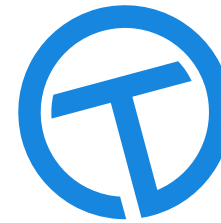


RETAIL FOR SALE ▾



THRIFT
COMMERCIAL REAL ESTATE SERVICES

1426 E. 4th Street
Charlotte, NC 28204

The information included herein has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



OVERVIEW ▼

Rare opportunity to purchase a craft brewery and taproom just outside of Uptown, directly adjacent to Central Piedmont Community College, and minutes from Charlotte's most desirable residential neighborhoods: Myers Park, Eastover, & Dilworth.

The Space is about 8,570 square feet and has 2 outdoor patios, one of which is on the 2nd floor and has a direct and clear view of the Charlotte uptown skyline. Seating capacity is roughly 300, and there is a downstairs tap room with 22 taps along an impressive brewhouse in the back capable of highly scalable production and distribution.



OFFERING SUMMARY ▾

ADDRESS	1426 E. 4TH ST CHARLOTTE, NC 28204
PARCEL ID	12510411
TOTAL LAND AREA	0.240 ACRES
TOTAL GLA	8,572 SF
YEAR BUILT/RENOVATED	1926/2019
FRONTAGE ON 4TH ST	50'
FRONTAGE ON S. TORRENCE ST	50'
ZONING	MUDD-O
VEHICLES PER DAY (4TH ST)	19,125
ASKING PRICE	\$2,590,000



skyline views from rooftop deck



interior tap room with roll up doors



main level outdoor patio



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SITE PLAN

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ORIENTATION MAP



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NEARBY MULTIFAMILY ▾



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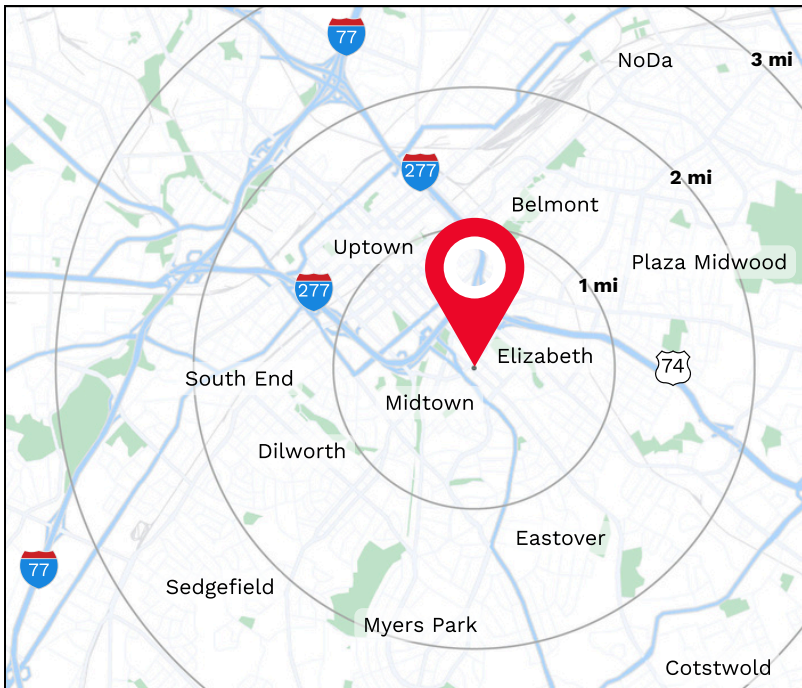




DEMOGRAPHIC SNAPSHOT ▾



	1 Mile	2 Mile	3 Mile
Population	15,548	77,314	139,145
Daytime Pop.	32,630	98,412	122,285
# of Households	9,370	43,446	73,114
Avg. Household Income	\$137,965	\$157,584	\$148,925
Median Age	32.0	31.7	32.2



