

**Josh Beaver**

The Nichols Company

704.373.9797 (Office) • 704.373.9798 (Fax)

Josh@thenicholscompany.com

www.thenicholscompany.com

600 Queens Rd. Charlotte, NC 28207

**Available**  
Retail or Office  
For Lease



**MIDWOOD**

**STATION**

2017 Central Avenue | Charlotte, NC 28205



## ABOUT

Located in the Plaza Midwood area of Charlotte, Midwood Station is a boutique, mixed-use development that includes 97 residential units and approximately 4,448 SF of commercial space. The development is within walking distance to numerous retail shops and restaurants. It is approximately 1 mile east of Uptown and easily accessible from the interstates.



## SITE ATTRIBUTES

- +/- 4,448 RSF of Ground Floor Office or Retail Space
- Zoning: MUDD
- Exterior Signage Opportunities Available
- 12 Bike Spaces
- 123 Surface Parking Spaces (Including 10 On-Street Spaces)
- 97 Residential Units
- Front Setback: 14' From Curb
- Ceiling Height for Commercial Spaces: 9-12'
- Building Height: 50'
- Delivery: Q1 2018
- Lease Rate: \$27/ SF NNN

## PLAZA MIDWOOD

---

Plaza Midwood is located about 1 mile east of Uptown Charlotte. Known for its eclectic vibe, it has a mix of art galleries, locally owned shops and restaurants. Recent years have seen its resurgence as a residential neighborhood as well, with numerous multi-family residential communities underway. Read more here: <http://plazamidwood.org>



