

Infill Brokerage

CHARLOTTE, NC

2023





About Thrift CRES

Whether you are a buyer or a seller, Thrift CRES can provide you a fresh perspective on your holdings.

Our local network is vast and due to our coverage of the market, we have an understanding on values, and active buyers and sellers, so that you can determine the best course of action moving forward.

Thrift CRES has participated in a number of direct sales and purchases, as well as redevelopments which has exposed our team to the challenges and opportunities for unique real estate in our market.

We look forward to the opportunity to discuss your plan and the best route to move forward in this evolving marketplace.

.....



denotes Thrift CRES
leasing assignment

Elizabeth



1800 Block of E. 7th Street

Thrift CRES represented Centrum on the acquisition of a rare infill land assemblage in the Elizabeth neighborhood. Centrum purchased the land for \$8.5M in July of 2022.



1933-1961 E. 7th Street

Thrift CRES helped Asana Partners purchase the Shops on 7th in two separate off-market transactions. Our team gained extensive knowledge of the submarket after handling the project leasing.

Thrift CRES then helped Eastern Federal acquire the Shops on 7th from Asana in an off-market transaction. Eastern Federal was able to build on their growing Elizabeth portfolio and retained Thrift for leasing on the property



2017 E. 7th Street

Thrift CRES represented Eastern Federal on the acquisition of six adjacent parcels, three of which were off-market.

The assemblage consisted of just over 1 acre of land zoned O-2. The deal consisted of 5 fee-simple purchases and one purchase option. The Thrift team successfully negotiated and timed up all six properties for a staged closing.

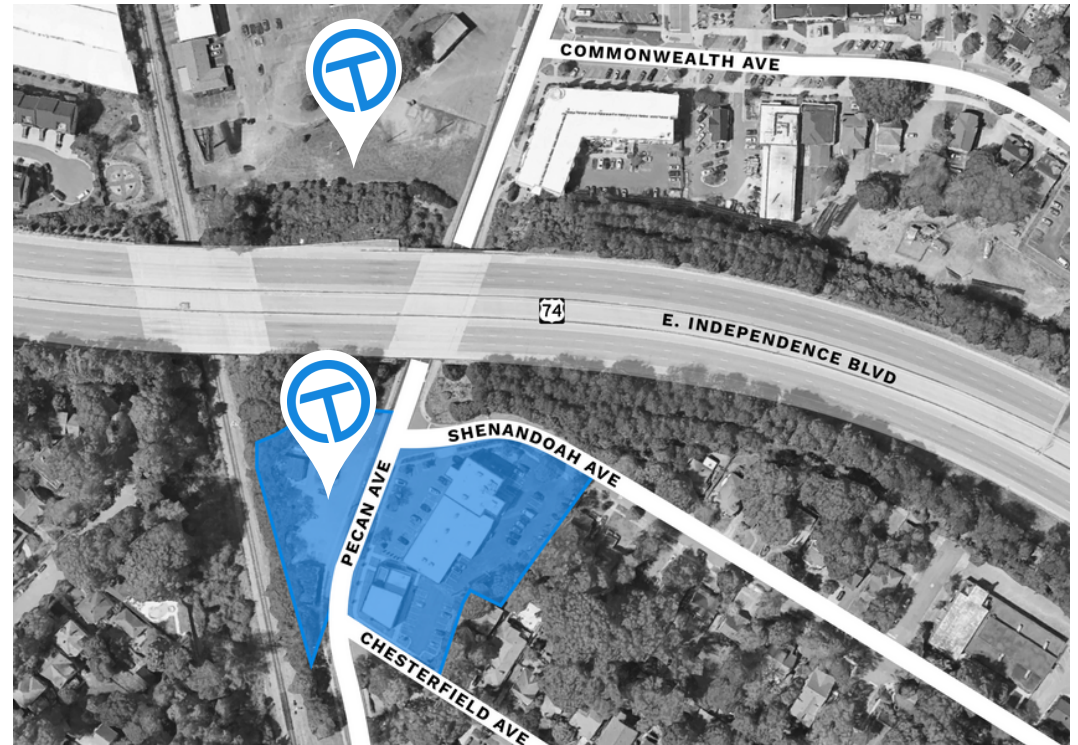
Pecan Avenue

900-920 Pecan Avenue

Over the course of three transactions, Thrift CRES represented a group of local Investors on the purchase of a portion of the Pecan Avenue assemblage.

