

CORDO

OPTIMIST PARK

512 E 21ST ST, CHARLOTTE, NC 28206

Premium Retail/Office Space with
Patio Available for Lease



SpaceCraft™



ASCENT
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CORDO

OVERVIEW

Situated in Charlotte's Optimist Park neighborhood, Cordo is a 287-unit mixed-use apartment complex with 1,159 sf of commercial space. With its public transit proximities, easy walkability, and incredible residential density, Optimist Park is one of Charlotte's fastest-growing neighborhoods. The six-story mixed-use building includes a range of studio, 1- 2- 3- and 4-bedroom apartments. Cordo offers a modern living experience featuring a rooftop deck, coworking spaces, and a fitness center.

Anticipated delivery Q1 2027

1,159 SF retail/office space + 360 SF patio available for lease



Units



Walkability Score

121,195

Total population within a 3 mi radius



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DESIGNED FOR PEOPLE

Cordo offers one of Charlotte’s most walkable and connected locations, ideal for both residents and business owners. Located between in Optimist Park, it’s surrounded by restaurants, breweries, coffee shops, fitness studios, and entertainment that draw steady foot traffic. Just a block away from the LYNX Blue Line and directly connected to the Charlotte Cross Trail, it gives people easy access to explore the city by foot or bike.

For business owners, this visibility and accessibility are key advantages. The combination of trail users, light rail commuters, and Optimist Park’s lively local crowd creates a constant flow of potential customers, making Cordo a prime spot to grow a business in one of Charlotte’s most energetic neighborhoods.



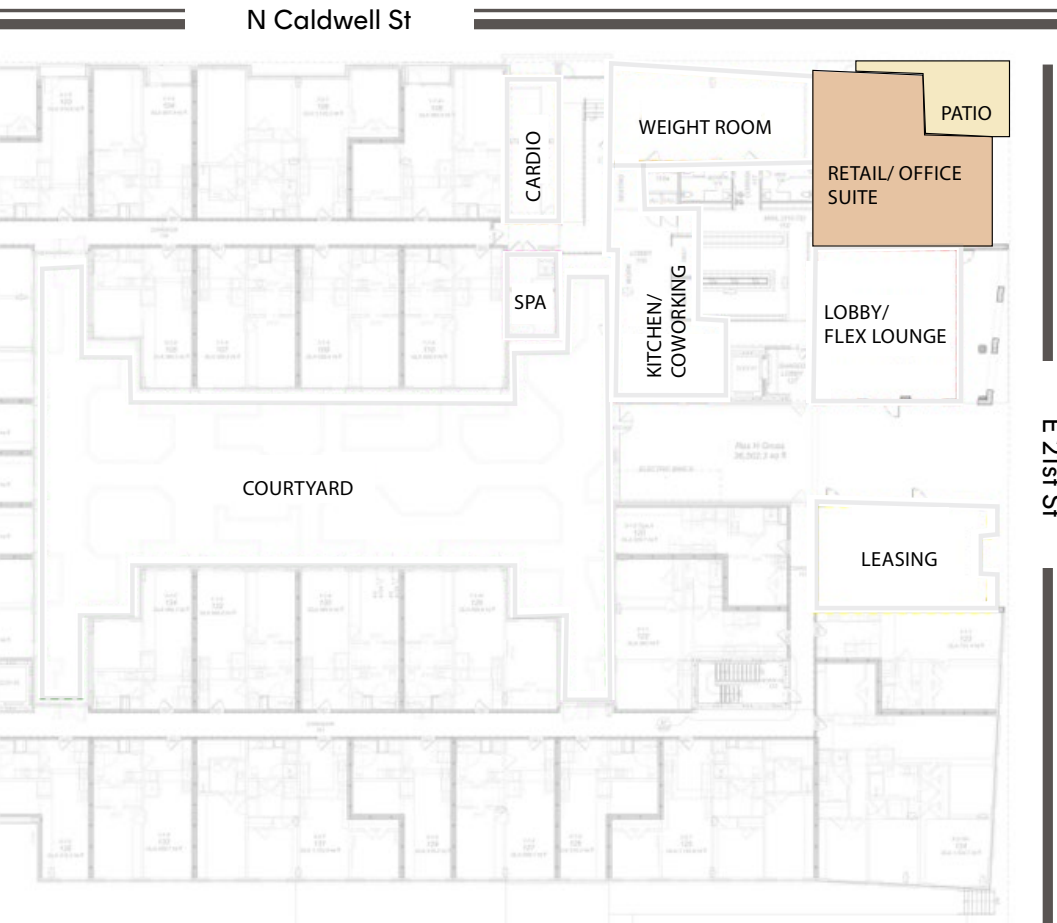
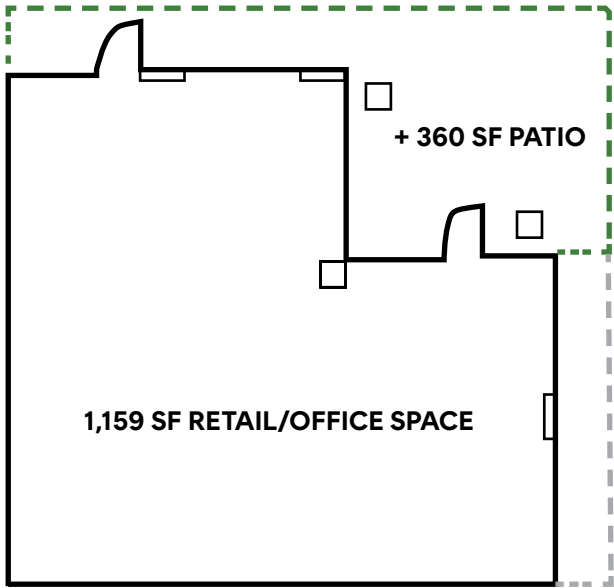
OPTIMIST PARK
BUSTLING FRIENDLY UP AND COMING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,308	129,115	309,245
Median Age	34.7	35.1	35.6
Median Home Value	\$620,000	\$585,684	\$476,723
Businesses	744	17,472	26,205
Avg. Household Income	\$114,105	\$116,276	\$107,375

