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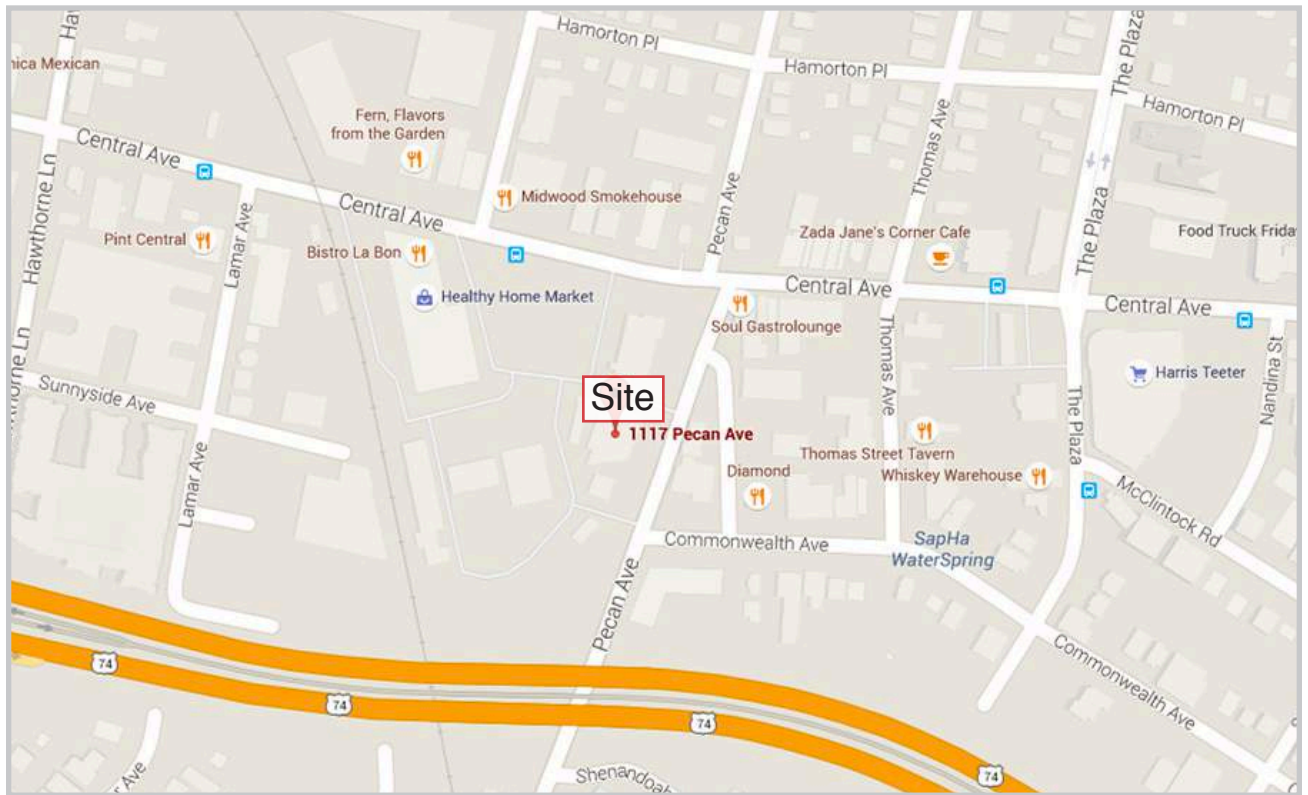
Available
Retail For Lease



Central Square

1117 Pecan Avenue | Charlotte, NC 28205

Central Square



LOCATION

1117 Pecan Avenue is located within the Central Square Business Park and Shopping Center, a highly visible office/retail complex in the heart of Plaza Midwood. This location offers an ideal opportunity for access to Plaza Midwood's central business district.

ABOUT

- Plaza Midwood has always been known as one of Charlotte's most eclectic working/shopping destinations.
- Central Avenue has formed its own distinct niche while still being conveniently located less than five minutes from Charlotte's center city.

