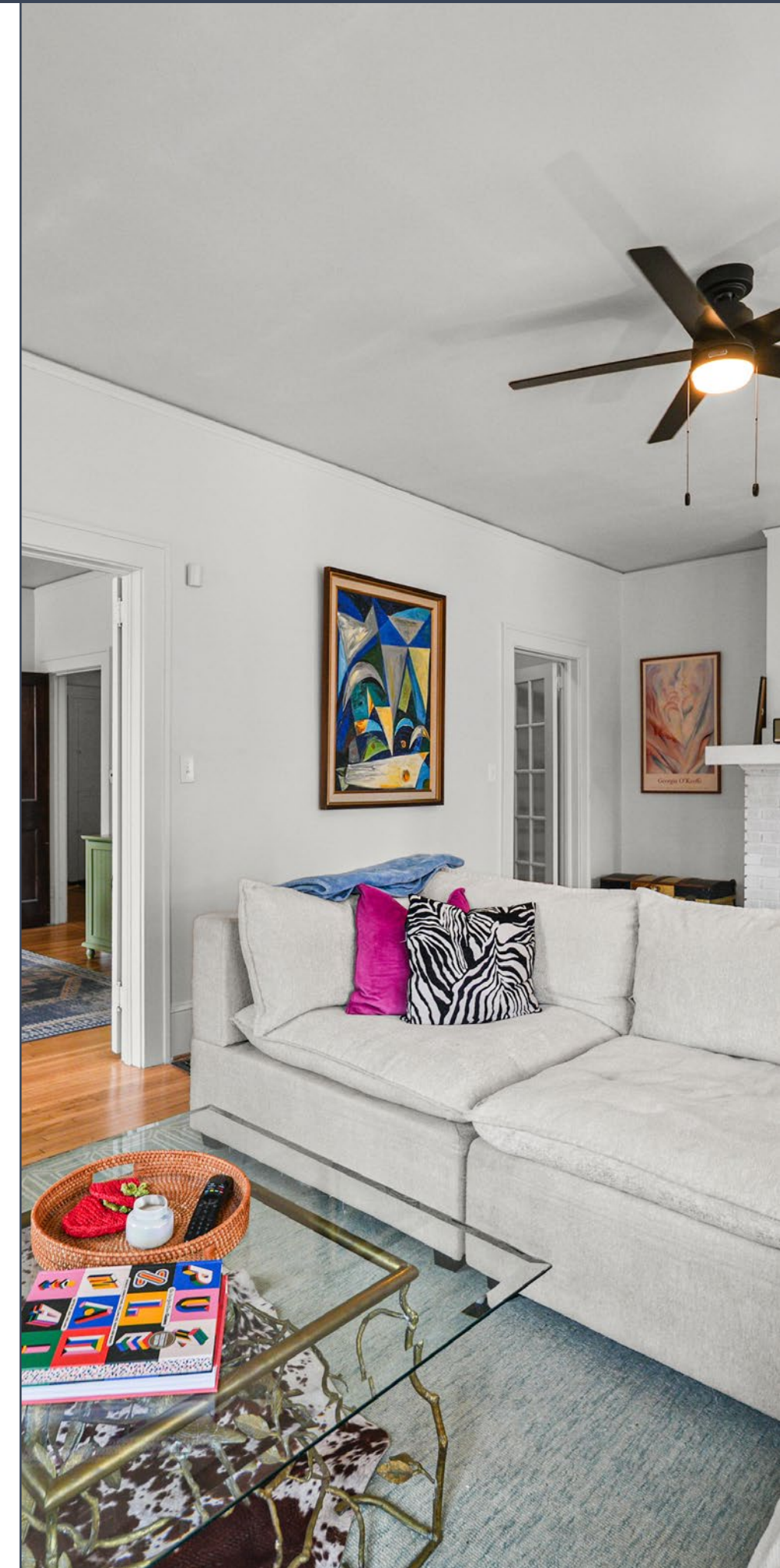
1st Floor



2nd Floor



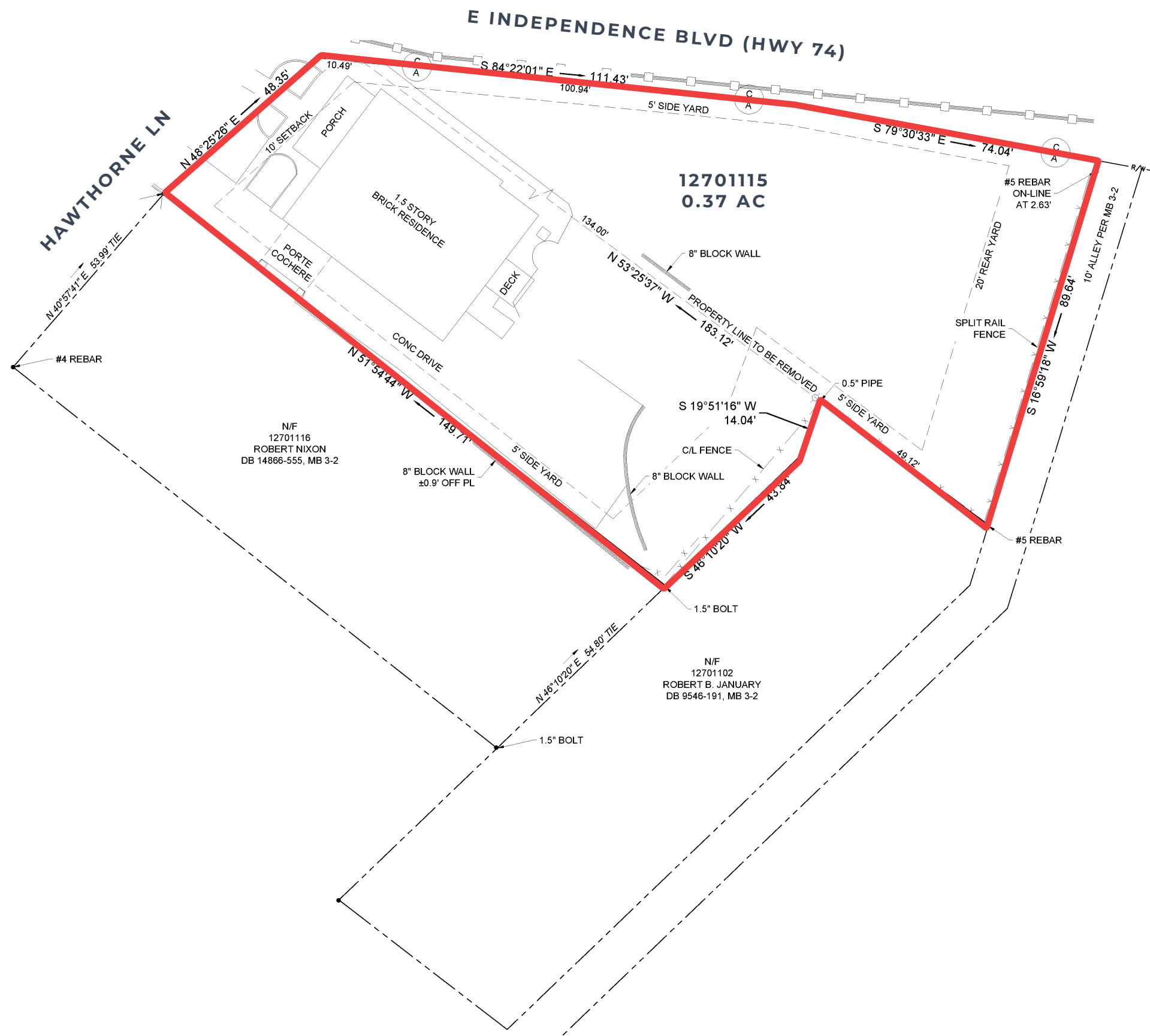
Basement





SITE DATA

Parcel ID	12701115
Acreage	+/- 0.37 AC
Use	Office/Retail
Zoning	N2-B
Parking	9+ onsite spaces, including 1 ADA accessible space
Sale Price	\$1,925,000