CORDO

SITE PLAN

1,519 RSF AVAILABLE FOR LEASE



GROUND FLOUR

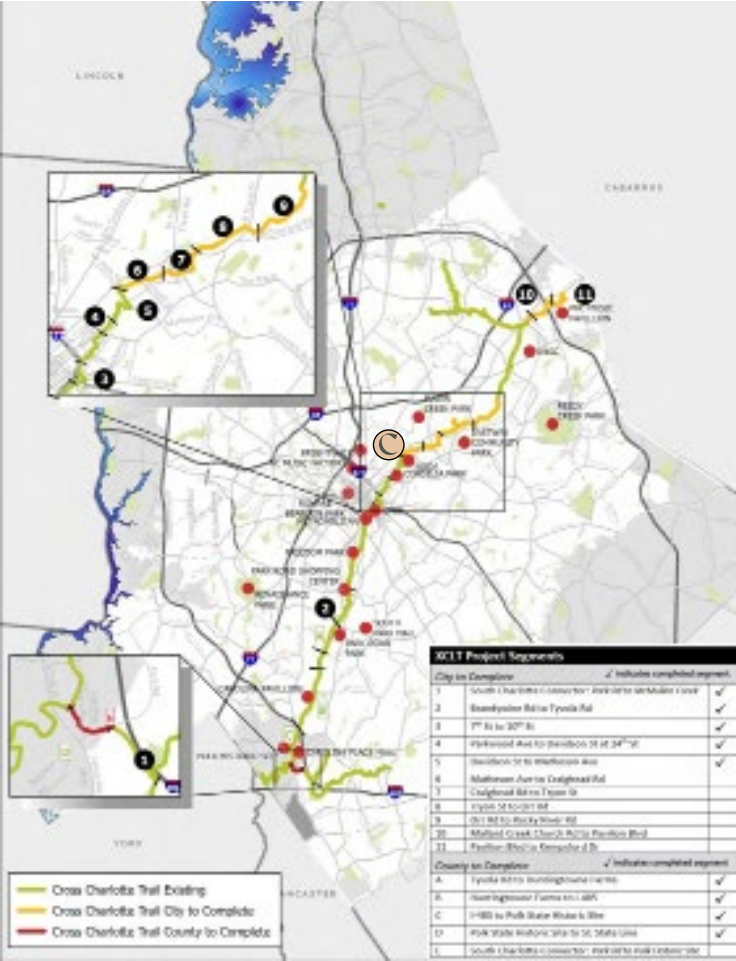


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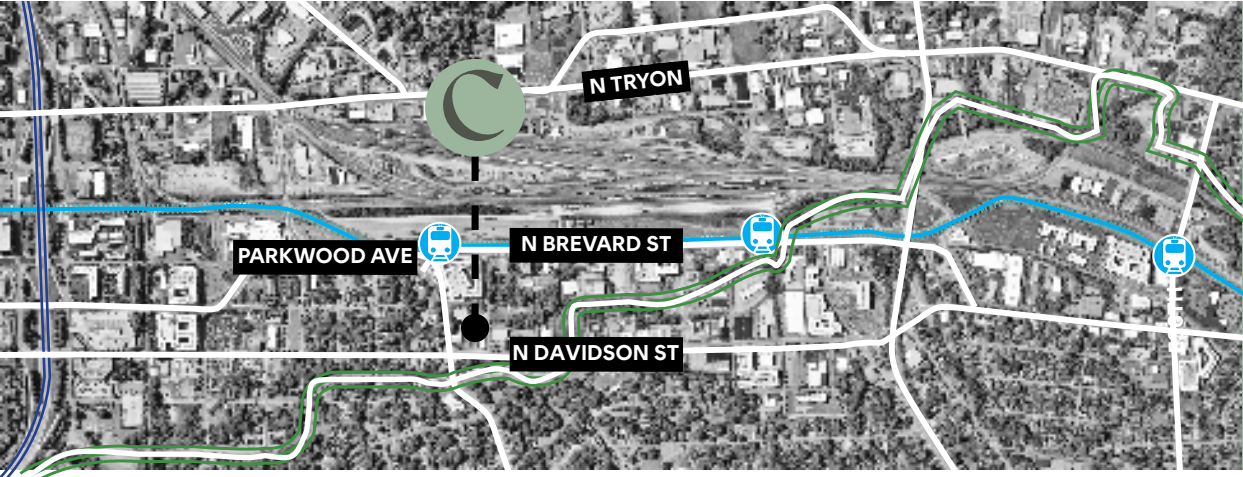
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THE CROSS CHARLOTTE TRAIL