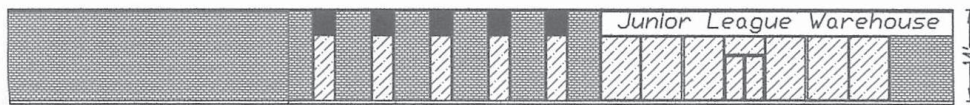
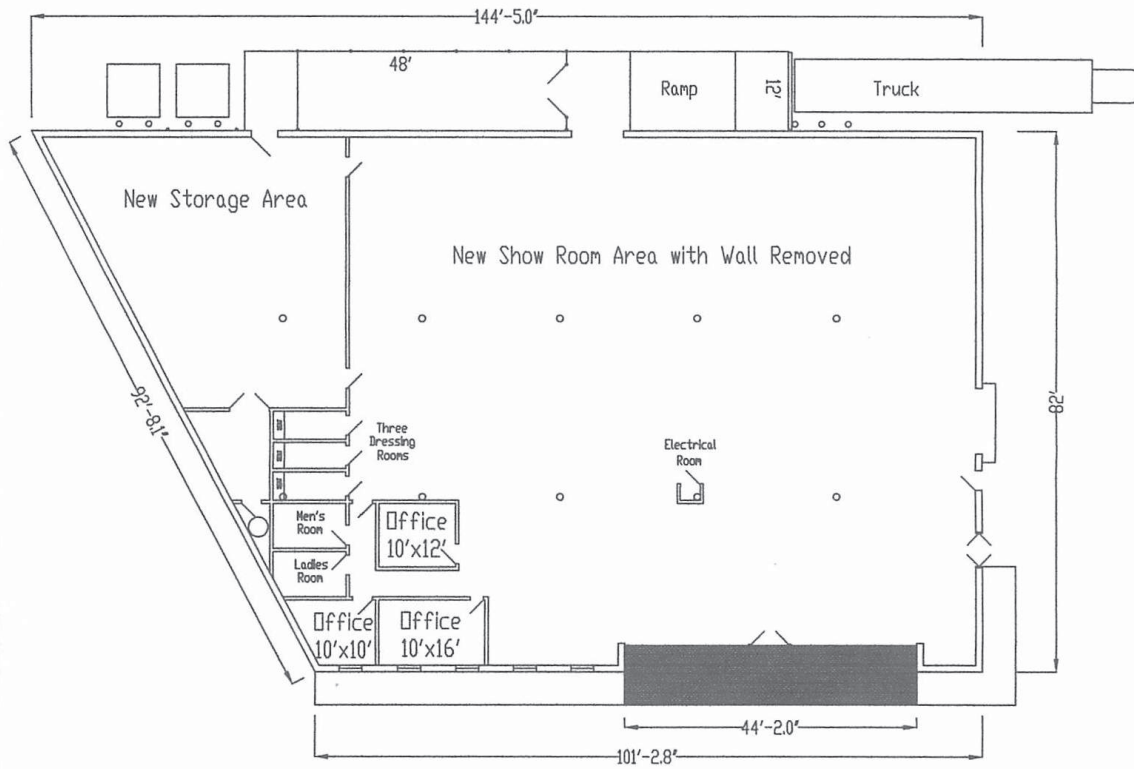
SITE ATTRIBUTES

- +/- 10,000 SF Building Comprised of 3 Tenant Spaces
 - Unit 1: 2,790 SF
 - Unit 2: 3,182 SF
 - Unit 3: 3,318 SF
- Zoning: B-2
- Abundant Parking
- Lease Rate: \$30-\$36/SF NNN

