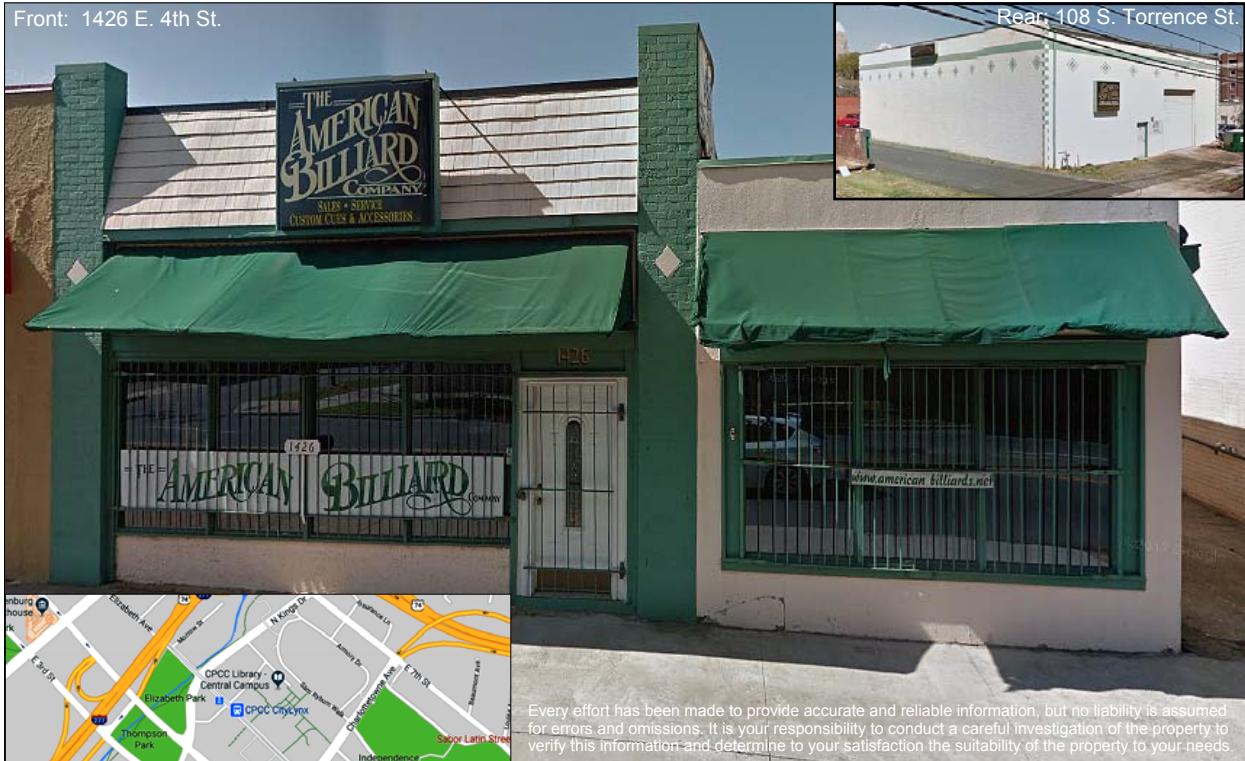


1426 E. 4th Street

4,310-8,701sf: Retail + Warehouse Space for LEASE
Unique Leasing Opportunity with Fantastic Visibility!



Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

-Unique + interesting Leasing Opportunity in Mid-town near the 4th St. + Charlotte Ave. intersection. Traffic count on 4th Street is 20,000 VPD.

-The property currently consists of storefront retail with great street presence & signage exposure as well as a contiguous warehouse to the rear with a substantial drive-in door. The 4th St. building is 4,391 sf. The warehouse at 108 S. Torrence St. is 4,310 sf. For a long-term lease deal with a very well-qualified operator, the owner is open to tearing down the warehouse in order to provide parking support for the retail building. (3-4 parking spots currently).