## DEMOGRAPHICS

---

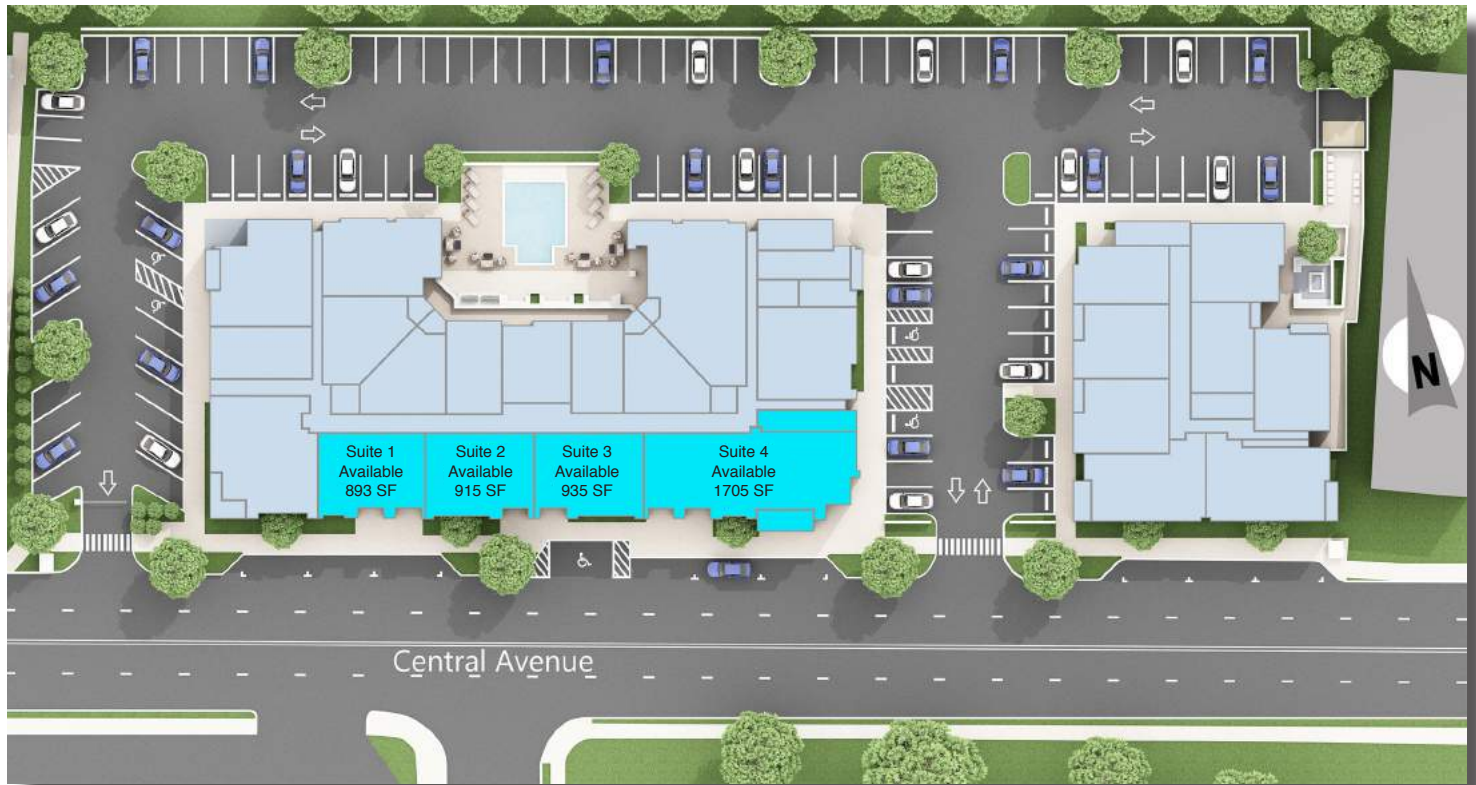
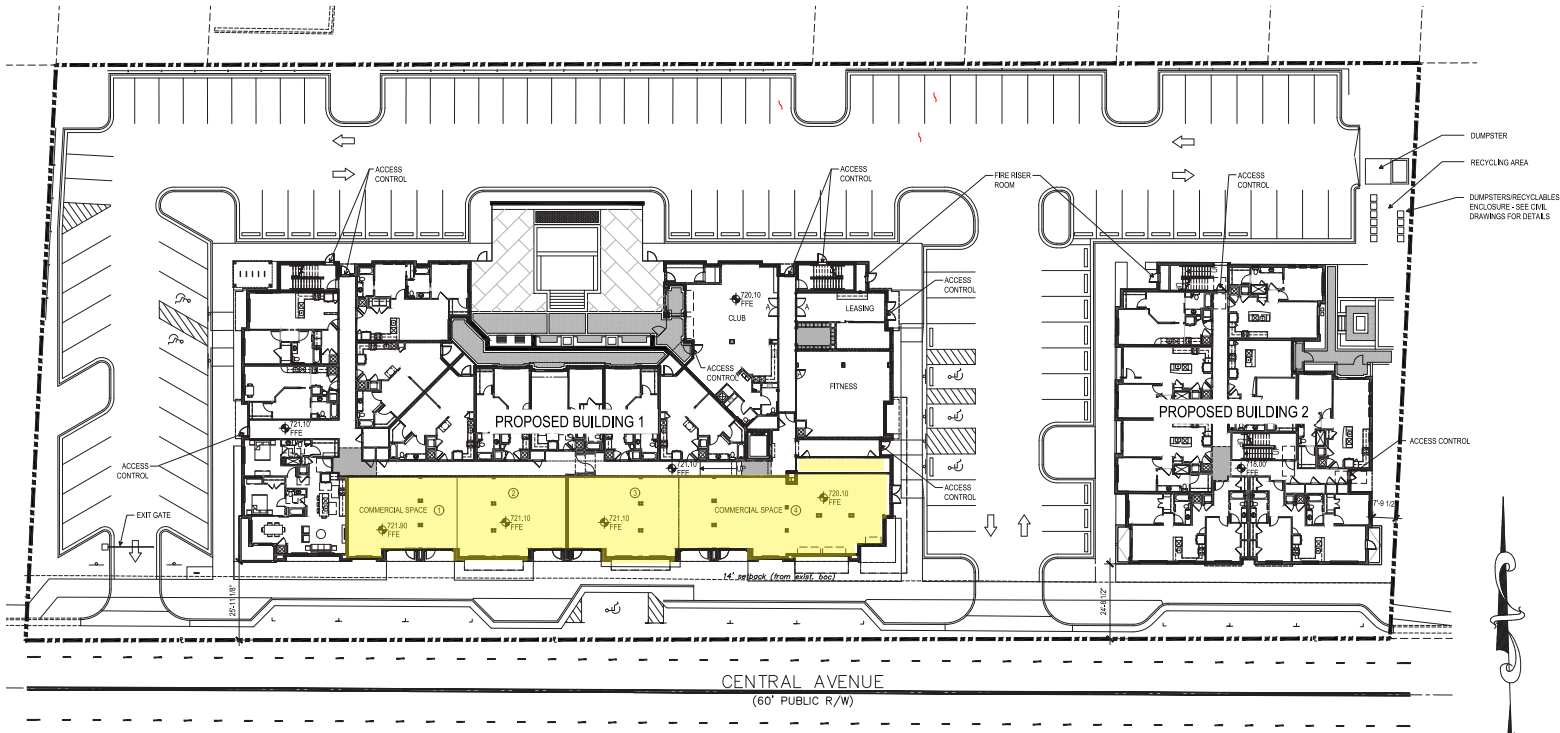
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Average HH Income	\$88,020	\$83,039	\$71,209
Total Population	9,276	89,189	207,335
Daytime Population	15,918	218,781	413,964

