

501-517 E 36th St.



Iconic NoDa Corner Opportunity

Positioned beside the newly renovated Neighborhood Theatre



368
NODA
ASTON

Second-Generation Restaurant & Bar Opportunity

**Existing kitchen, bar infrastructure,
patio presence, and corner visibility**

- Existing restaurant infrastructure in place
- Corner frontage with exceptional visibility
- Positioned within NoDa's entertainment corridor
- Ideal for chef-driven, nightlife, cocktail, or experiential concepts



36& NODA

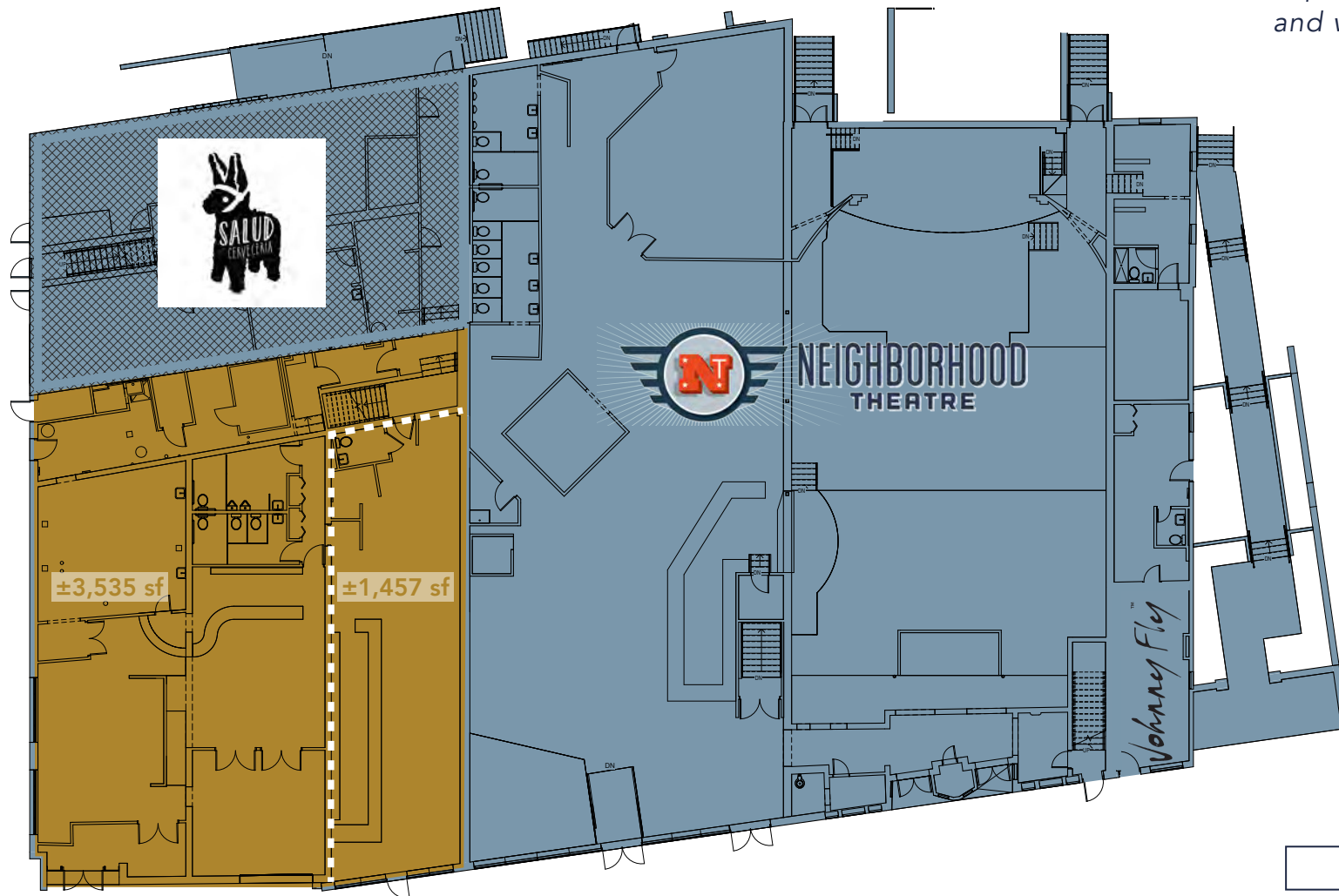
Shop

Tenant

Sq Ft

F	Salud Cervceria	5,438
G	AVAILABLE	3,535-4,992
H	Neighborhood Theatre	13,242
I	Johnny Fly	700

Major renovation and reopening expected to drive renewed evening and weekend traffic to the corridor.



Available

Leased

36& NODA

THE UNDERGROUND



LOWER LEVEL

Shop	Tenant	Sq Ft
A	AVAILABLE	210
B	Johnny Fly Storage	900
C	Ink Lounge	1,000
D	AVAILABLE	250
E	AVAILABLE	325

RESTROOMS





ICONIC LOCATION

26,447 SF of experiential retail at the prominent intersection of 36th & North Davidson in Charlotte's arts and entertainment district.