The property is nestled between 4 anchor destinations: Central CPCC campus, Novant Health Medical Campus on Randolph Rd, Metropolitan Midtown's Mixed-use Site and the Elizabeth Neighborhood. Immediate neighbors are Domino's Pizza, CPCC Bookstore, CPCC Admin Bldg and Woodie's Auto on the corner.

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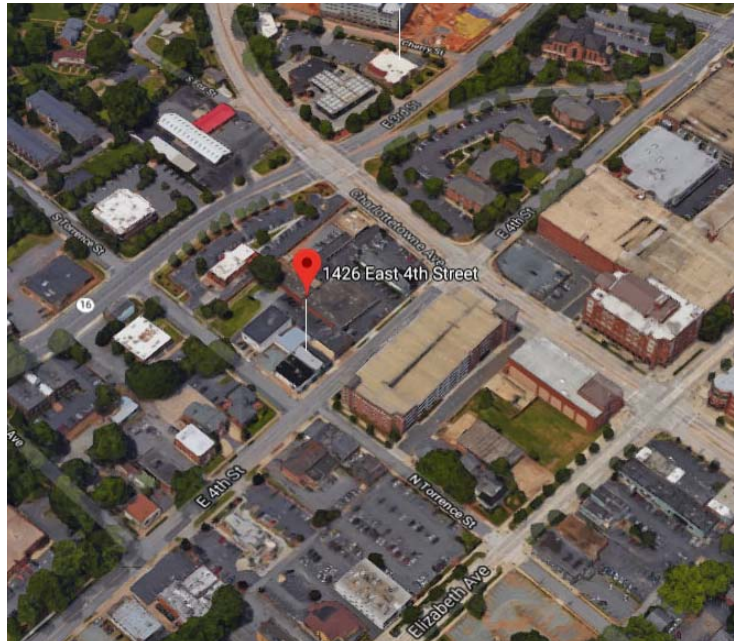