Traffic Counts: 30,000 VPD on Central Avenue





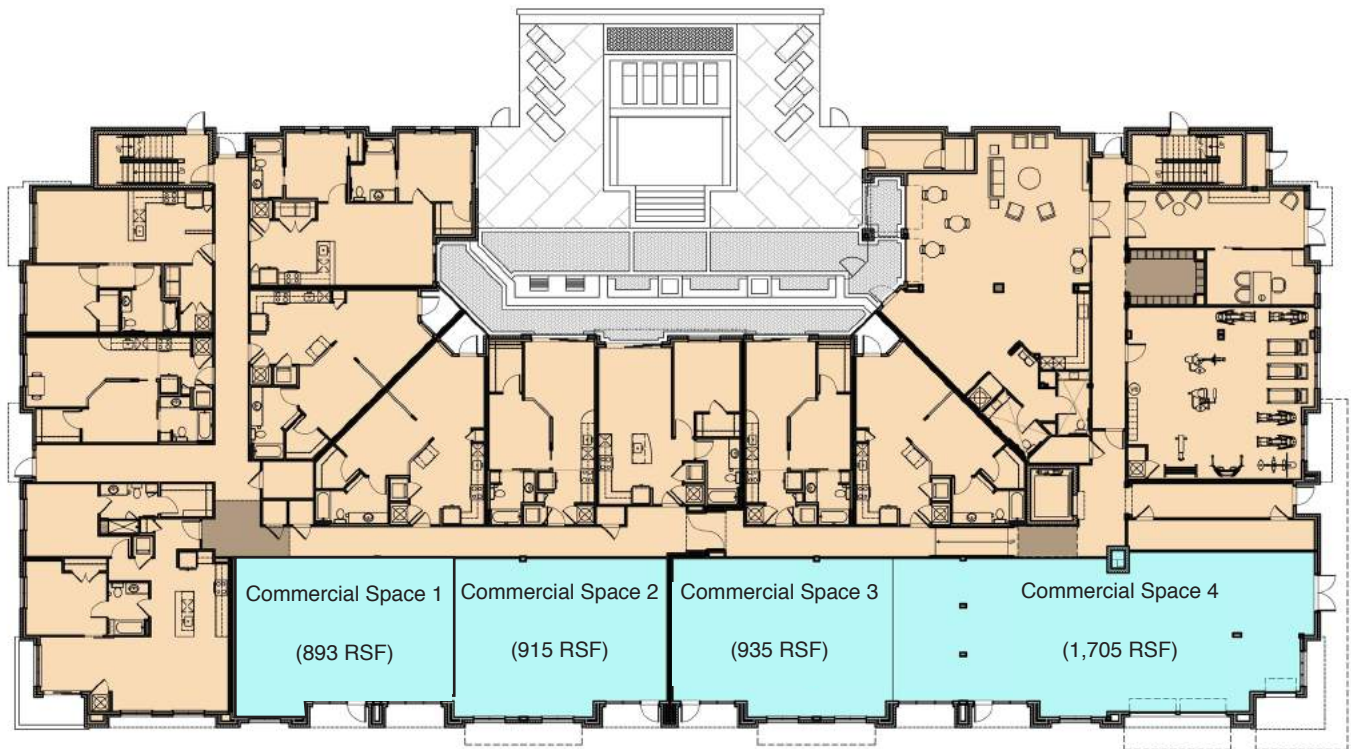
# SITE PLAN



Vimeo of Area and Site: <https://vimeo.com/channels/nichols/121645335>



# FLOOR PLAN



## Available:

Suite 1: 893 RSF - 9-10' Ceiling

Suite 2: 915 RSF, 9-10' Ceiling

Suite 3: 935 RSF 9-10' Ceiling

Suite 4: 1,705 RSF 10-11' Ceiling

# SITE



# ELEVATIONS

## Central Street Elevation



## Corner Restaurant Front Elevation



## Corner Restaurant Side Elevation





# RESIDENT CULTURE BREWING

Resident Culture Brewing is a newly opened 14,000 SF brewhouse and taproom located next to Midwood Station.

