

# NODA RETAIL FOR LEASE

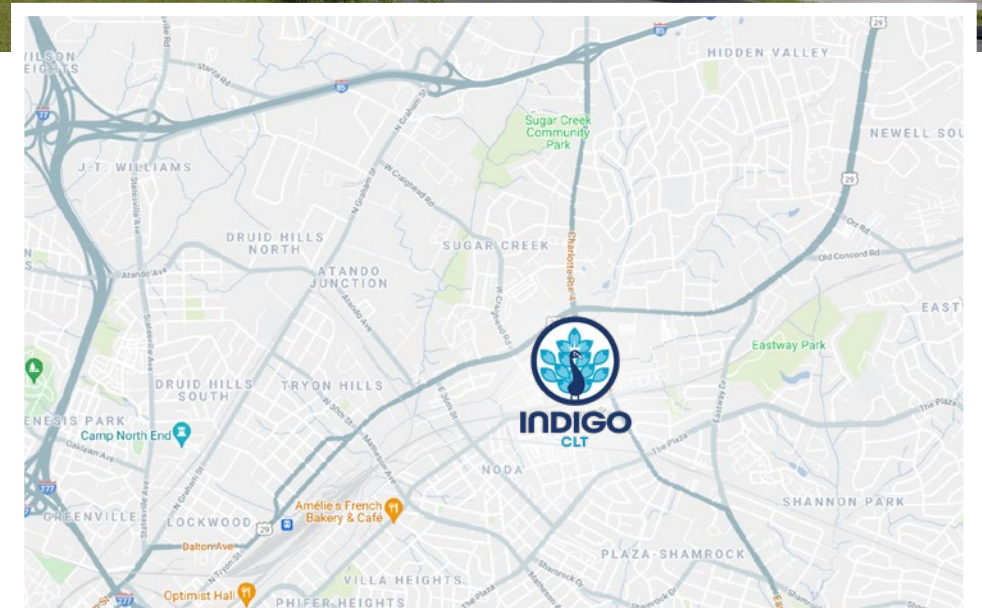
4000 RALEIGH STREET | CHARLOTTE, NC



## PROPERTY OVERVIEW

Indigo CLT is a mixed-use adaptive re-use development at the edge of Charlotte's rapidly expanding North Davidson neighborhood, commonly referred to as "NoDa." The building is conveniently located on the LYNX Light Rail Blue Line and right next to the Sugar Creek Station. The building is a total of 54,288 SF with 20' high ceilings, a central light-filled atrium and flexible floor plans.

Indigo CLT will mirror NoDa's eclectic nature and maintain the industrial character of the building, there will be a dedicated outdoor space called The Back Porch and plenty of collaborative workspaces where users can easily engage. The design involves re-use of concrete, steel, wood and glass that promotes creativity and collaboration. Artists may be invited to showcase their work either through exterior murals or interior 3D fixtures or paintings. The space will encourage inspiration while keeping tenants grounded alongside polished, modern design.