SITE DATA

Parcel ID	12701115
Acreage	+/- 0.37 AC
Use	Office/Retail
Zoning	N2-B
Parking	9+ onsite spaces, including 1 ADA accessible space
Sale Price	\$1,925,000



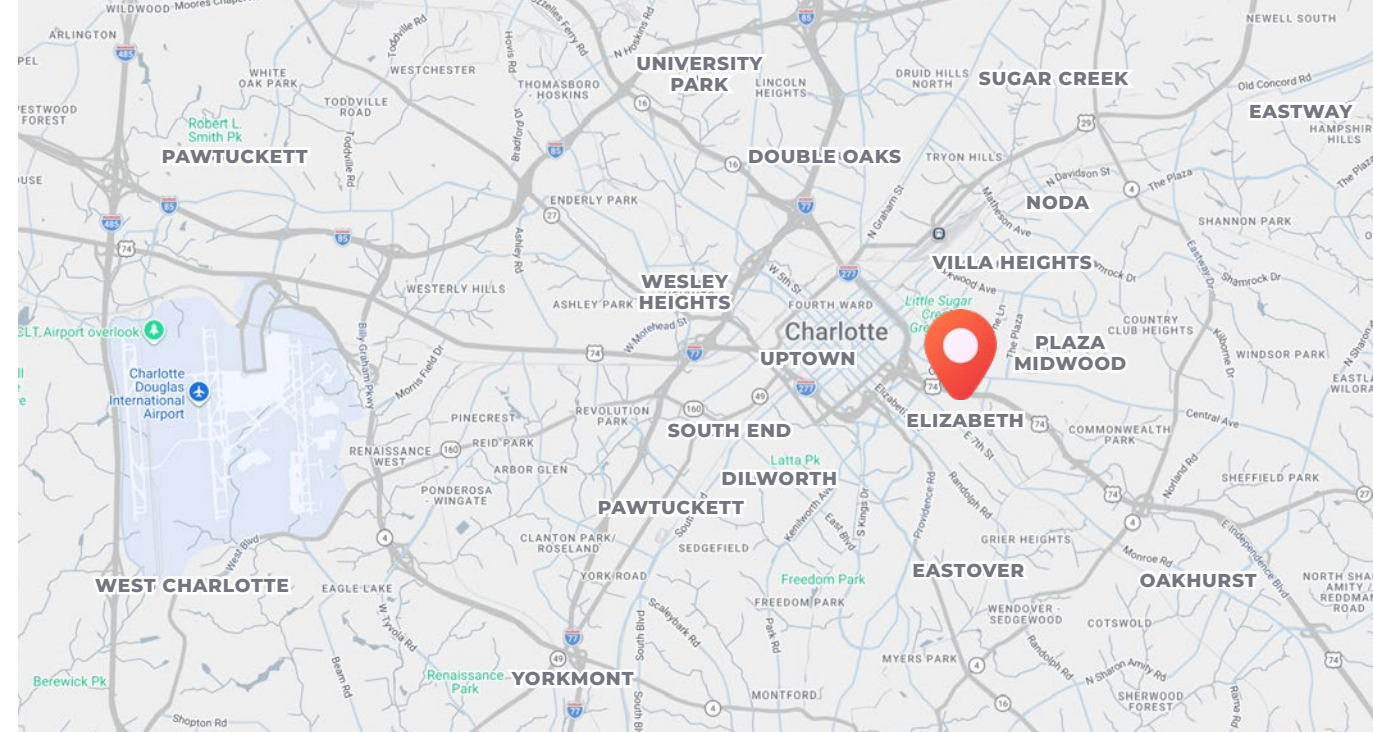
LOCATION OVERVIEW

ELIZABETH

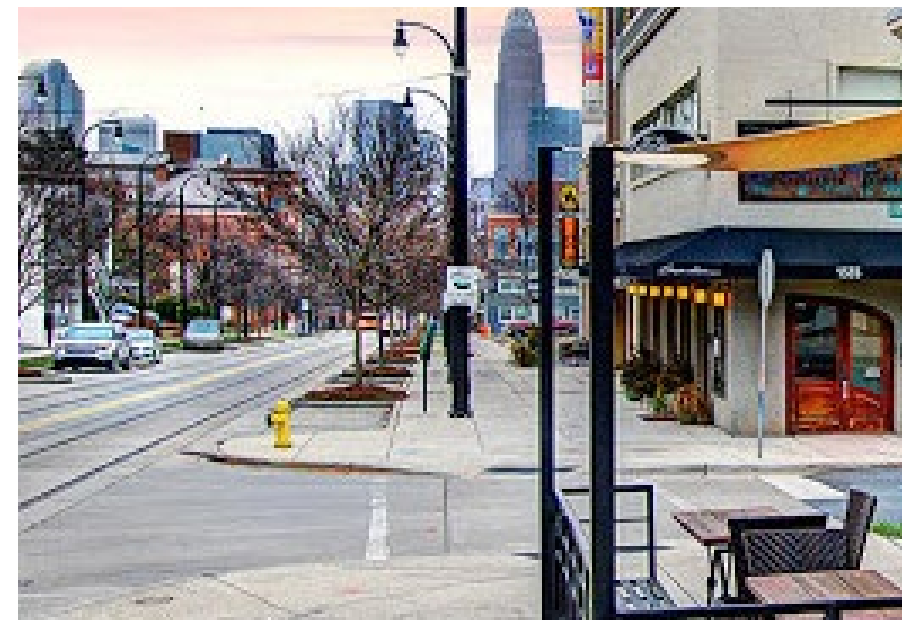
Elizabeth, an established Charlotte neighborhood, known for its historic character and close proximity to Uptown. Anchored by medical institutions such as Novant Health Presbyterian Medical Center and Atrium Health Carolinas Medical Center, the area maintains a steady flow of professionals while supporting a mix of local restaurants, coffee shops, and boutique retail. Its walkability and convenient access to major corridors continue to reinforce Elizabeth's appeal as a desirable in-town community

PLAZA MIDWOOD (6 Minute Drive)

Plaza Midwood is a vibrant neighborhood in Charlotte known for its unique blend of historic charm and modern appeal. It features an eclectic mix of restaurants, boutique shops, and a thriving nightlife scene that attracts both residents and visitors. The area is also home historic architecture, and a diverse community that contributes to its dynamic atmosphere. Plaza Midwood has become a hub for culture and entertainment, offering a balance of tradition and contemporary energy.



- UPTOWN CHARLOTTE
6 Minutes
- MIDTOWN
2 Minutes
- PLAZA MIDWOOD
6 Minutes
- NODA
7 Minutes
- SOUTH END
10 Minutes
- OAKHURST
8 Minutes



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME



NUCOR **Honeywell**



COMMSCOPE
now meets next



Uptown Charlotte

Plaza Midwood

Midtown

Elizabeth

Site



Piedmont Open IB Middle School



Overton Row

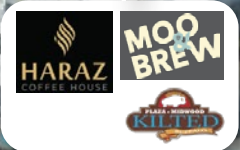
One305 Central



CENTRAL COFFEE CO.

