



THE RAIL HOUSE

# 123 E. 27TH ST.

CHARLOTTE, NC  
AVAILABLE FOR LEASE



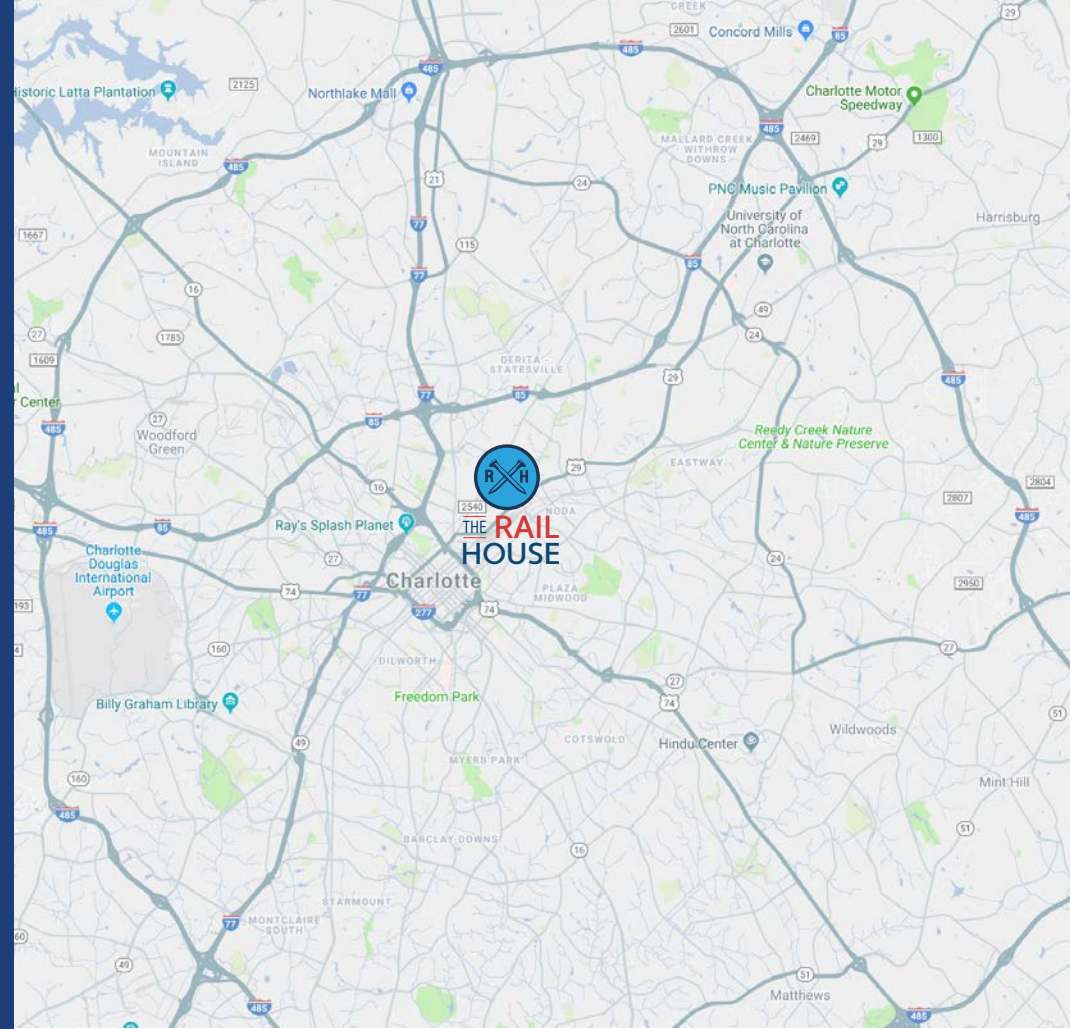
## EXECUTIVE SUMMARY

# THE RAIL HOUSE FOR LEASE

The Rail House is an experiential development in Charlotte's North End's district perfect for retail, office or industrial use. Situated close to Uptown, near the corner of N. Tryon and E. 27th St., The Rail House offers 25,000+ SF of available, flexible space. The Rail House will be brought to life through natural lighting, and open floor plans. The Rail House is undoubtedly the North End's most engaging adaptive re-use project.

