



**CAMBRIDGE  
PROPERTIES**

**1720 E. 7TH STREET  
CHARLOTTE, NC**



**RETAIL / OFFICE  
AVAILABLE FOR LEASE**

1,723sF at 1720 E. 7th Street  
Charlotte, NC



**CAMBRIDGE  
PROPERTIES**

831 E. Morehead St., Ste. 245  
Charlotte, NC 28202

[cambridgeprop.com](http://cambridgeprop.com)

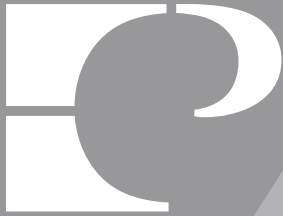
**JAY PRIESTER**  
**980-260-2777**

[JJP@CAMBRIDGEPROP.COM](mailto:JJP@CAMBRIDGEPROP.COM)

**MEREDITH RICHMOND**  
**980-260-2772**

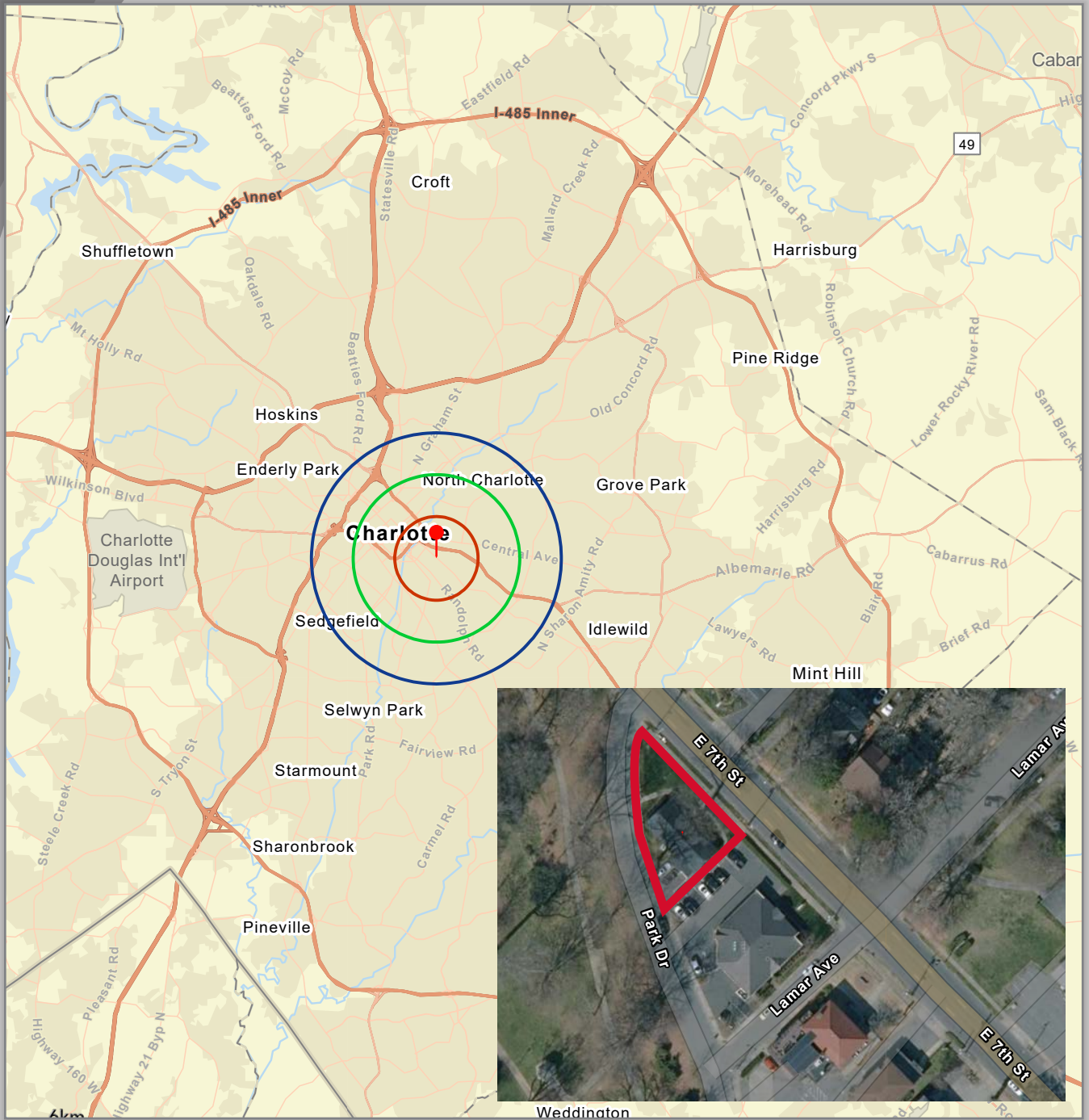
[MLR@CAMBRIDGEPROP.COM](mailto:MLR@CAMBRIDGEPROP.COM)