12,000 VPD

CENTRAL AVE



0.1 mile Sunnyside St Gold Line Station

Elizabeth Square Apartments

102,000 VPD

N KINGS ST

American Legion Memorial Stadium

E INDEPENDENCE BLVD

Independence Park



0.1 mile Hawthorne Ln & 8th St Gold Line Station



CPCG Gold Line Station

CENTRAL PIEDMONT



Midtown 205 Apartments

CHARLOTTETOWN AVE

Midtown



10,500 VPD

Elizabeth



Elizabeth & Hawthorne Gold Line Station

Viva Chicken

Hawthorne & 5th St Gold Line Station



21,500 VPD

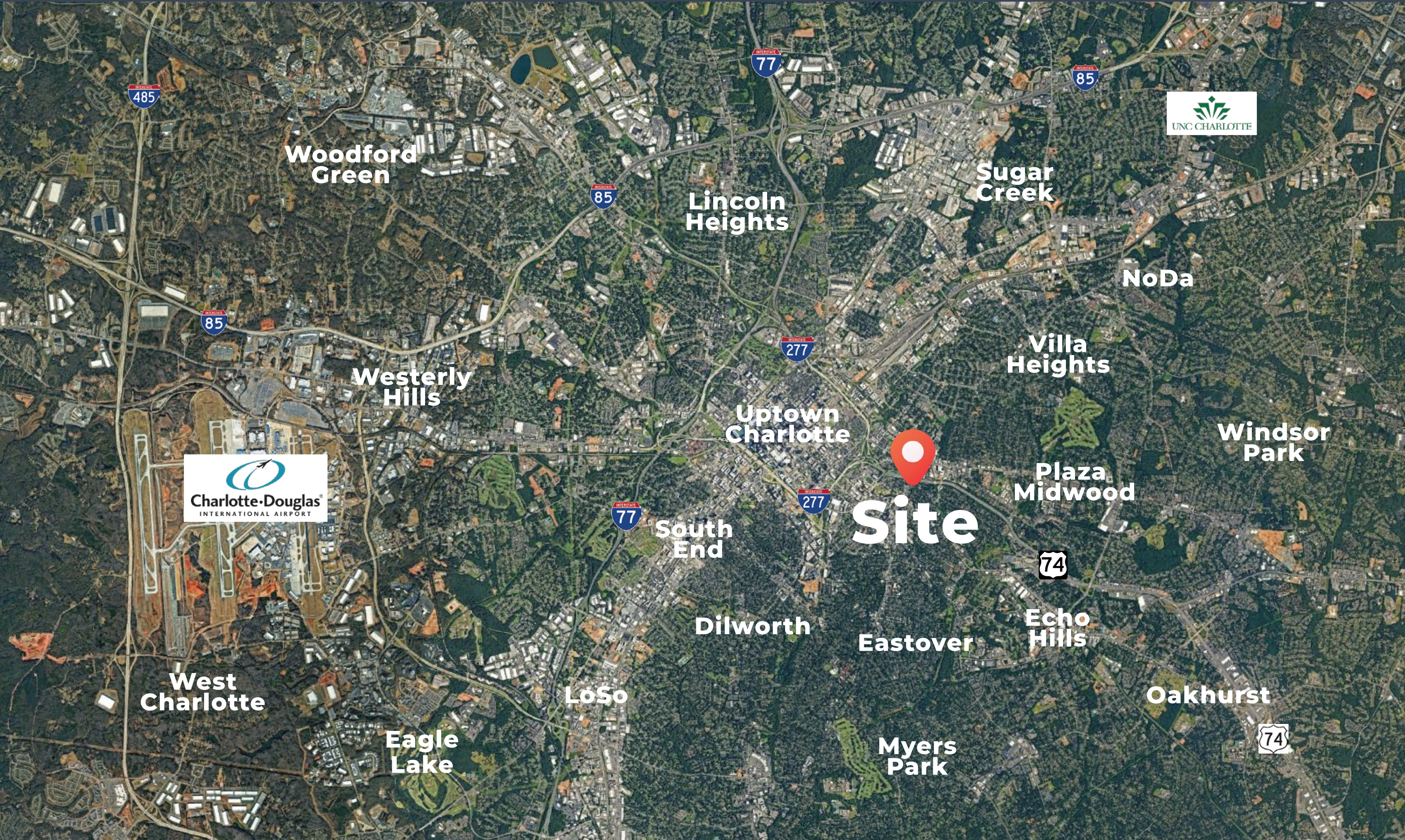


The Julien Apartments



117,000 VPD





Woodford Green



Lincoln Heights

Sugar Creek

NoDa



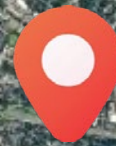
Westerly Hills



Villa Heights

Uptown Charlotte

Windsor Park



Plaza Midwood

Site



South End



Echo Hills

Dilworth

Eastover

West Charlotte

LoSo

Oakhurst

Eagle Lake

Myers Park



EXCLUSIVE ADVISORY TEAM

AMY TUCKER

Broker
(843) 329-9639
amy@legacyCRE.com

ANDREW BLUMENTHAL

Senior Broker
(704) 618-1802
ablumenthal@legacyCRE.com

DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



LEGACY

1001 Elizabeth Avenue, Suite 1-D
Charlotte, NC 28204

(704) 373-1800
info@legacycre.com