This project consists of the redevelopment of the old Squires building at 920 Pecan, the ground up development of the corner building at 900 Pecan, and three small retail buildings across the street.

Thrift CRES handles all of the leasing, continuing to build on our knowledge and insight into both the Plaza Midwood and Elizabeth neighborhoods.



Plaza Midwood



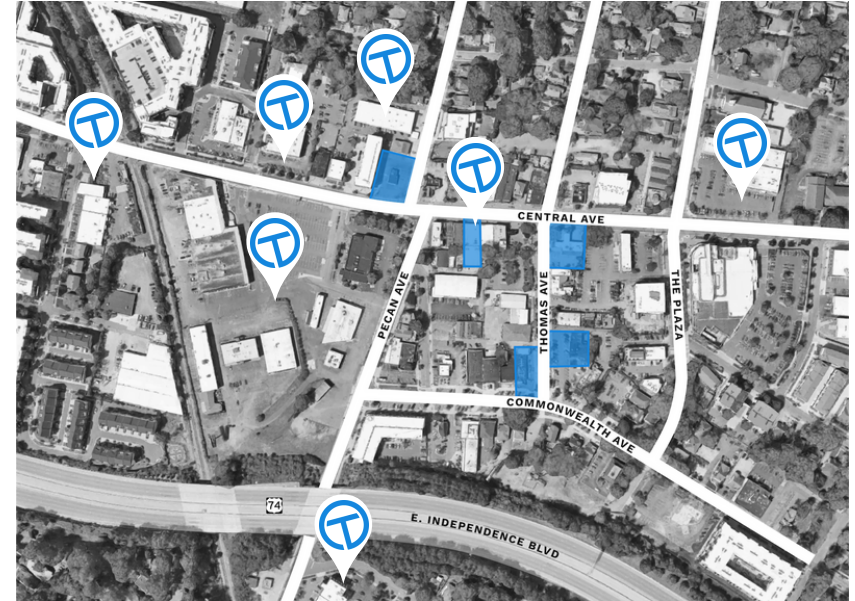
1600 Central Avenue

Charles Thrift helped an owner-user (Pizza Peel) purchase 1600 Central Ave in an off-market transaction in 2013.



1205 Thomas Avenue

Charles Thrift helped a local investor purchase the former Penguin building in an off-market deal in 2015. It was then leased to one of the city's best restaurateurs.



1431 Central Avenue

Thrift CRES assisted a local ownership group in the purchase of the former Dairy Queen (now home to Milkbread) in 2018. The parcel is located across the street from the high-profile 12-acre site purchased by Crosland Southeast.



1508-1510 Central Avenue

Thrift CRES represented Asana Partners on the acquisition of 1508-1510 Central Avenue in an off-market purchase. Our team successfully negotiated a purchase price of \$1.65 million for the 6,500 sf retail property. Plaza Midwood consists of mostly local fragmented ownership where properties do not trade often. Thrift CRES was kept on to handle the retail leasing.



1214-1216 Thomas Avenue

Thrift CRES represented the seller of this unique infill retail property which closed March 2021. The site later became the home of new-to-market Burial Brewing Co. out of Asheville, NC.

Eastover

Thrift CRES leases several properties in the Eastover submarket including The Manor Shops, The Villa, and The Middleton Shops. This portfolio has given us extensive knowledge of the area, as well as the tenants and property owners.



500 Providence Road

Thrift represented Bucci Development on its off-market acquisition of the former Harry & Bryant funeral home. Closed February 2021.



545 Providence Road

Thrift represented Eastern Federal in an off-market acquisition of a multi-tenant building anchored by Starbucks, as well as the free-standing Laurel Market.



829 Providence Road

Thrift represented Eastern Federal in its acquisition of the former Boston Market, and the shops at 102 Middleton Drive, both of which were off market.