# 1720 E. 7TH STREET

## LOCATION MAP

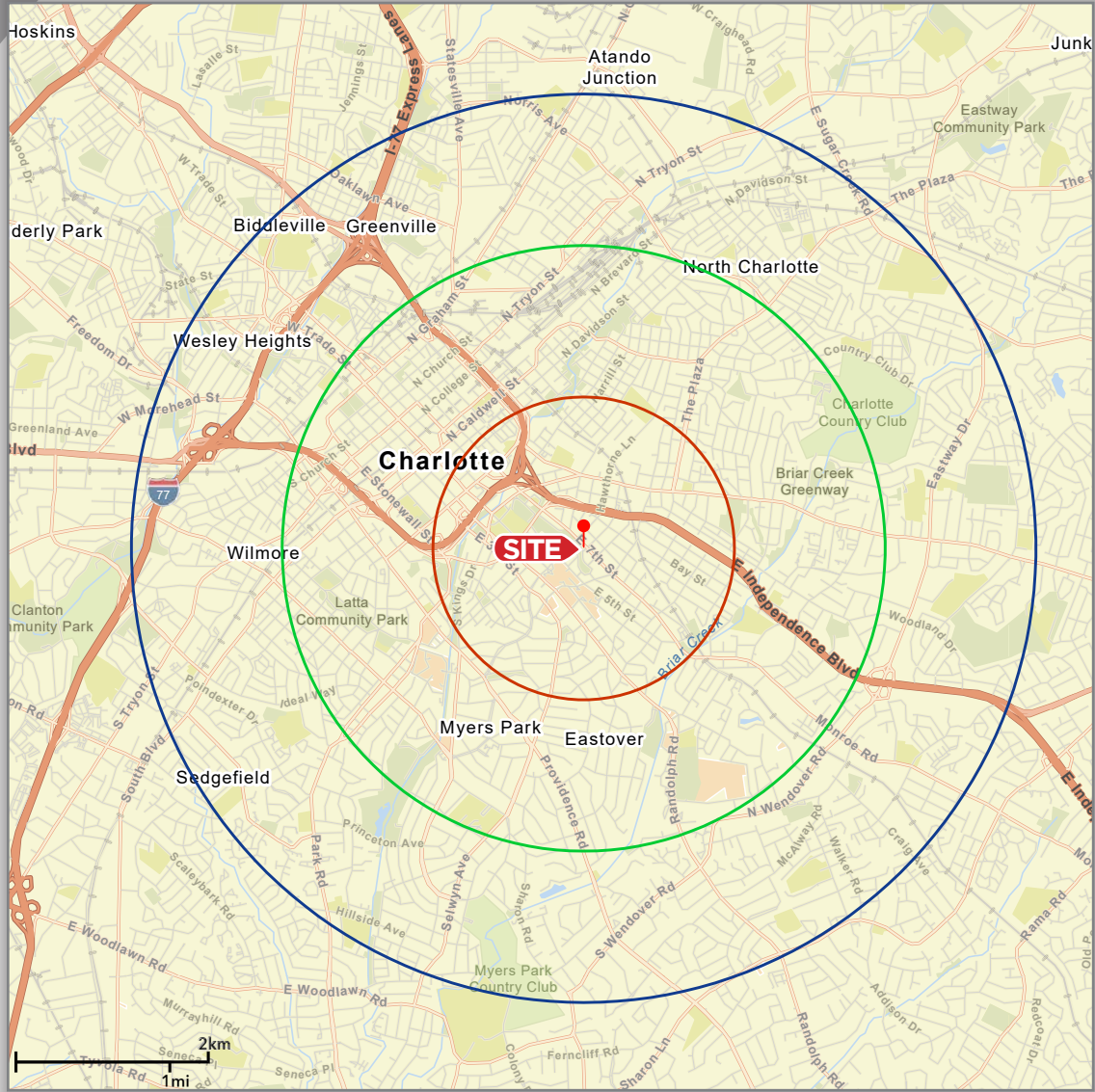






# 1720 E. 7TH STREET

## DEMOGRAPHIC PROFILE

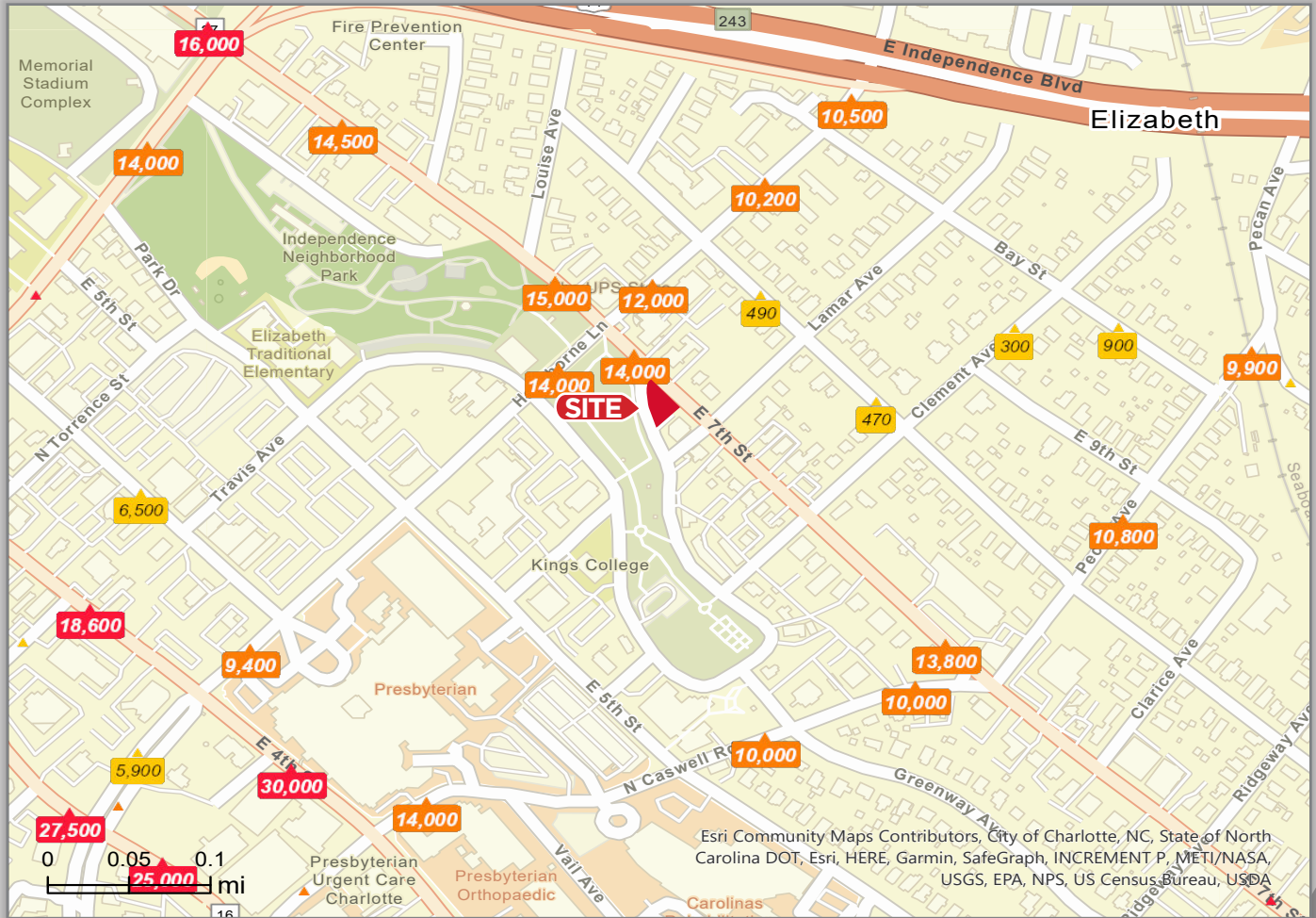


STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2025 Forecast	19,917	75,567	148,904
Population 2020 Projection	17,127	66,473	129,777
Median HH Income 2025 Forecast	\$85,247	\$89,295	\$77,397
Median HH Income 2020 Projection	\$75,943	\$79,956	\$70,270
Per Capita Income 2025 Projection	\$62,925	\$69,660	\$59,333
Per Capita Income 2020 Projection	\$56,389	\$62,780	\$53,987

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2020 and 2025  
Prepared 05/20/2021

# 1720 E. 7TH STREET

## TRAFFIC PROFILE



### TRAFFIC COUNTS

E. 7th Street (0.03 miles NW of Site)	14,000 AADT
Hawthorne Lane (0.08 miles SW of Site)	14,000 AADT

SOURCE: © 2021 Kalibrate Technologies (Q1 2021)





## 1720 E. 7TH STREET

### LEASING TEAM

Cambridge Properties, Inc. is involved in all aspects of development, leasing and property management. We focus on commercial real estate development with primary emphasis on grocery and major retail anchored shopping centers, single tenant build-to-suit and multi-use development combining retail, office and residential communities.



#### **John 'Jay' Priester, Jr.**

**Executive Vice President.** As EVP Jay's role is to identify new development opportunities and complete project oversight. Jay's sole focus while at Cambridge for the past 12 years has been sourcing and developing commercial real estate. Such expertise is essential in negotiating purchase contracts, navigating the entitlement process, horizontal and vertical construction and ultimately project stabilization.

Jay also leads the Cambridge Leasing Team, while focusing his efforts on all anchor tenant and build-to-suit leases.



#### **Meredith Richmond**

**Real Estate Manager.** Meredith provides support for all development, leasing and property management activities within Cambridge Properties. She assists with preparation of Contract and Lease Agreements, marketing materials, tenant prospecting and development research. Meredith also assists with aspects of property management and handles day-to-day office management.

As a licensed broker, Meredith is a vital part of the Cambridge Leasing Team.

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