

CEDAR *West*

AN OPPORTUNITY TO
SCORE
STADIUM-ADJACENT
OFFICE SPACE

800
WESTMERE
AVENUE
CHARLOTTE, NC



CLAIRE SHEALY | 704.926.1409 | CLAIRE@BEACONDEVELOPMENT.COM

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A HISTORICAL OVERVIEW

CEDAR *West*

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1920:

The **Piedmont and Northern Railway** built the **800 Westmere Avenue** facility presumably for freight storage. The Piedmont and Northern Railway was owned by **James B. Duke**, who was a driving force in the development of the U.S. tobacco industry as well as the electric power and textile industries.



James Buchanan Duke (1856-1925)

As a successful businessman, Duke shared his good fortune through generous philanthropy, most notably in his investment in Duke University in North Carolina.



Piedmont and Northern Railway:

On March 20, 1909, the Greenville, Spartanburg and Anderson Railway of South Carolina was chartered and presided over by Duke. An extension from Greenville to Spartanburg was completed in April 1914. The North Carolina division started with the Piedmont Traction Company, also owned by Duke, and completed its route between Charlotte and Gastonia, North Carolina on July 3, 1912. The two companies merged into the Piedmont Northern Railway connecting Charlotte, NC and Greenville, SC.

A&P 1930s:

In the 1930s, 800 W. Hill Street was leased to the legendary **Great Atlantic & Pacific Tea Company**, better known as **A&P**, an American and Canadian chain of grocery stores for bakery and food storage. A&P paid \$850 per month to lease the entire building.



A&P was considered an American icon that according to *The Wall Street Journal* "was as well known as McDonald's or Google is today" and that A&P was "Walmart before Walmart." Known for innovation, A&P and the supermarkets that followed its lead significantly improved nutritional habits by making available a vast assortment of food products at much lower costs. From 1915 through 1975, A&P was the largest food/grocery retailer in the United States. After 156 years in business, A&P ceased supermarket operations in November 2015.

1970s:

By the late 1970s the building sat vacant for an extended period of time. Mr. Everette Curlee, who founded the Charlotte-based, **EVCO Construction Company**, along with a group of investors purchased 800 W. Hill Street for \$25,000. The new owners were able to lease the building to various warehouse users for several years.



1982:

In 1982 the building was sold to **Carolinas Auto Supply House**, a wholesale distributor of automotive parts. The building served as a warehouse until the late 1990s.

Carolinas Auto Supply House Established in 1915, Carolinas Auto Supply House, is a family owned business established by the White Family. The company services car dealerships, body shops, garages, businesses and municipalities with large fleet and has since relocated to the I-85 and I-77 interchange in Charlotte.

2000:

After 80 years of serving as a distribution and warehouse facility, the White family converted 800 Westmere Avenue into an office building in 2000, now known as Cedar West.



Carolinas Auto Supply House Owners (1980s)

From left to right: Alan White, Carl C. White, Jr., and David White

TODAY:



East view of Cedar West



West view of Cedar West



East view of Cedar West



West view of Cedar West



THE RAILROAD CONNECTION

Records indicate that 800 Westmere Avenue was originally built in 1926 to house freight storage for Piedmont and Northern Railway, one of tobacco and textile industry magnate James B. Duke's other enterprises.



THE CINNAMON BUN YEARS

In addition to ties to Charlotte's first railway, the former warehouse was leased in the 1930s to The Atlantic and Pacific Tea Company, aka A&P. It was filled with bakery and food products for stores that would become part of the largest grocery store chain in the U.S.



THE AUTOMOBILE AGE

In the 1970s, the building drove the success of Carolinas Auto Supply, a thriving wholesale parts and accessories business owned by the White Family. In 2000, the building was converted into an office building.

TENANT ADVANTAGES

CEDAR *West*



Located off W. Morehead Street next to Bank of America Stadium, with immediate access to I-77, I-277 and Charlotte's Central Business District.



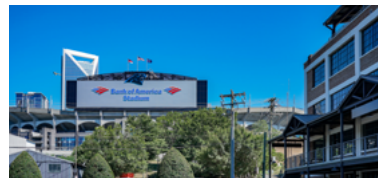
Free surface parking (3/1000).



Large covered, outdoor terrace offers views of Uptown Charlotte and Bank of America Stadium.



Managed by Beacon Partners, who manages and leases +/- 1 million square feet of office in Midtown and South End.