Myers Park

2820 Selwyn Avenue

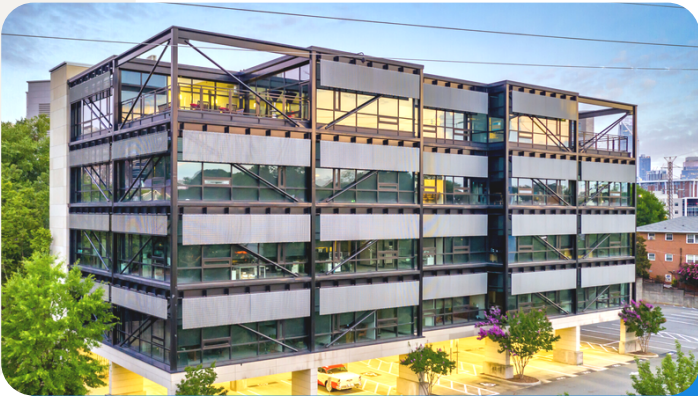
Charles Thrift assisted Asana Partners in the acquisition of Tranquil Court at a purchase price of \$17.9 million in an off-market transaction in 2016. The property consists of 62,000 sf of commercial space. Thrift CRES leases the neighboring retail at the Colony Shops and Selwn Shops for Eastern Federal.





1. 1921 Charlotte Drive

Thrift CRES was hired by Hope Haven, a local non-profit, to sell this asset in the historic Dilworth neighborhood. We selected a local developer who purchased the property for a boutique hotel conversion project. The property sold in a turbulent market in May 2020 for \$1.65M.



2. 1355 Greenwood Cliff

Thrift CRES was hired by an office occupier to sublease their existing space and seek a new property for purchase. In November of 2022, Thrift CRES represented Tusk Partners in the acquisition of the 4,150 sf office condo for \$1.8M.

Dilworth



Lower South End



3520 Dewitt Lane

Thrift CRES was hired by Beacon Partners to sell the recently acquired and redeveloped property to an owner/user buyer. We selected a new-to-market brewery for the disposition. Gilde Brewing purchased the property in April 2021 for \$3.1M



3521 - 3543 Dewitt Lane

Thrift was hired by Beacon Partners to sell three adjoining warehouses in the rapidly transforming LoSo neighborhood. The redevelopment opportunity was sold to a local restaurateur for \$6M and the Thrift team was retained for the project leasing.



NoDa



2226 N Davidson Street

Thrift CRES represented Beacon Partners on the acquisition. Our team successfully negotiated an off-market purchase for the 45,000 sf warehouse building, which sits on 2.3 acres along North Davison St and in close proximity to the 25th street light rail stop.

The total purchase price was \$4.6M. Beacon sold the site for \$8.0M, 18 months later without performing any improvements.



North End



2100 & 2112 N Church Street

Thrift CRES represented The Browder Group in the acquisition of two warehouse properties, allowing them to complete their assemblage of the block.



2504 N Tryon Street

Thrift CRES assisted a buyer to put this parcel under contract. The 7,000 sf building is planned for an adaptive reuse development.



1801 N Tryon Street

Thrift CRES assisted a buyer in the competitive acquisition of this recently completed warehouse redevelopment. The 120,000 SF adaptive reuse project will soon be listed for lease by Thrift CRES.

More Transactions



721 NC Music Factory Blvd

Thrift CRES represented Carolina Capital in the sale of this unique redevelopment opportunity. The 7,500 sf historic warehouse was purchased by an owner/user and closed in March of 2023.



9835 Monroe Road

Thrift CRES represented Levine Properties in the sale of this former Rite-Aid which closed June 2020, during the height of Covid-19!



1547 West Boulevard

Thrift CRES represented The Browder Group in the acquisition. In a multiple offer situation, Thrift CRES helped position the buyer to win the deal.



6843 Wilkinson Boulevard

Thrift CRES represented the seller of a longtime family owned car wash in Belmont, NC. The sale closed in October of 2022 for a purchase price of \$1.825M.



3333 Freedom Drive

Thrift CRES represented the seller of a longtime family owned laundry mat. The sale closed in September of 2022.



1932 W Morehead Street

Thrift CRES represented Tribridge Residential in the sale of an excess commercial property. The 5,500 sf building was redeveloped and sold to an Interior Design firm in January of 2022 for \$1.85M.



3100 Washburn Avenue

Thrift CRES represented the buyer in the acquisition. Thrift CRES helped this local business owner purchase a property where he had been a long time tenant.

Get in Touch



904 Pecan Avenue #201, Charlotte, NC 28205 | info@thriftcres.com | www.thriftcres.com