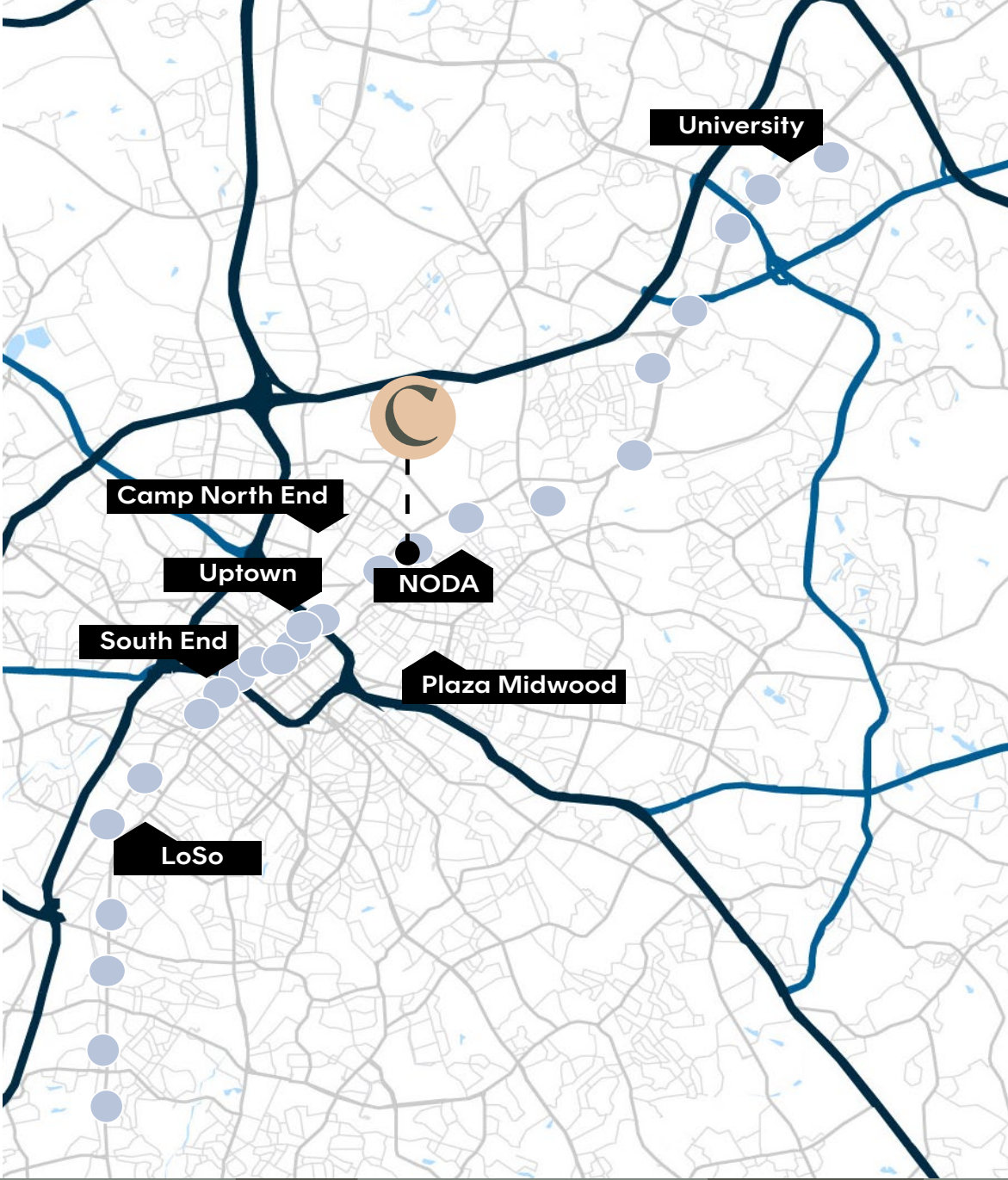


Located adjacent to the Cross Charlotte Trail, Cordo benefits from direct access to one of the city’s premier multi-use greenways, connecting residents to Uptown, NoDa, parks, and local businesses. The trail enhances walkability, supports an active lifestyle, and increases connectivity throughout Charlotte. As the Cross Charlotte Trail continues to expand from South Charlotte to University City, it further provides convenient access to recreation, transportation, and Charlotte’s growing network of connected neighborhoods.



