



# The Plaza

3061 North Sharon Amity Road | Charlotte, NC 28205

+/- 882 - 6,877 SF  
Available for Lease



Multi-Tenant Building and Expansion Space Available in East Charlotte

## Property Overview

# The Plaza

## Available for Lease

The Plaza is a multi-tenant retail building positioned along North Sharon Amity Rd. and just off US-74 (E. Independence Blvd). An expansion is planned with up to +/- 4,519 SF available. The building is located in east Charlotte at the heavily traveled Albemarle Rd. intersection. It is in close proximity to several major thoroughfares.

## Property Details

**Address** 3061 North Sharon Amity Road | Charlotte, NC 28205

**Availability** +/- 882 - 6,877 SF Available for Lease  
Up to +/- 4,519 SF Expansion Space Available

**Acreage** +/- 1.59 AC

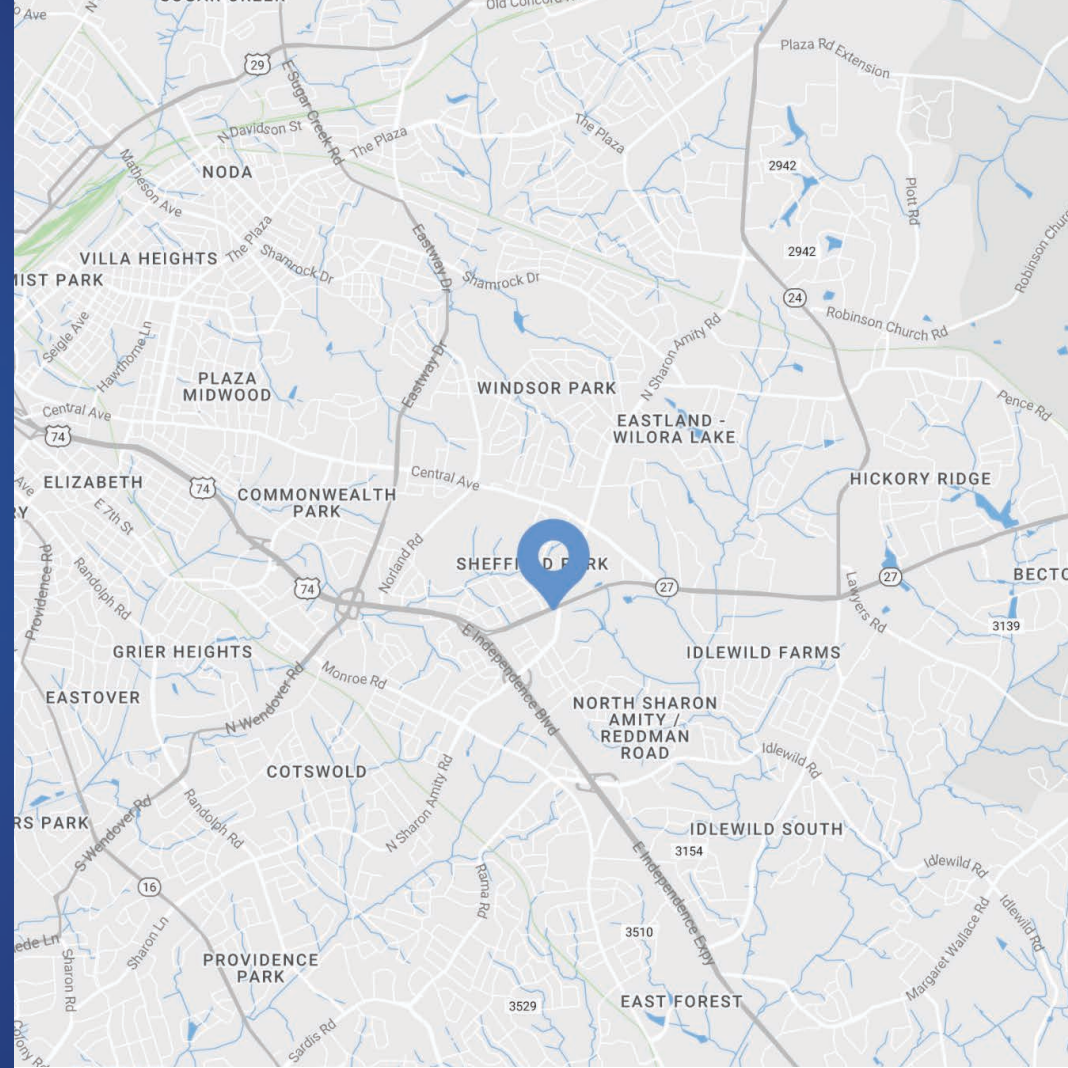
**Zoning** CG

**Parking** 76 parking spaces

**Traffic Counts** Albemarle Rd. | 52,500 VPD  
Sharon Amity Rd. | 28,000 VPD

**Additional Details** Pylon signage available

**Lease Rate** Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	15,198	117,745	274,652
<b>Avg. Household Income</b>	\$60,844	\$83,327	\$106,227
<b>Median Household Income</b>	\$45,769	\$53,397	\$62,569
<b>Households</b>	5,965	47,887	115,152
<b>Daytime Employees</b>	6,906	37,172	160,744