**54,288 SF**  
Building Size



**20,186 SF**  
Retail



**30,277 SF**  
Office



**157 UNITS**  
Multi-Family

## RETAIL

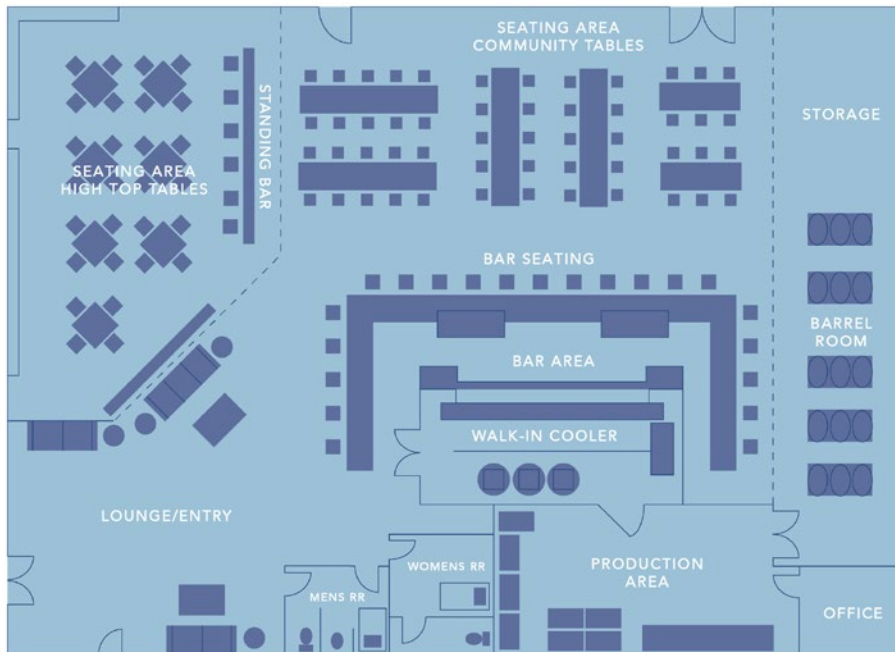
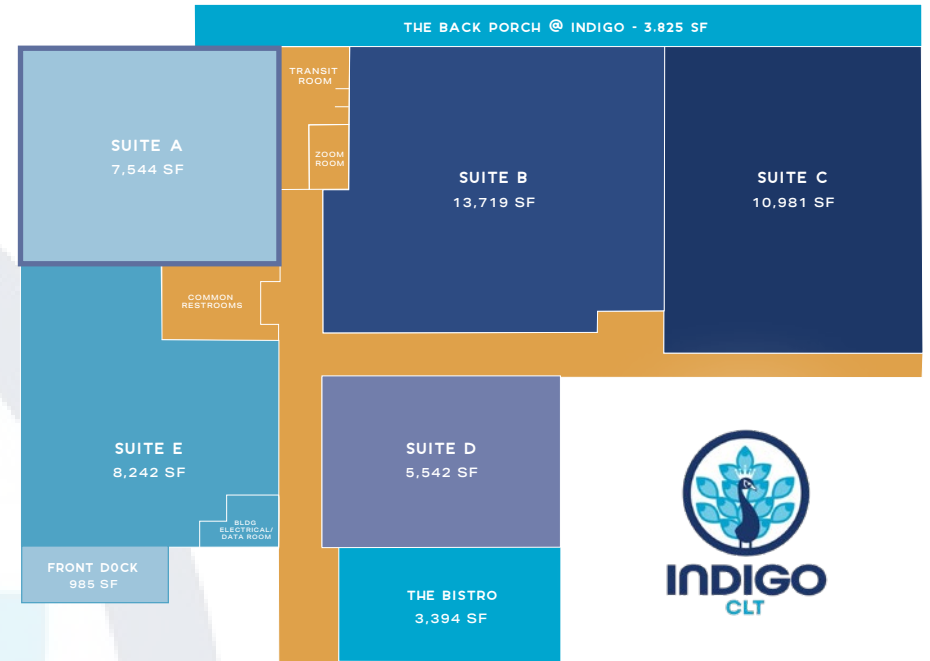
The proposed tenant mix for the retail portion of the site includes a brewery, coffee & juice bar, neighborhood bodega with deli, boutique and on demand fitness studio.

## OFFICE

The creative office space will work well for digitally-driven companies seeking a modern, creativity-inspiring space where employees can collaborate in distinct indoor/outdoor areas.

## MULTI-FAMILY

The residents of Indigo LIVE as well as numerous multi-family developments surrounding the site will naturally create high traffic for the retail tenants in the development.



**SUITE A - Brewery Testfit**



# NODA CHARLOTTE, NC

The property's location is one of its greatest strengths. Adjacent to the LYNX Blue Line and the Sugar Creek Light Rail Station, the site is opportune for users to commute via the Light Rail between University of Charlotte, Uptown, South End, and beyond. The LYNX Light Rail Blue Line Extension has created a surge of developers jumping for a spot along the extension. To date, \$500 million has been spent in new development along the extension. This surge of development near the site is proving the growth of the area is well in the works. Over 200 parking spaces will be provided on-site at Indigo CLT, allowing for an ample 3/1,000 parking ratio for office, retail and multi-family tenants. Additionally, Sugar Creek Station's 632-space free parking deck allows for additional parking for the site. The site is approximately a 10 minute drive from both the 77 and 85 highway interchanges.

In addition to supreme accessibility, the development is in the NoDa neighborhood, Charlotte's popular arts district, where once primarily industrial textile manufacturing companies and mill workers lived. In recent years, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting.

NoDa is known for attracting the eclectic, creative types with retailers like Johnny Fly Co., NoDa Company Store, Cabo Fish Taco, and Haberdish. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents. Indigo CLT will be a part of the movement to energize the area, offering a modern vision to the historic woodworking facility.



# CONSTRUCTION TIMELINE

24 Months



RETAIL LEASING



OFFICE LEASING

**TRINITY PARTNERS**



OWNED & DEVELOPED BY **CANOPYCLT**



**SUTTON**  
CAPITAL GROUP

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