## Highlights of the Brewery Include:

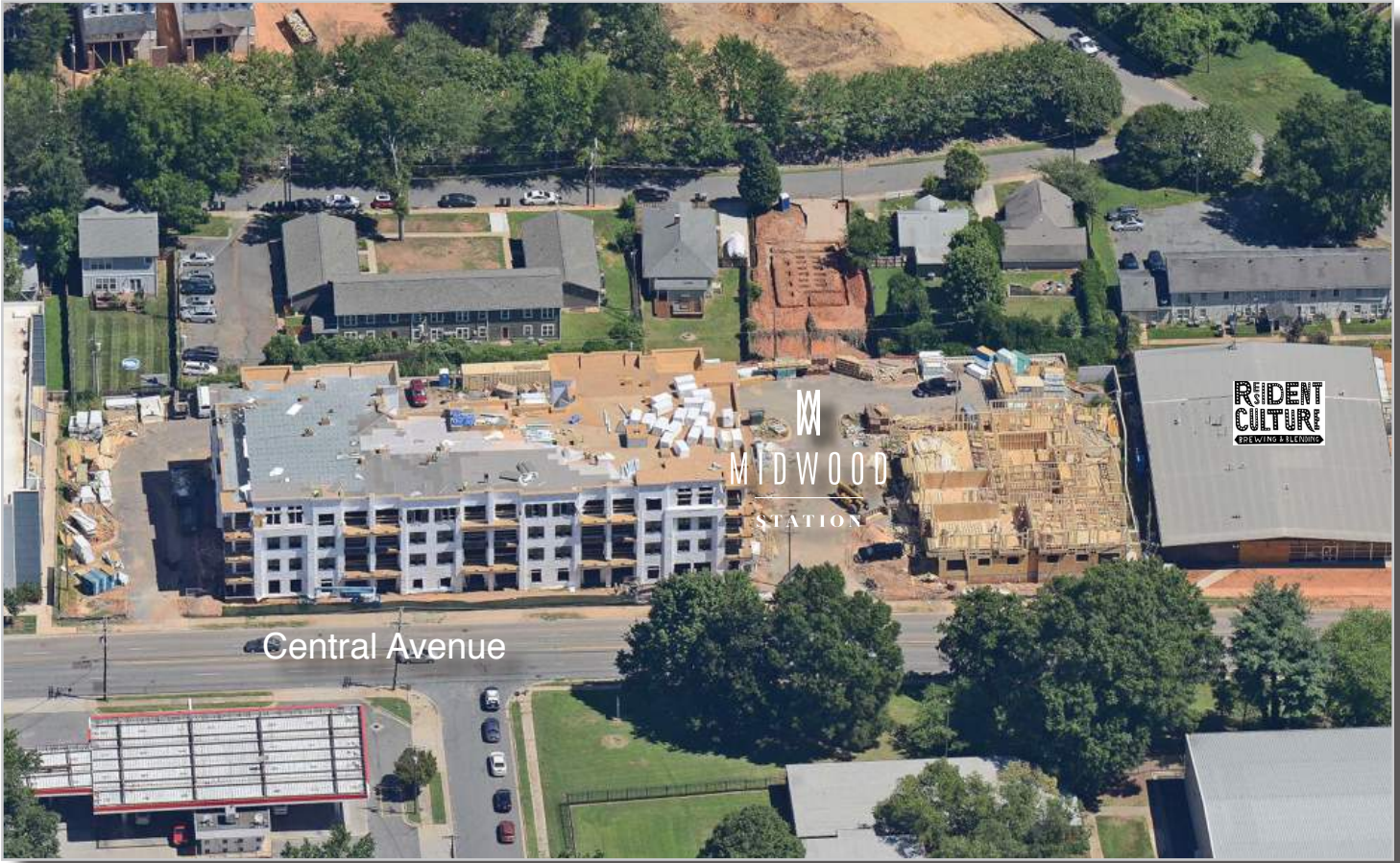
- 4,000 SF Indoor Taproom
- 15 Barrel Brewhouse
- +/- 500 SF Private Event Space
- Game Area
- 3,500 SF Beer Garden



For more information please contact:  
Josh Beaver  
Josh@TheNicholsCompany.com  
704.373.9797



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



Site Progress as of August 2017