ADJACENT TO THE STADIUM & UPTOWN

CEDAR *West*



BREAKFAST + COFFEE

Dunkin'
Not Just Coffee
Enderly Coffee Co
The Batchmaker



ENTERTAINMENT

Clutch Kitchen & Pour House
Legion Brewing
Town Brewing Co
Hoppin'
Charlotte Beer Garden
Slingshot
The Rose



LUNCH + DINNER

Azul Tacos
Counter
Pinky's Westside Grill
Noble Smoke
Bossy Beulah's
Restaurant Constance
Ed's Freemore Tavern
Que Fresa Taqueria + Bar
Maiz Agua Sal
Pizza Baby
Rhino Market & Deli
Community Matters Cafe
Sixty Vines
Culinary Dropout
Illos Crafted Greek
Yume Ramen Sushi & Bar
Tora Sushi & Bar
Stir
North Italia



FITNESS + OUTDOORS

Coterie Wellness Studio
Yoga For Life
Bryant Park
Orange Theory



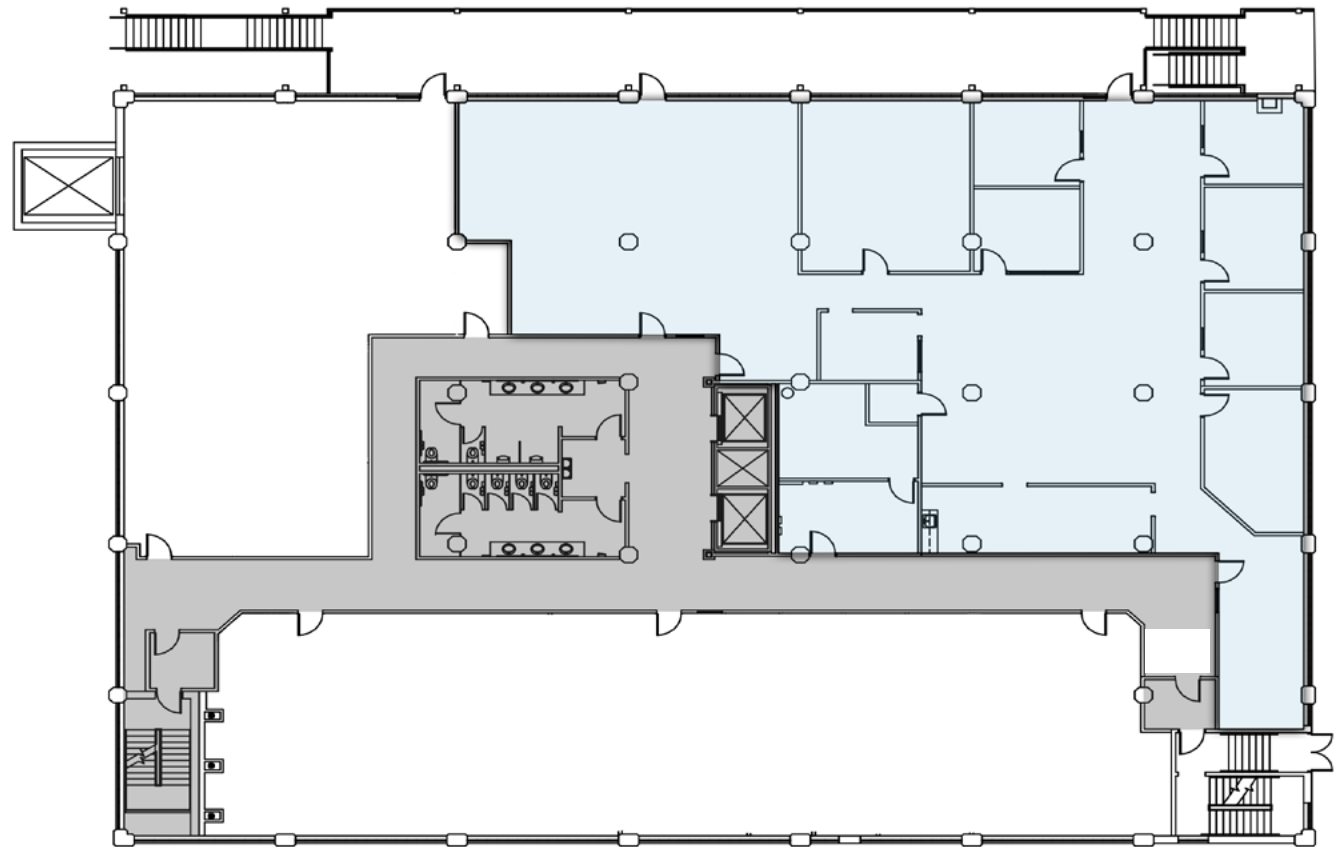
SUITE 201

± 6,500 SF

CEDAR *West*



FLOOR PLAN



TAKE A VIRTUAL TOUR