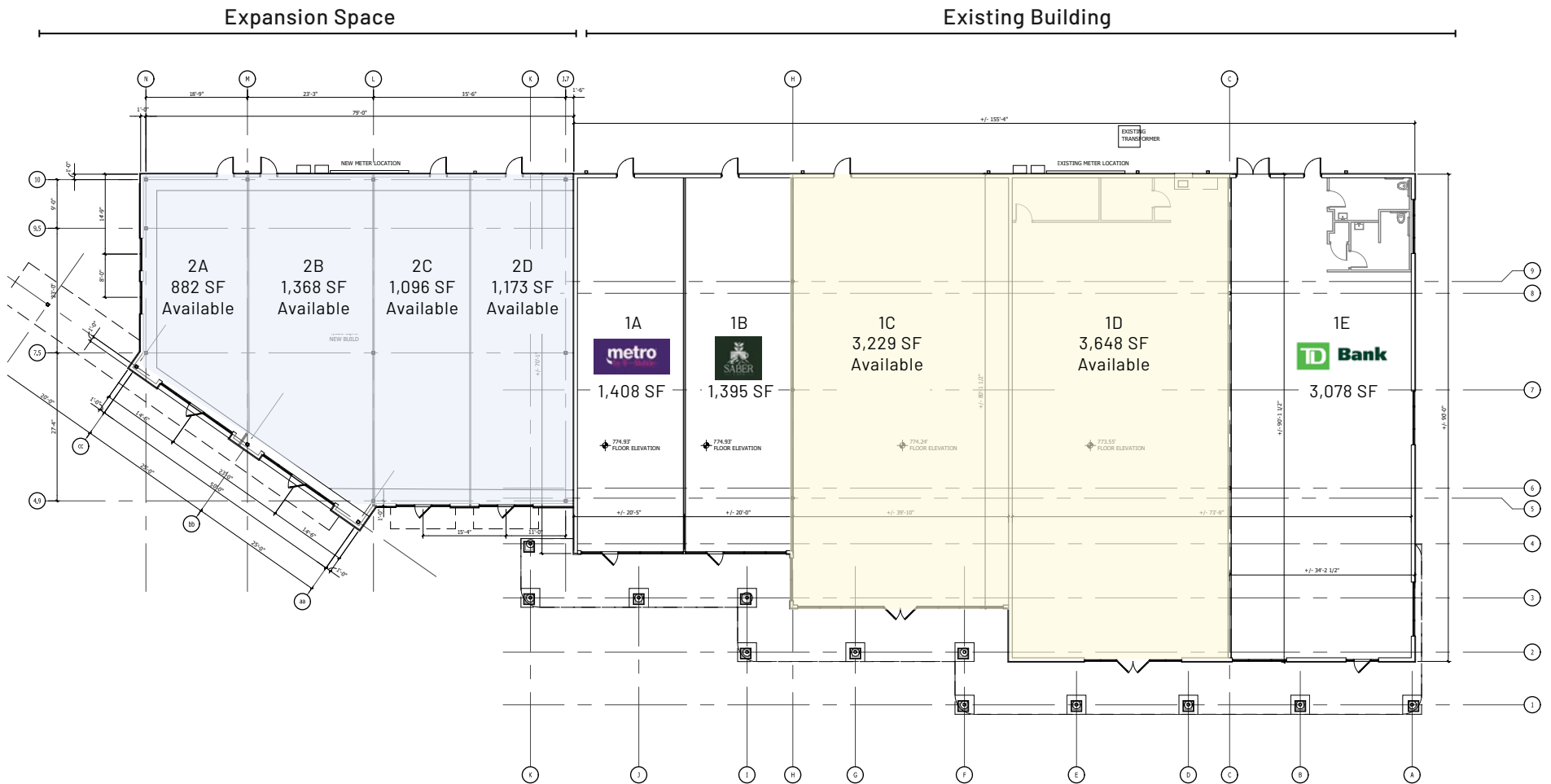
# Available

Unit 1C  
+/- 3,229 SF

 Virtual Tour

Unit 1D  
+/- 3,648 SF

 Virtual Tour





### Existing Building

1A	Metro by T-Mobile	1,408 SF
1B	Saber Café	1,395 SF
1C	Available	3,229 SF
1D	Available	3,648 SF
1E	TD Bank	3,078 SF

### Expansion Space

2A	Available	882 SF
2B	Available	1,368 SF
2C	Available	1,096 SF
2D	Available	1,173 SF

Existing Building



# Site Plan



# Conceptual Renderings





Contact for Details

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