

W. Morehead Street Commercial



1527 W MOREHEAD STREET CHARLOTTE, NC, 28208

Land

FOR

Sale or Lease

SIZE

±0.7 AC

PRICE

Call for Pricing



Overview

Infill development opportunity on highly sought after West Morehead Street

Easy access to Uptown Charlotte with over 10,000 businesses in a ± 1-mile radius

Excellent market growth with strong demographics

Ideal for office or retail users

Three curb cuts allowing full access on both W Morehead and Freedom Drive

Hard corner under LOI with a bank

Neighborhood Center zoning

±0.7 Acres For Sale or Lease on W. Morehead St.



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Demographics

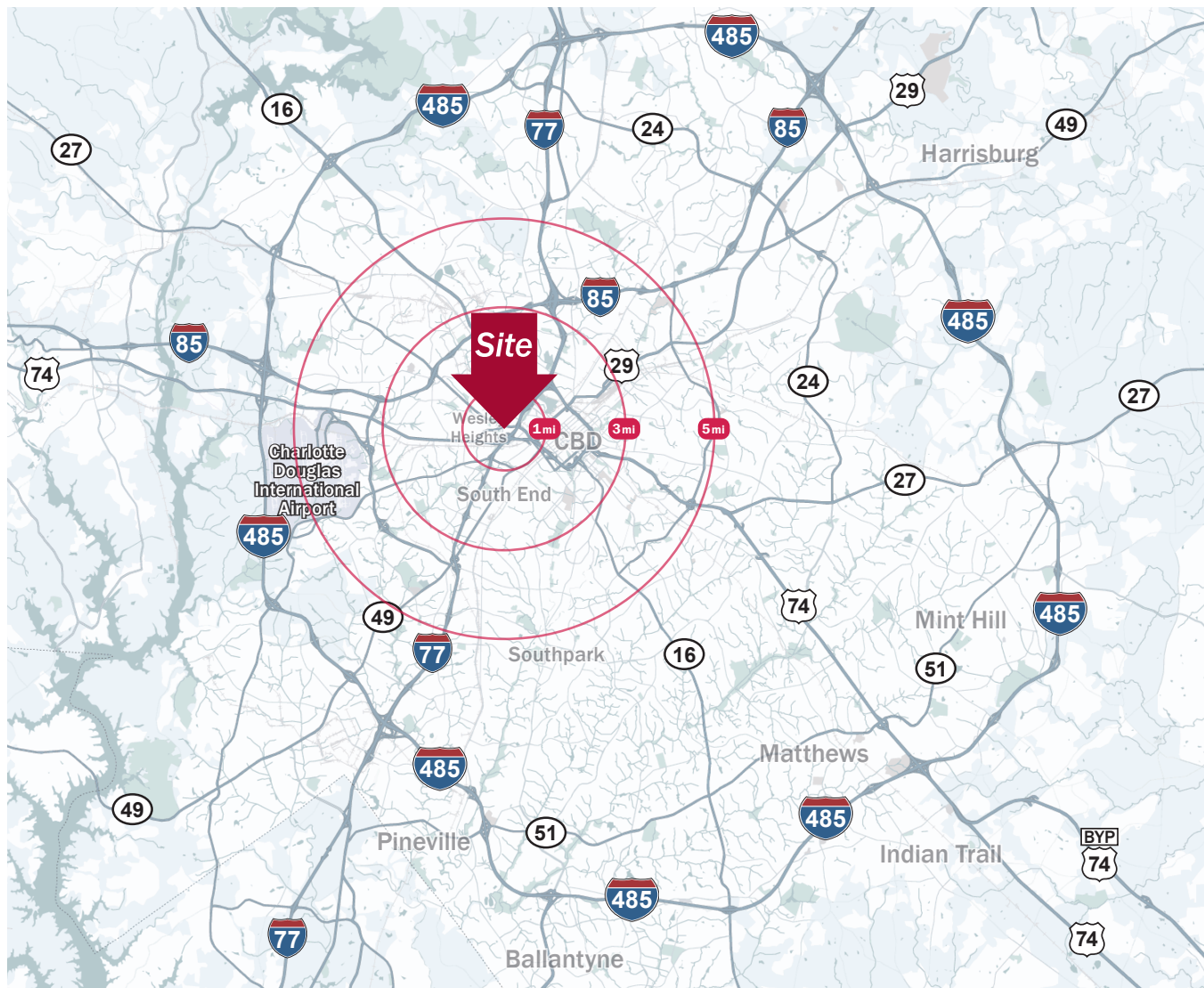
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	15,431	122,132	240,742
Growth Rate	5.19%	2.53%	2.11%
Avg. HH Income	\$142,637	\$126,993	\$132,709