EXISTING FLOOR PLAN

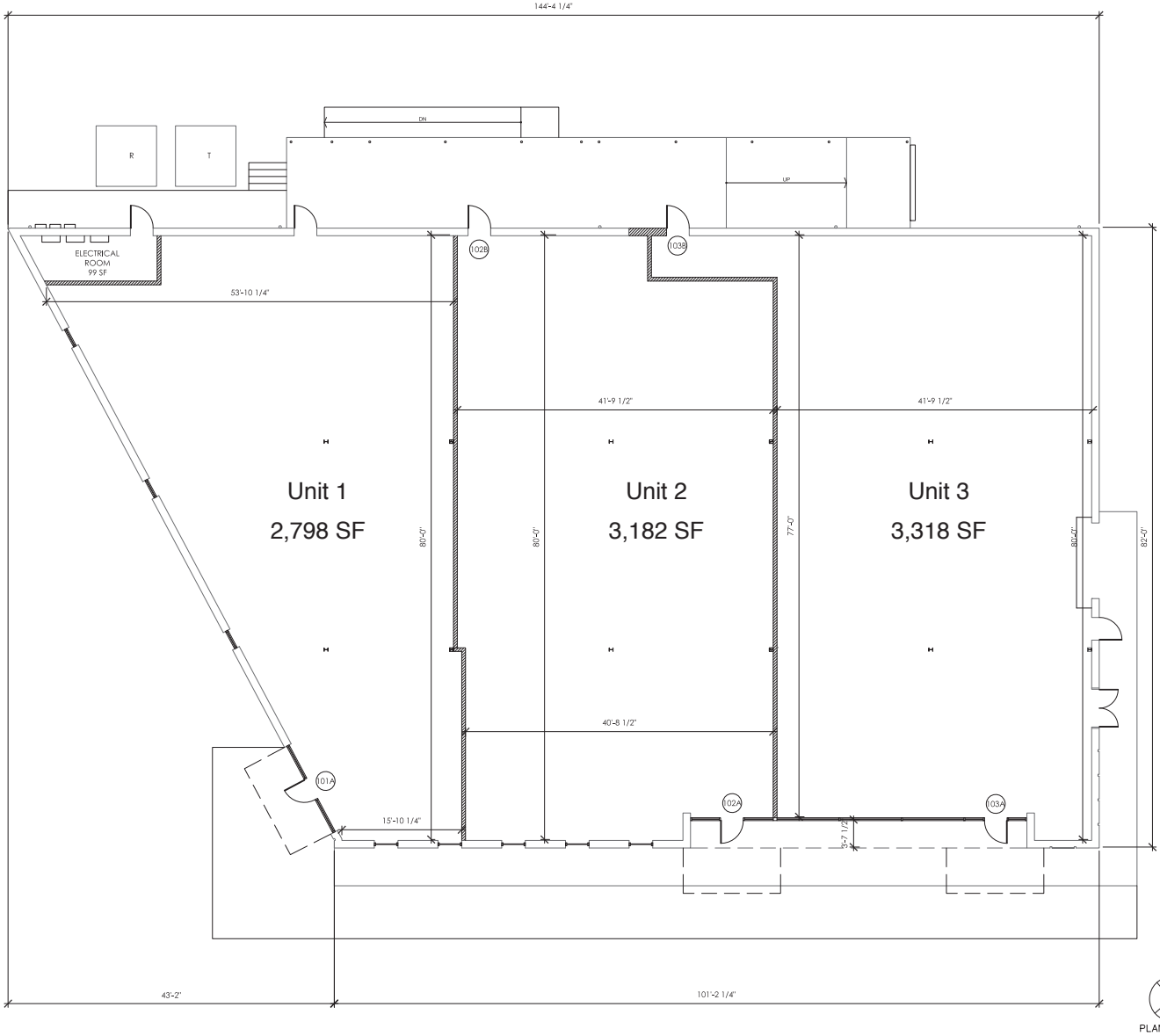
1117 Pecan Avenue

Total SF: 10,000
Warehouse SF: 6770
Showroom SF: 1,720
Office Etc SF: 1,510



PROPOSED FLOOR PLAN

1117 Pecan Avenue



<u>Availability</u>	<u>Lease Rate</u>
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Unit 1	\$34/SF NNN
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Unit 2	\$30/SF NNN
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Unit 3	\$36/SF NNN
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PHOTOS OF EXISTING SPACE



PROPOSED RENDERINGS



CENTRAL SQUARE



CENTRAL SQUARE TENANTS

- The Roasting Company
- ABC Spirits
- CVS
- Yoga One
- Open Door Studios
- Discount Uniform Supply
- Bistro La Bon
- Meineke
- Sammy's Deli
- Bang Band Salon
- Healthy Home Market
- The Dog Salon
- Fitness Together
- Yama Izakaya
- Five Guys