THE LIGHT RAIL: CONNECTED

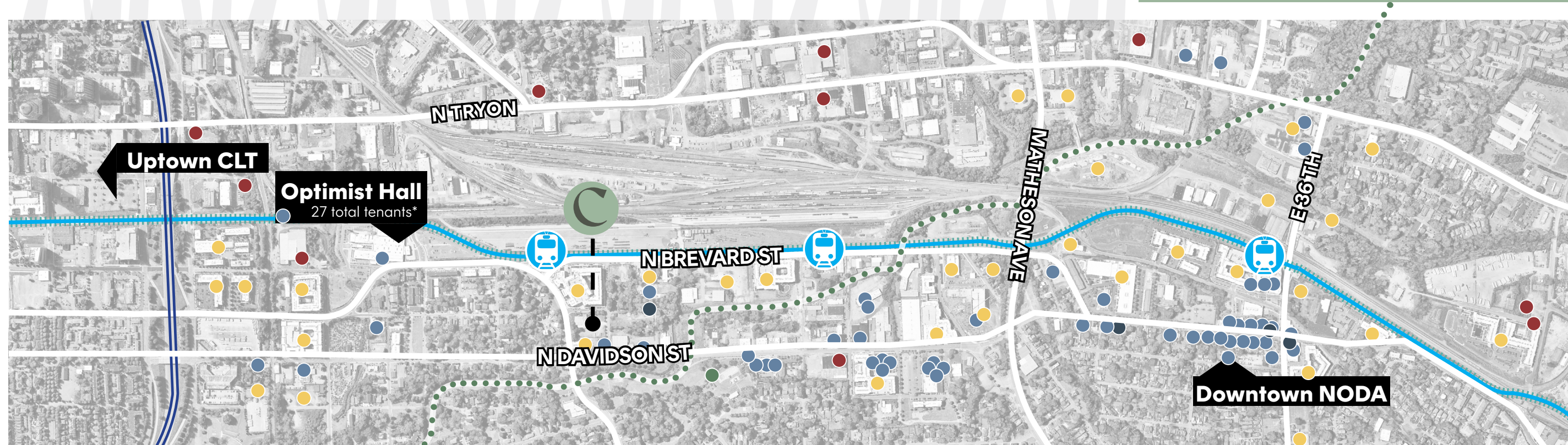
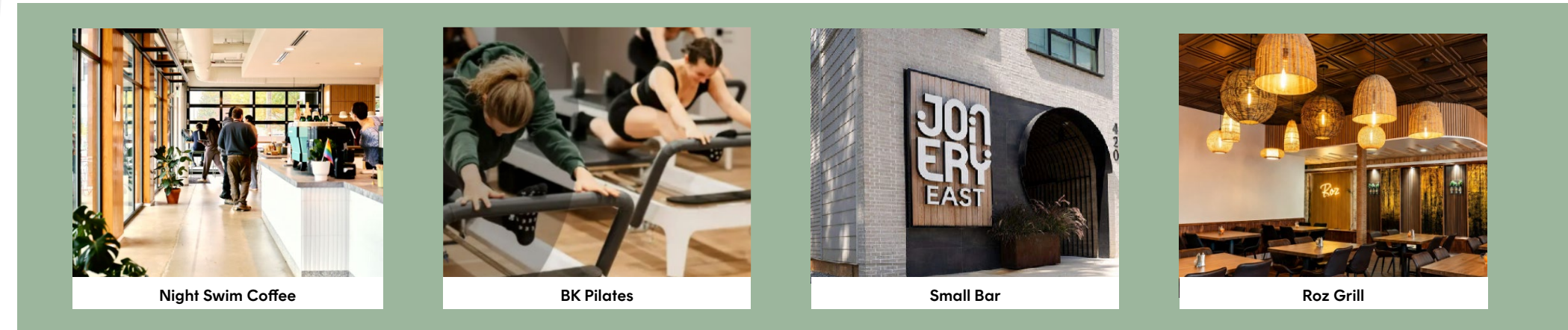
The blue line light rail is reworking Charlotte’s urban fabric. Fast, efficient, and affordable, the light rail is making it easy for Charlotteans to traverse the urban core without a car. The blue line specifically connects Charlotte’s busiest neighborhoods and streets: South End, Uptown, and NoDa. It’s easy to imagine folks from LoSo all the way up to UNCC hopping on the light rail to explore the shops and restaurants that will soon define Cordo.



OPTIMIST PARK

Located just minutes from Uptown Charlotte, Optimist Park is a thriving mixed-use neighborhood known for its walkability, connectivity, and growing collection of local businesses. Anchored by destinations like Optimist Hall and The Joinery, residence and visitors are welcomed with a walkable, energetic atmosphere filled with venues, restaurants, coffee shops, bars and breweries.

- Entertainment
- Retail
- Existing multifamily
- Under construction multifamily
- Greenway/Cross Charlotte Trail



- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Archer Paper Goods • AVA • Bao and Broth • The Bar • Botiwalla • Comal • The Dumpling Lady • Enat Ethiopian • Eso Artisanal Pasta | <ul style="list-style-type: none"> • Fonta Flora Brewery • Felix Homemade Empandas • Harriet's • Honeycuckle Gelato • Mezeh • Noble Smoke Barbecue • Papi Queso • Pollyanna • Poppycox Nashville Hot • Pet Wants | <ul style="list-style-type: none"> • Schreiber's on Rye • Undercurrent Coffee • Village Juice Co. • Zukka |
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