INTRODUCTION

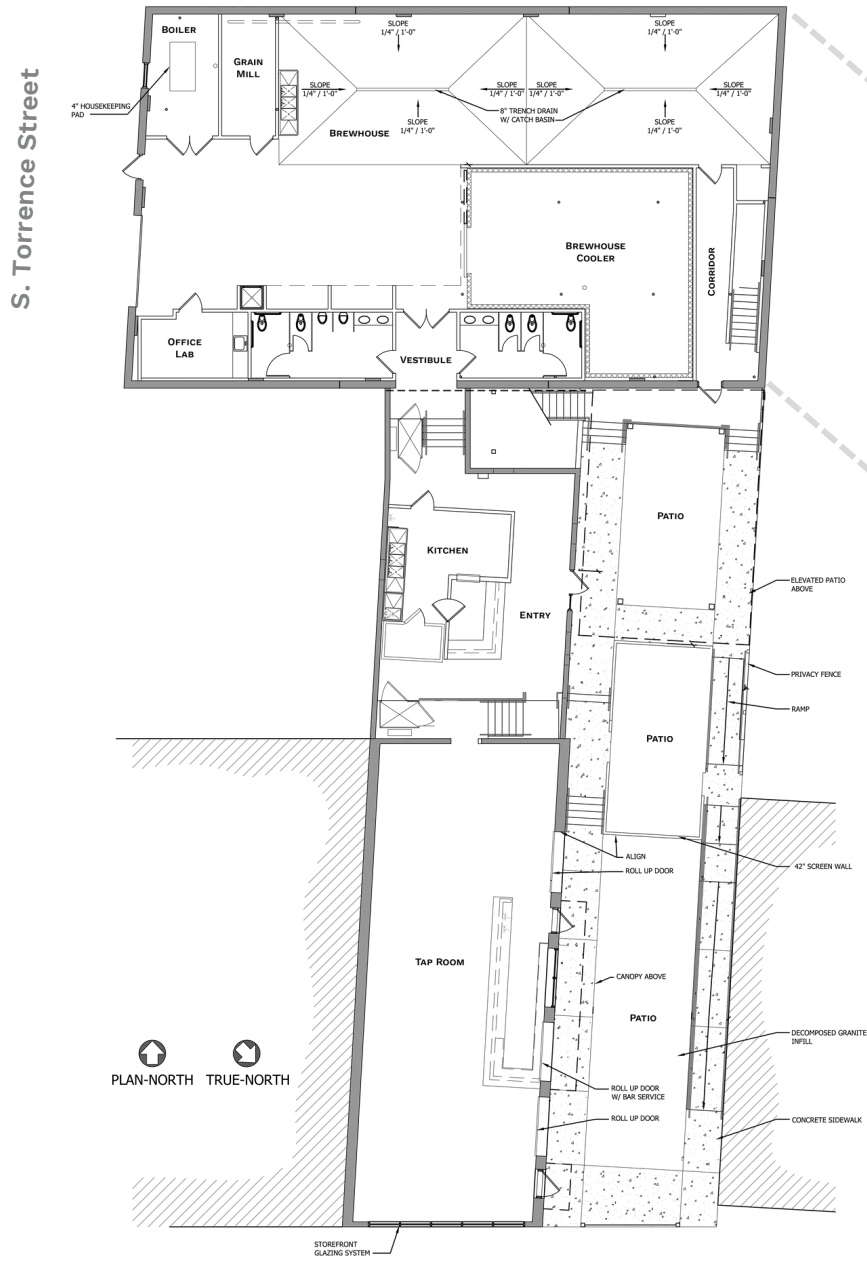
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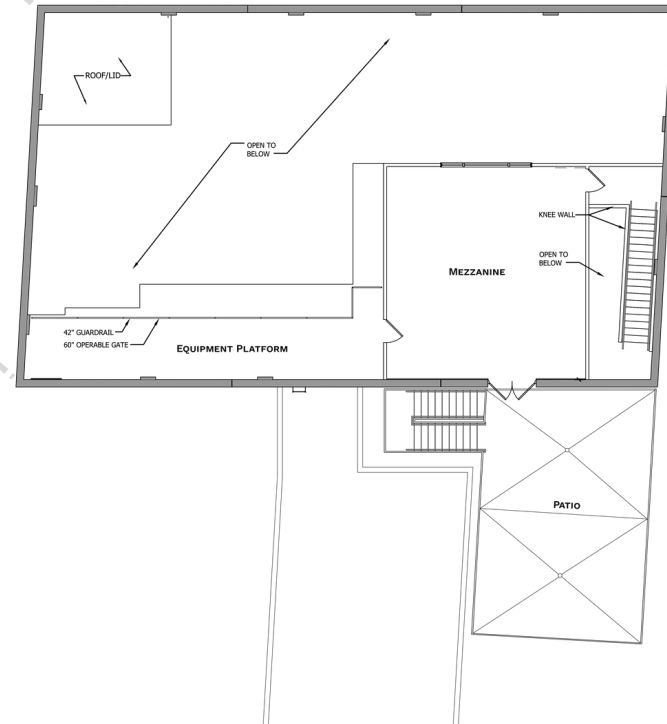
CONTACT



Main Level



Mezzanine



PLAN-NORTH TRUE-NORTH

E. 4th Street



S. Torrence Street

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Charlotte, NC 28204

GET IN TOUCH ▾



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