Central Square Business Park & Shopping Center

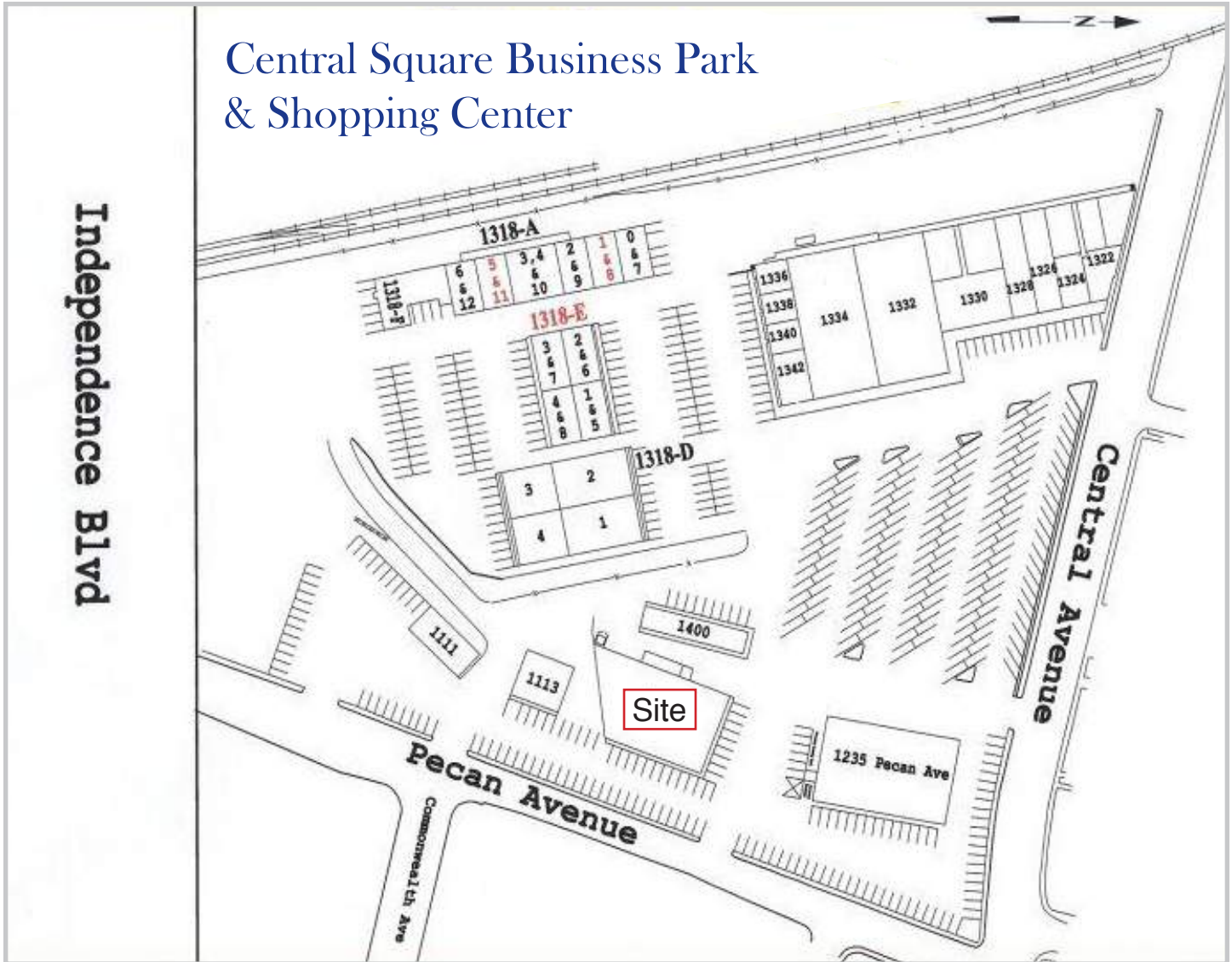


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,026	99,995	248,143
Average HH Income	\$81,297	\$80,694	\$69,518
Total Daytime Population	14,978	209,414	394,789

TRAFFIC COUNTS: 30,000 VPD ON CENTRAL AVE

SITE PLAN



For more information please contact:
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