## PROPERTY DETAILS

<b>Address</b>	123 E. 27th Street Charlotte, NC 28206
<b>Available SF</b>	+/- 25,000 SF
<b>Use</b>	Retail, Office or Industrial
<b>Parking</b>	61 Spaces
<b>Delivery</b>	Q1 2020
<b>Traffic Counts</b>	N. Tryon Street   24,000 VPD
<b>Lease Rate</b>	\$12/SF NNN
<b>Additional Notes</b>	Ample outdoor patio space available In the opportunity zone



## DEMOGRAPHICS

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2018 Population</b>	8,914	108,512	69,934
<b>Avg. Household Income</b>	\$61,545	\$79,545	\$75,084
<b>Households</b>	3,533	46,933	110,049
<b>Daytime Employees</b>	6,831	141,466	221,637

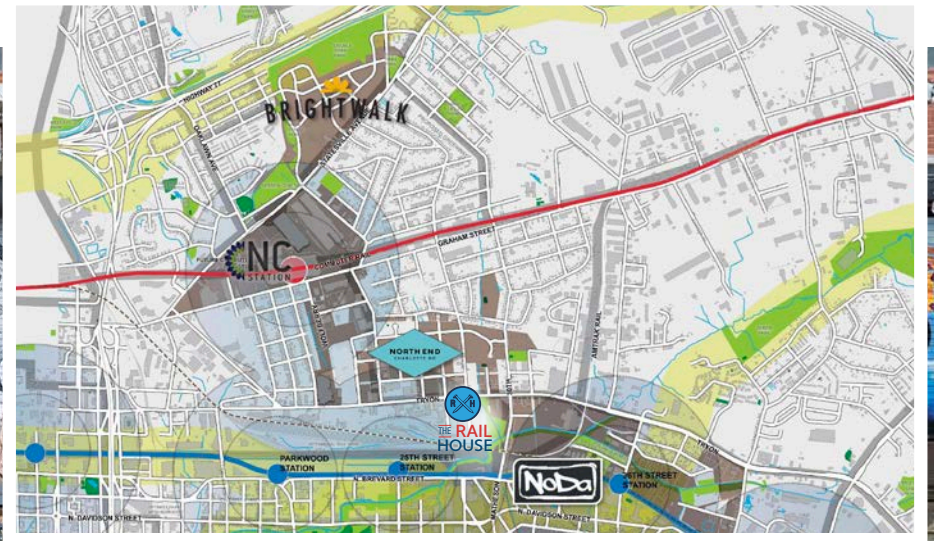
# NORTH END DISTRICT CHARLOTTE, NORTH CAROLINA

Charlotte's North End is emerging with a variety of strong developments. A 75-acre industrial complex, known as Camp North End, is coming to life with exciting retailers. Some of these retailers include: Prism Supply vintage motorcycle shop, Dupp & Swat creative studio, Alchemy: The Workshop hair salon, BLKTECHCLT community hub, Hex Coffee, Goodyear Arts, and Ally Financial.