CONNECTED & WALKABLE

One block from the LYNX Blue Line, surrounded by multifamily, office, and retail driving consistent foot traffic.

AUTHENTIC CHARACTER

Originally built in 1947 and redeveloped in 2016, the property blends historic charm with a vibrant, creative identity.

EVOLVING ENTERTAINMENT DISTRICT

Renovations to the Neighborhood Theatre were completed in August 2026, further strengthening the area's appeal.

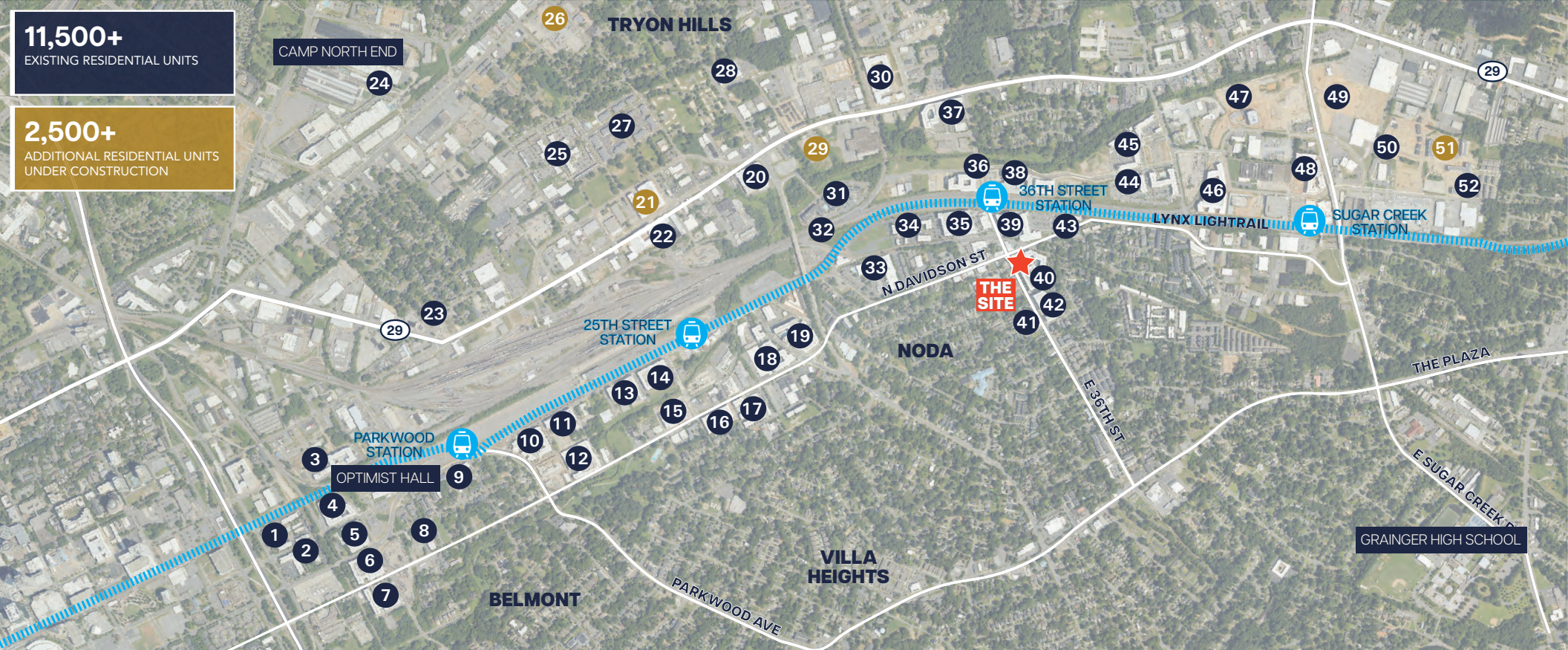
DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	16,755	114,488	303,120
DAYTIME POPULATION	5,719	84,366	185,318
AVG HH INCOME	127,999	124,066	134,852