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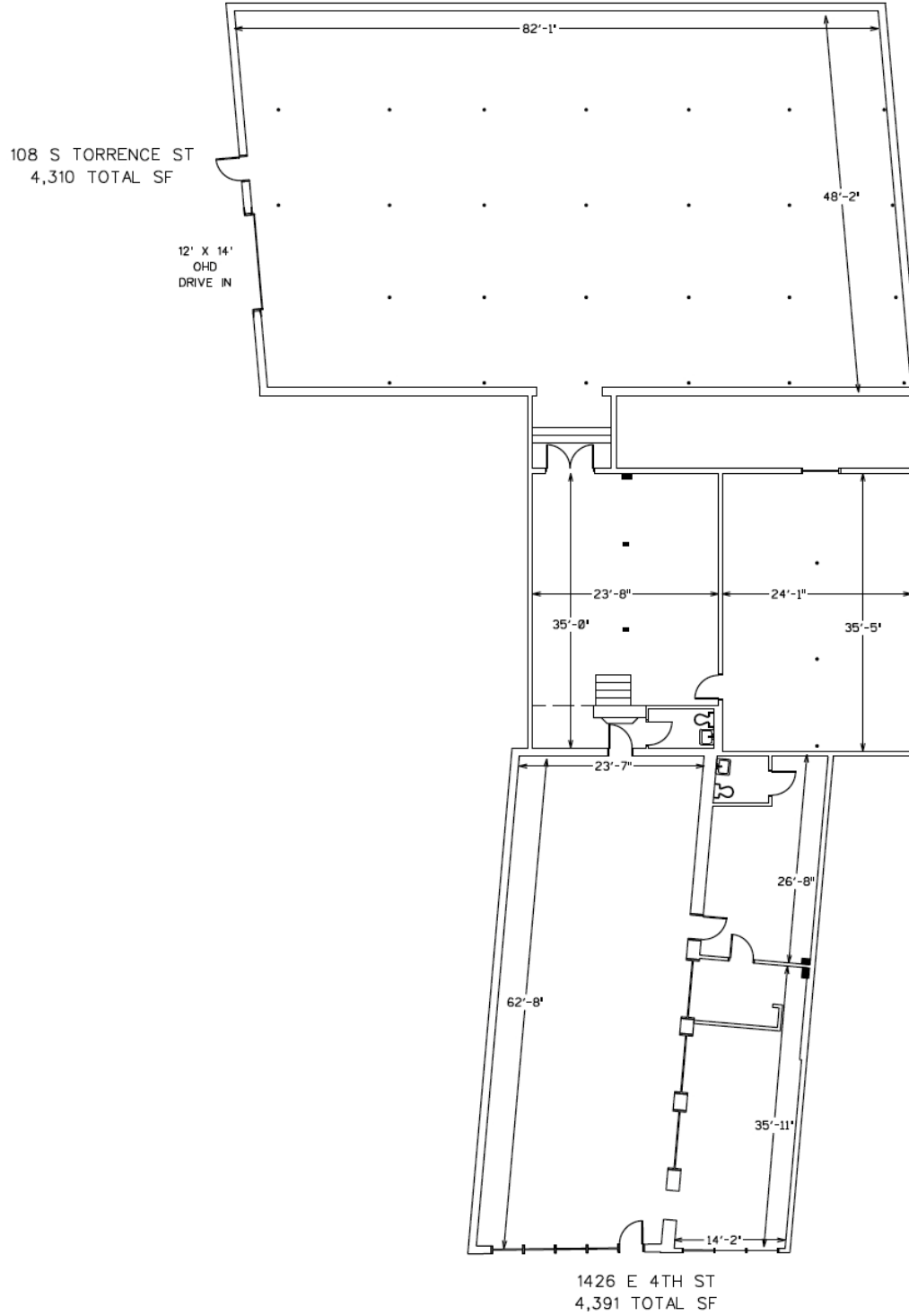


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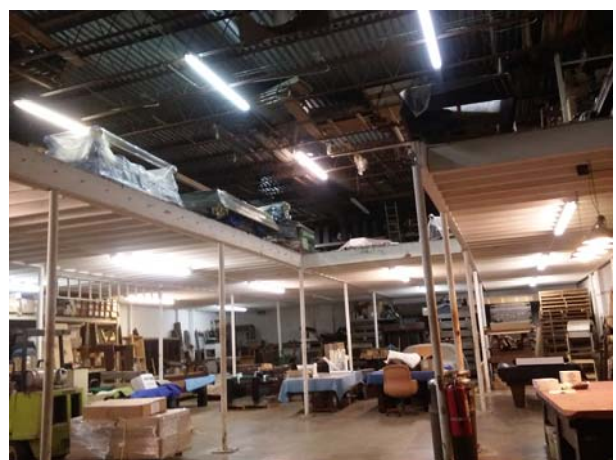
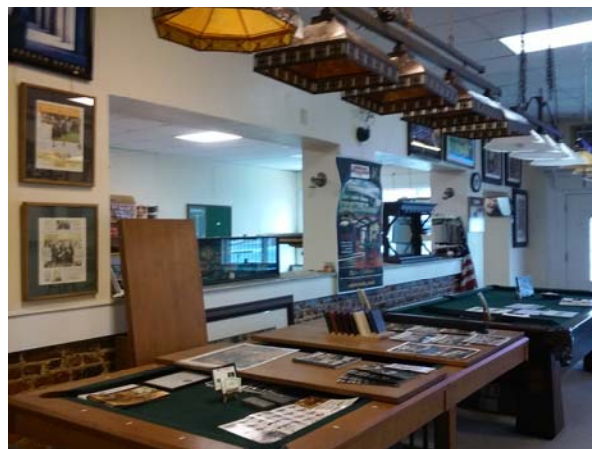


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