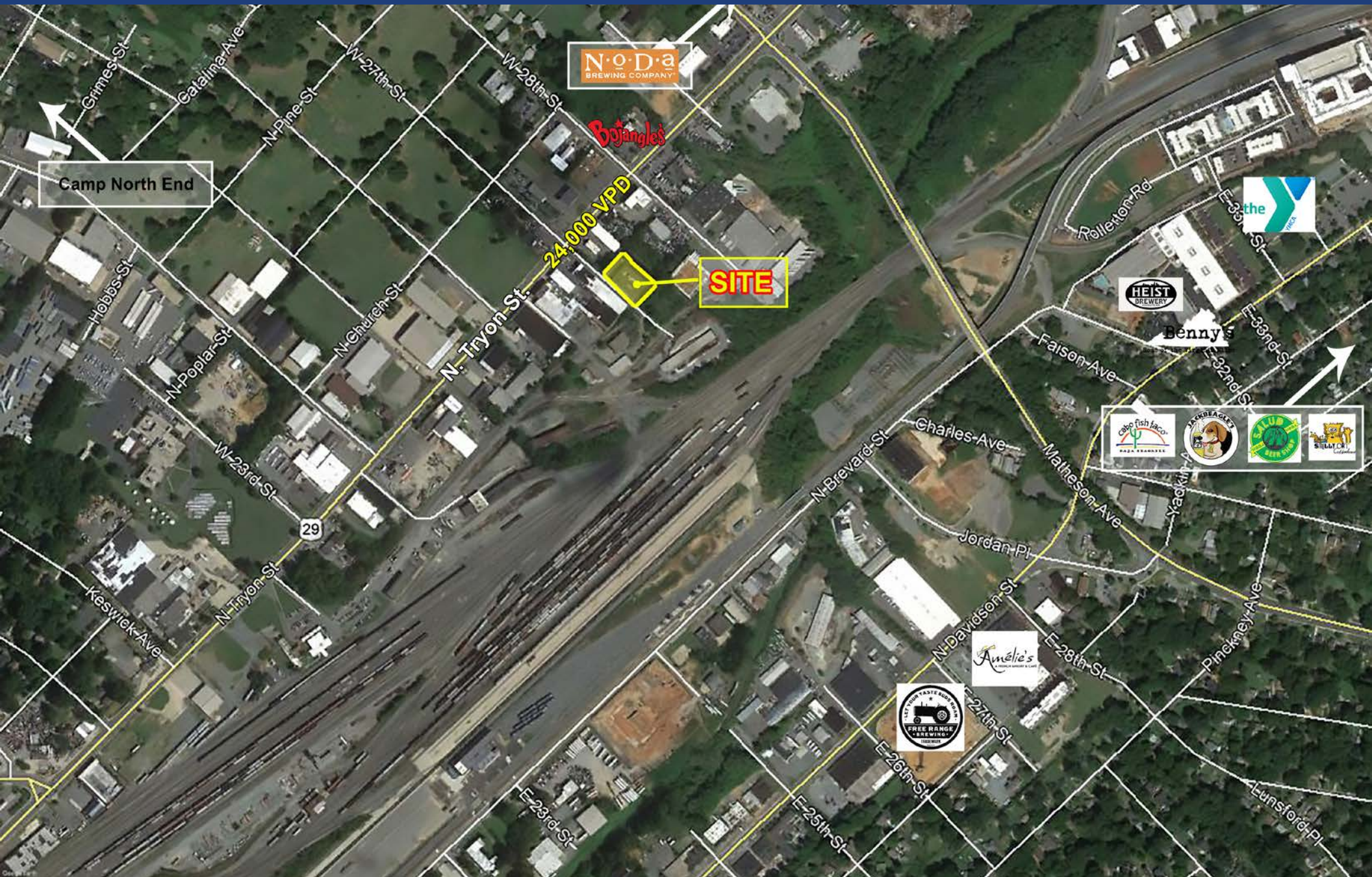
The latest need in office space requires environments promoting teamwork, collaboration, and creativity. Employers want spaces that

embrace natural light, indoor-outdoor space and "collaborative" work environments to lure tenants.

And, just as important, open floorplans with plenty of collaborative workspaces generally offer more density, which means businesses can fit more workers into smaller footprints and save money. Economics aside, employers are trying to make their office space a statement about the company. The Rail House will meet current needs for office space by focusing on these attributes.