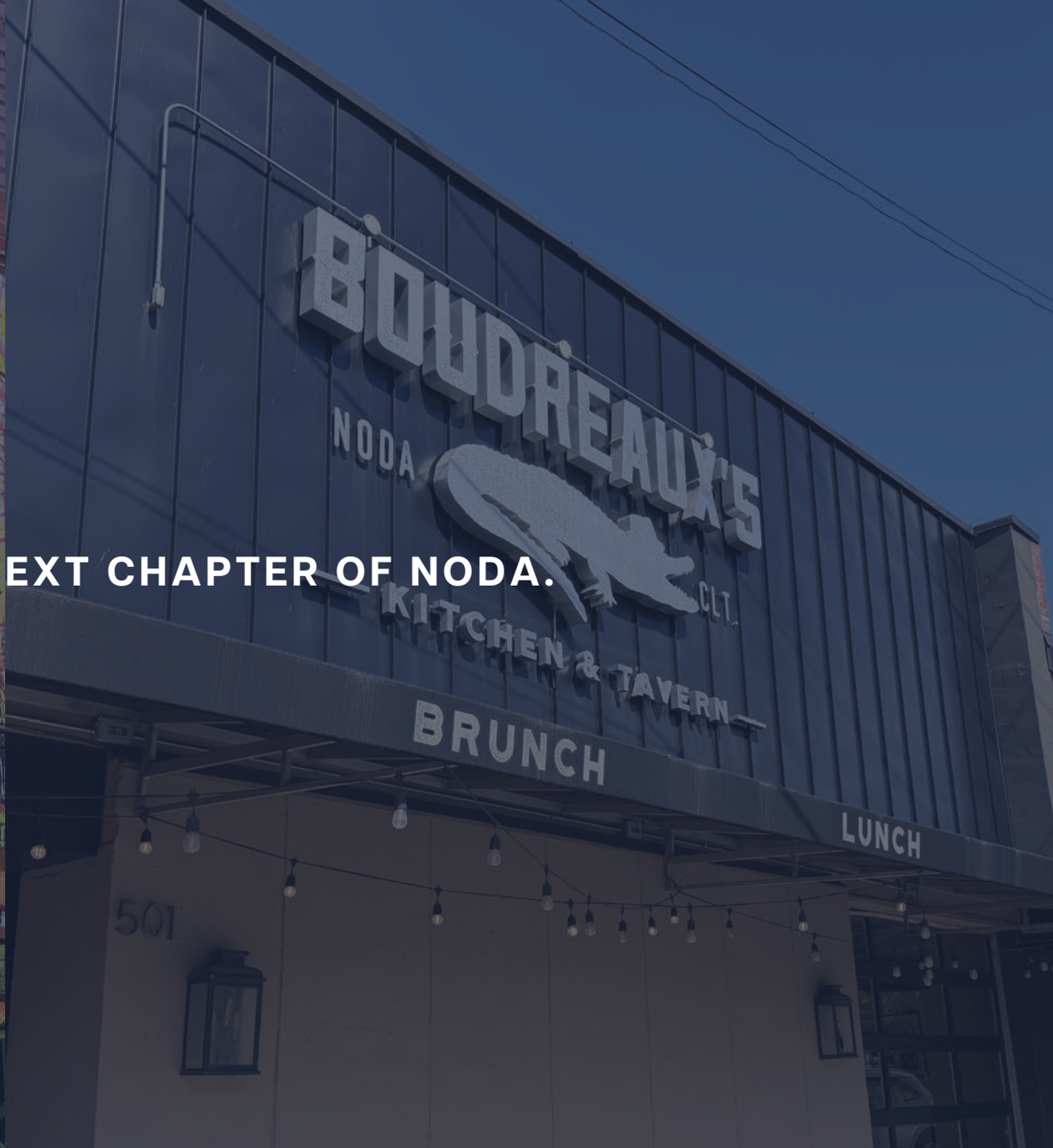


11,500+
EXISTING RESIDENTIAL UNITS

2,500+
ADDITIONAL RESIDENTIAL UNITS
UNDER CONSTRUCTION



1 Alpha Mills 267 units	11 The Joinery 83 units	21 Integra NoDa 335 units	31 Kaleido NoDa 390 units	41 Inkwell 65 units	51 Sugar Yards 186 units
2 904 Brevard 100 units	12 Alta Filament 352 units	22 Cavella 300 units	32 The Cosmo 40 units	42 Centro NoDa 210 units	52 Sablewood 110 units
3 J Optimist Park 350 units	13 Broadstone 323 units	23 The Dunloe 275 units	33 Highland Mill Lofts 166 units	43 The Lofts at NoDa Mills 48 units	
4 Alexan Mill District 290 units	14 Abberly NoDa Vista 261 units	24 Camp North End 600 units	34 Yards@NoDa 182 units	44 Amaze@NoDa 299 units	
5 Alton Optimist Park 238 units	15 Oxbow 389 units	25 Pine25 294 units	35 30SIX NoDa 344 units	45 Trailside NoDa 330 units	
6 Alta Purl 341 units	16 Flournoy Development 273 units	26 Abacus Capital 400 units	36 Cullman House 290 units	46 Artifact NoDa 392 units	
7 Broadstone Craft 297 units	17 The Collective NoDa 250 units	27 The Henry 325 units	37 One NoDa Park 383 units	47 Metromont 800 units	
8 Edgeline Flats 36 units	18 Bainbridge NoDa 273 units	28 The Gaston 144 units	38 Link Apartments 534 units	48 Residences at The Pass 355 units	
9 300 Optimist Park 48 units	19 Camden NoDa 390 units	29 Flywheel Group 1000+ units	39 NoDa Wandry 235 units	49 Exchange at Sugar Creek 300 units	
10 Courtland NoDa 309 units	20 Alliance Residential 302 units	30 Contour at NoDa 410 units	40 Mercury NoDa 241 units	50 REVE NoDa Junction 68 units	



JOIN THE NEXT CHAPTER OF NODA.

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