

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 For Lease
Expansion Space
Available



The Plaza

3061 North Sharon Amity Road | Charlotte, NC 28205

LOCATION

This 12,921 square foot retail building is positioned along North Sharon Amity Road and just off of US-74. The listing is located in east Charlotte at the heavily traveled Albemarle Road intersection, and is in close proximity to several major thoroughfares.

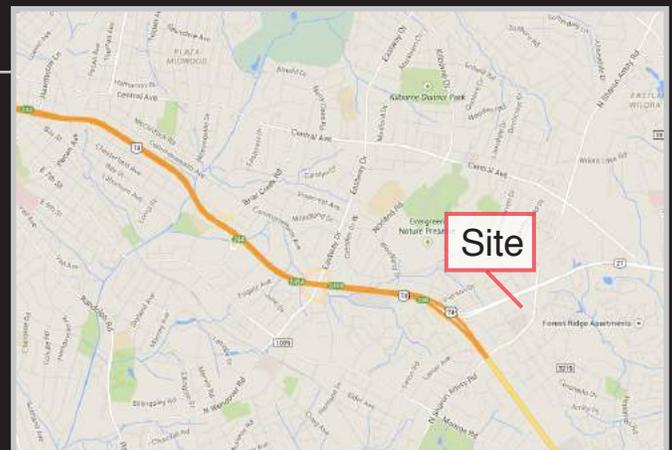


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,935	109,029	243,928
Daytime Population	15,249	90,859	300,021
Avg HH Income	\$42,118	\$52,541	\$67,356

SITE ATTRIBUTES

- 12,921 SF Retail Building
- 6,751 SF Retail Space Available
- 5,665 SF of Expansion Space Available
- Parcel ID: 13301401
- Zoning: B-1
- Acreage: 1.59
- 76 Parking Spaces
- Lease Rate: \$18/SF NNN



POTENTIAL RENDERING

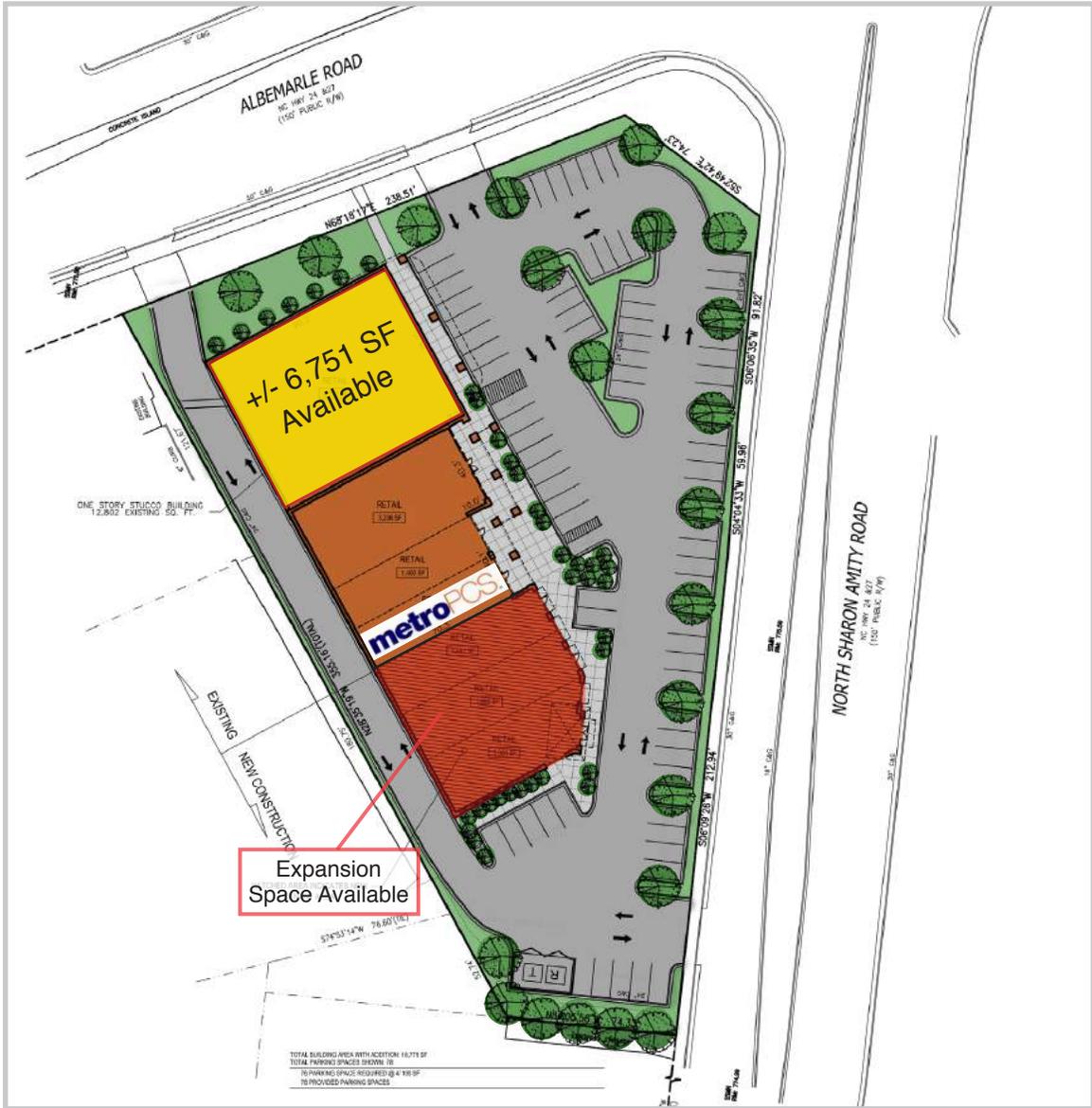


Traffic Count: 40,000 VPD at North Sharon Amity Road



*Potential Elevation Plan

SITE PLAN



SUITE	TENANT	SIZE
1	Metro PCS	1,450
2	Grace Hair Braiding & Beauty Supply	1,400
3	Babylon Hookah Lounge	3,320
4	AVAILABLE	6,751

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.