# MARKET OVERVIEW



# ACCESS MAP



UPTOWN CHARLOTTE

N. GRAHAM ST.

N. BREVARD ST.

LYNX BLUE LINE

  
THE RAIL HOUSE

FUTURE PARKING LOT

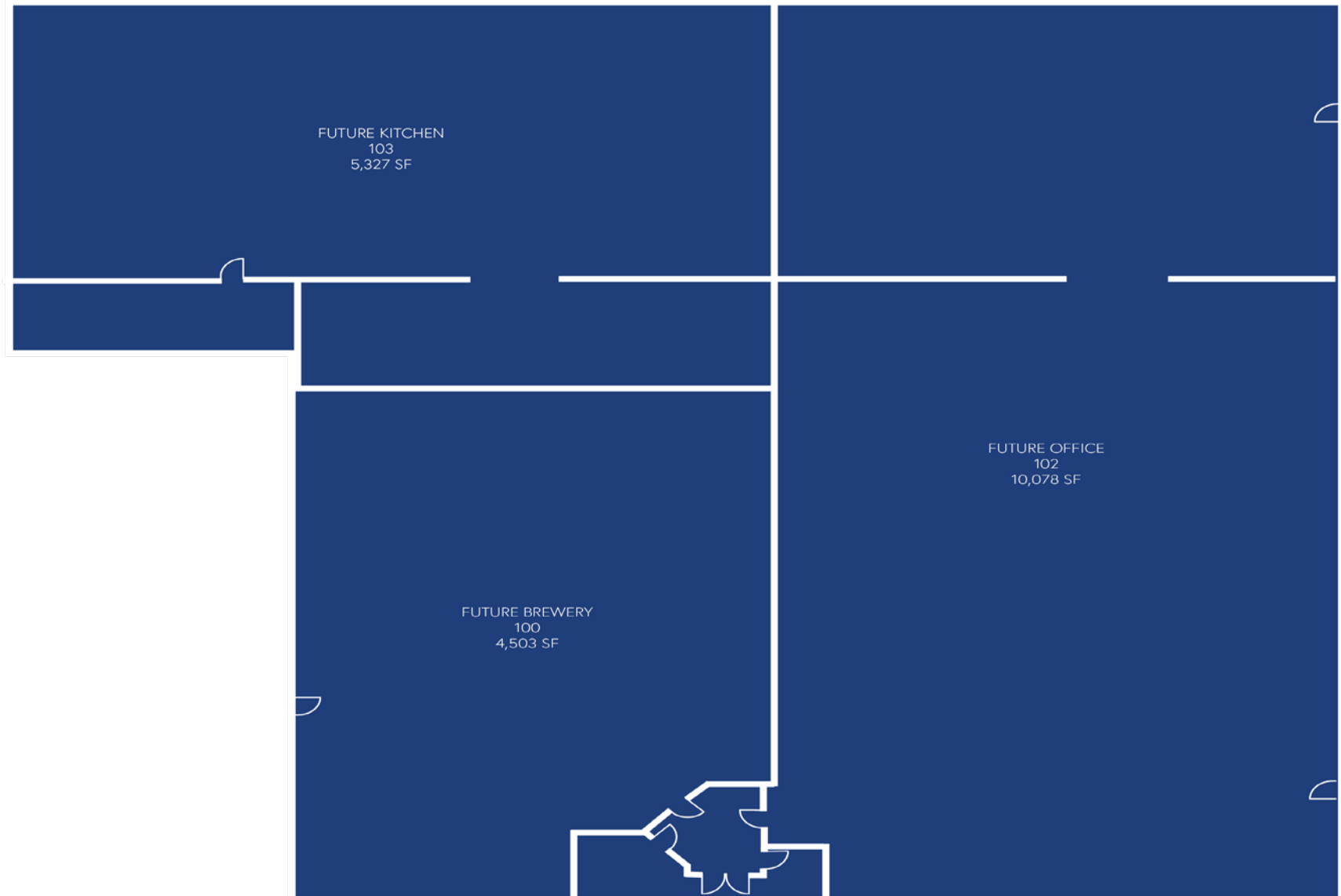
E. 27TH ST.