Traffic Count

Source: NCDOT

	AADT
Freedom Dr	24,500 (2025)
W Morehead St	17,000 (2025)



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Site Aerial & Access



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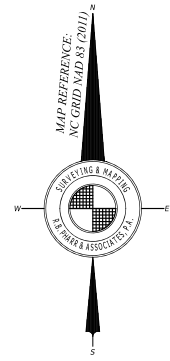
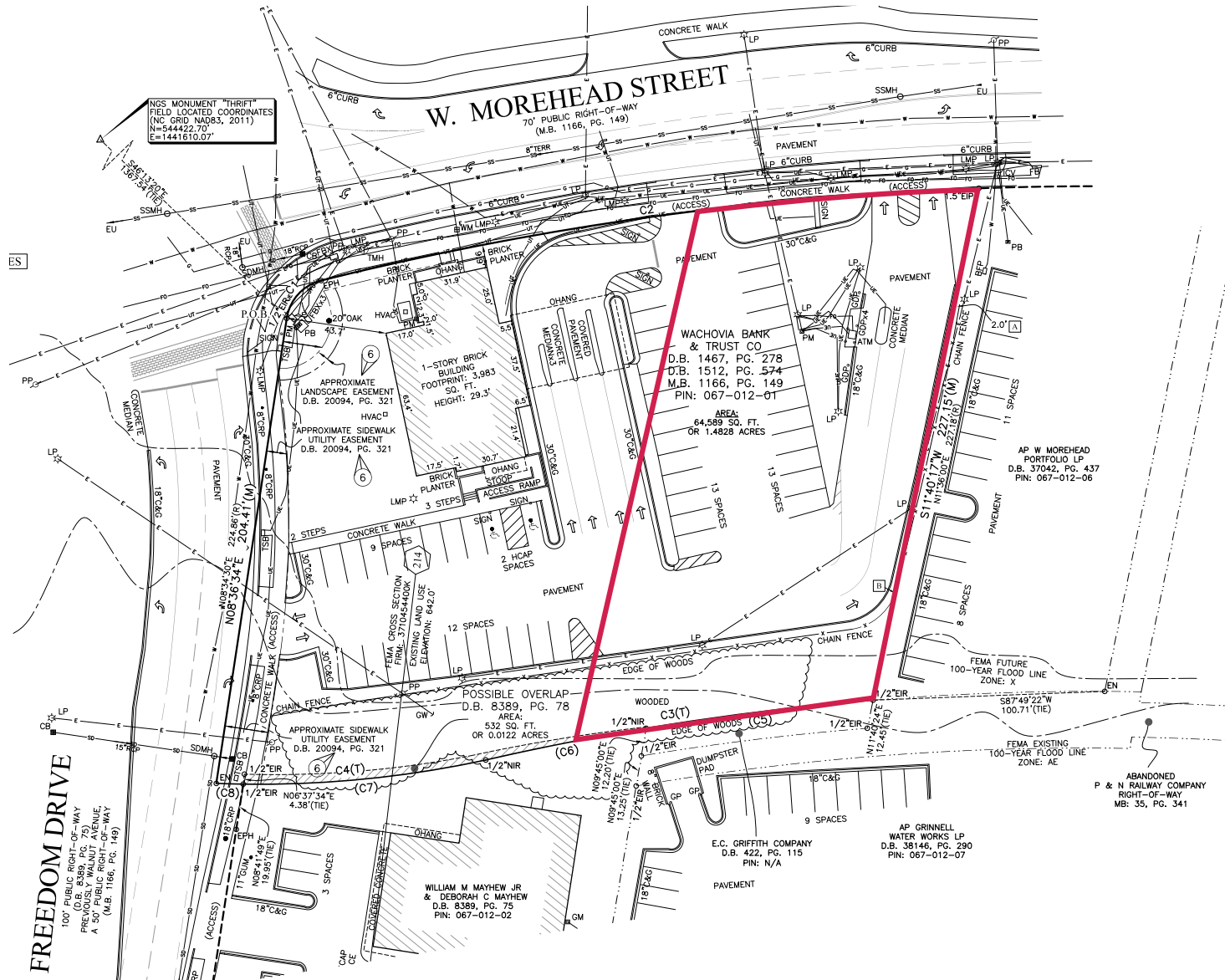
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Site Survey



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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