N. TRYON ST.

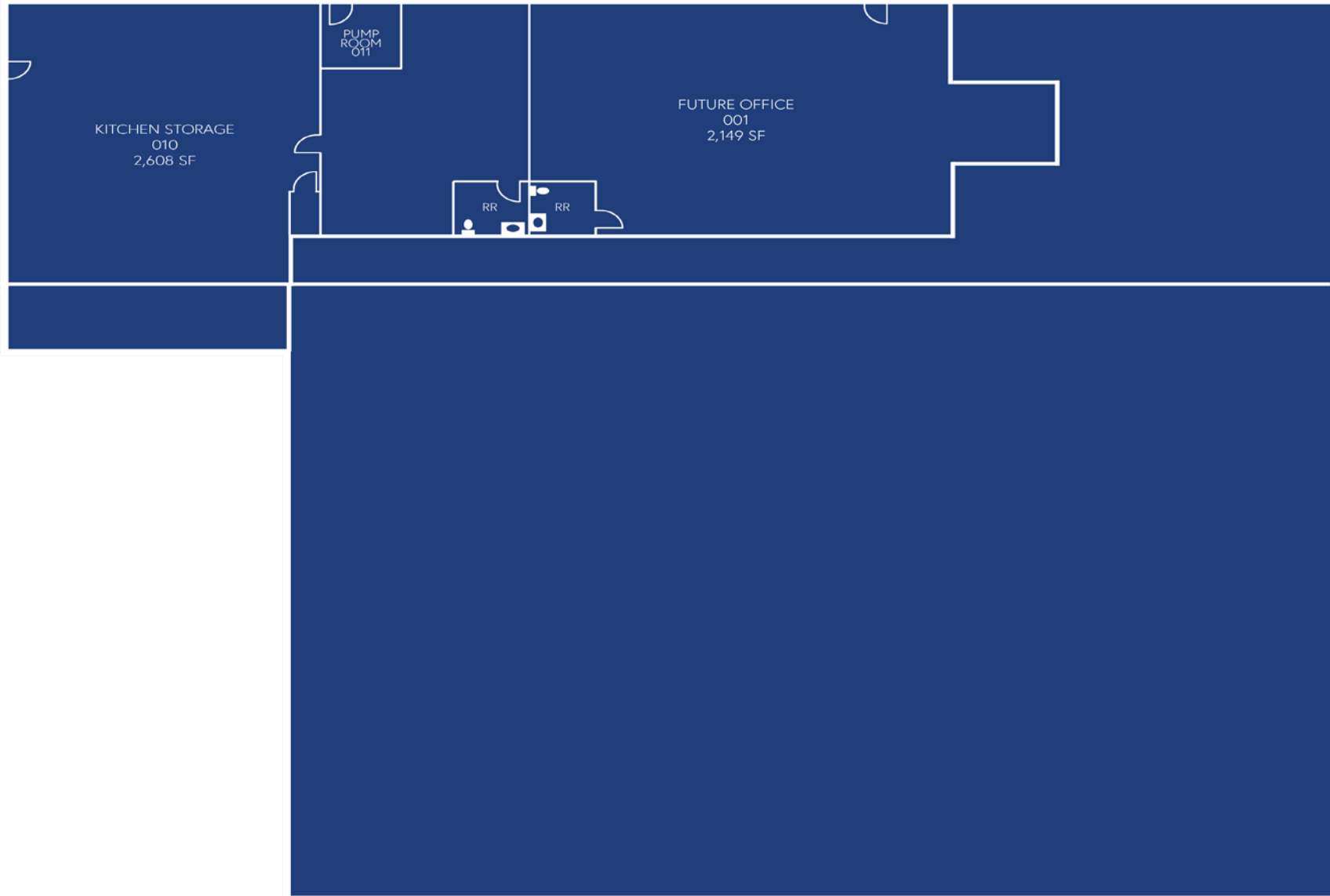
2.2 MILES TO UPTOWN  
24,000 VPD

# FLOOR PLAN | LEVEL 1

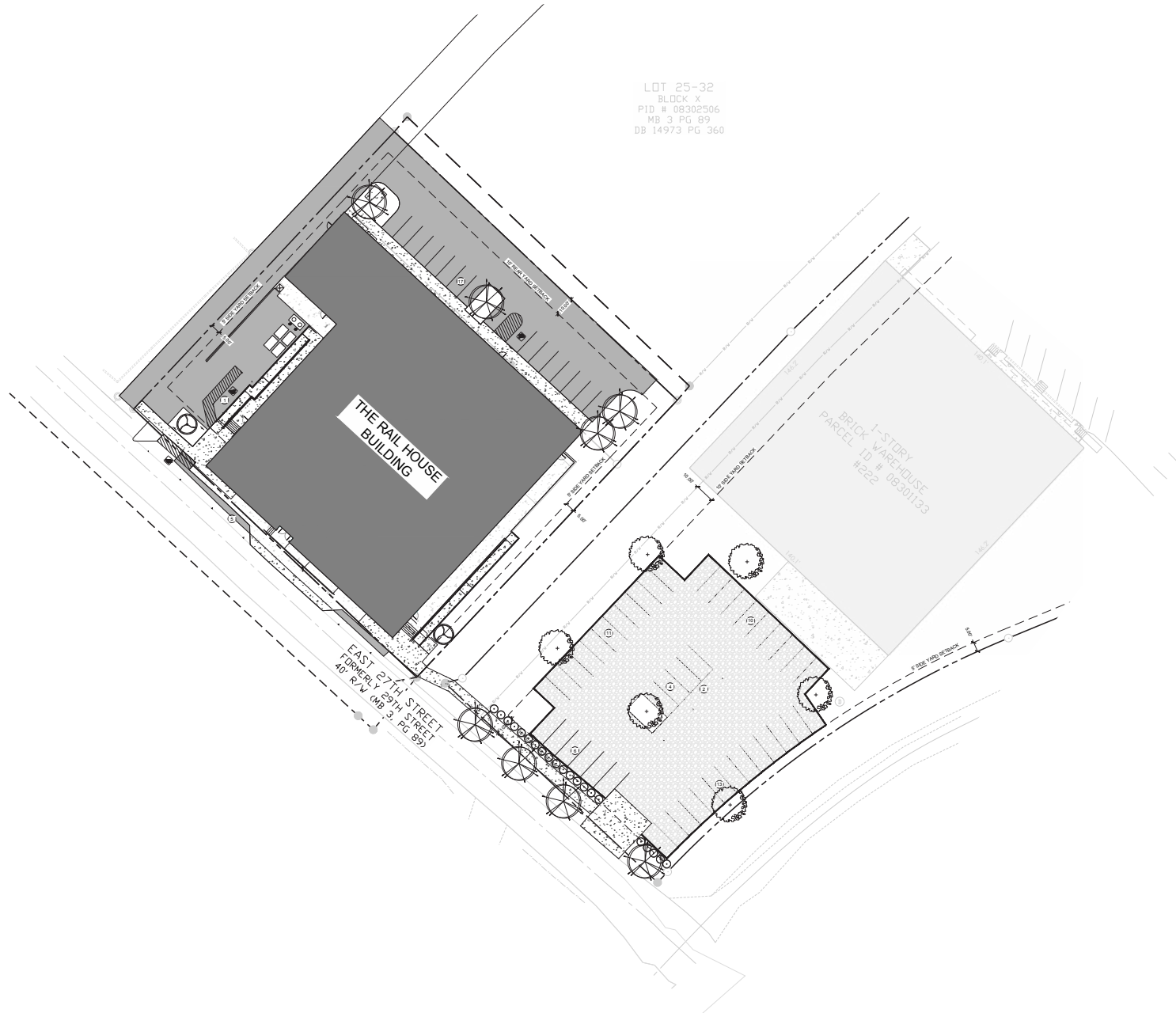
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# FLOOR PLAN | BASEMENT



# SITE PLAN | OVERALL







## CONTACT

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## THE NICHOLS COMPANY

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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.