

THE PLAZA

3061 NORTH SHARON AMITY RD. | CHARLOTTE, NC 28205



AVAILABLE RETAIL & EXPANSION SPACE FOR LEASE



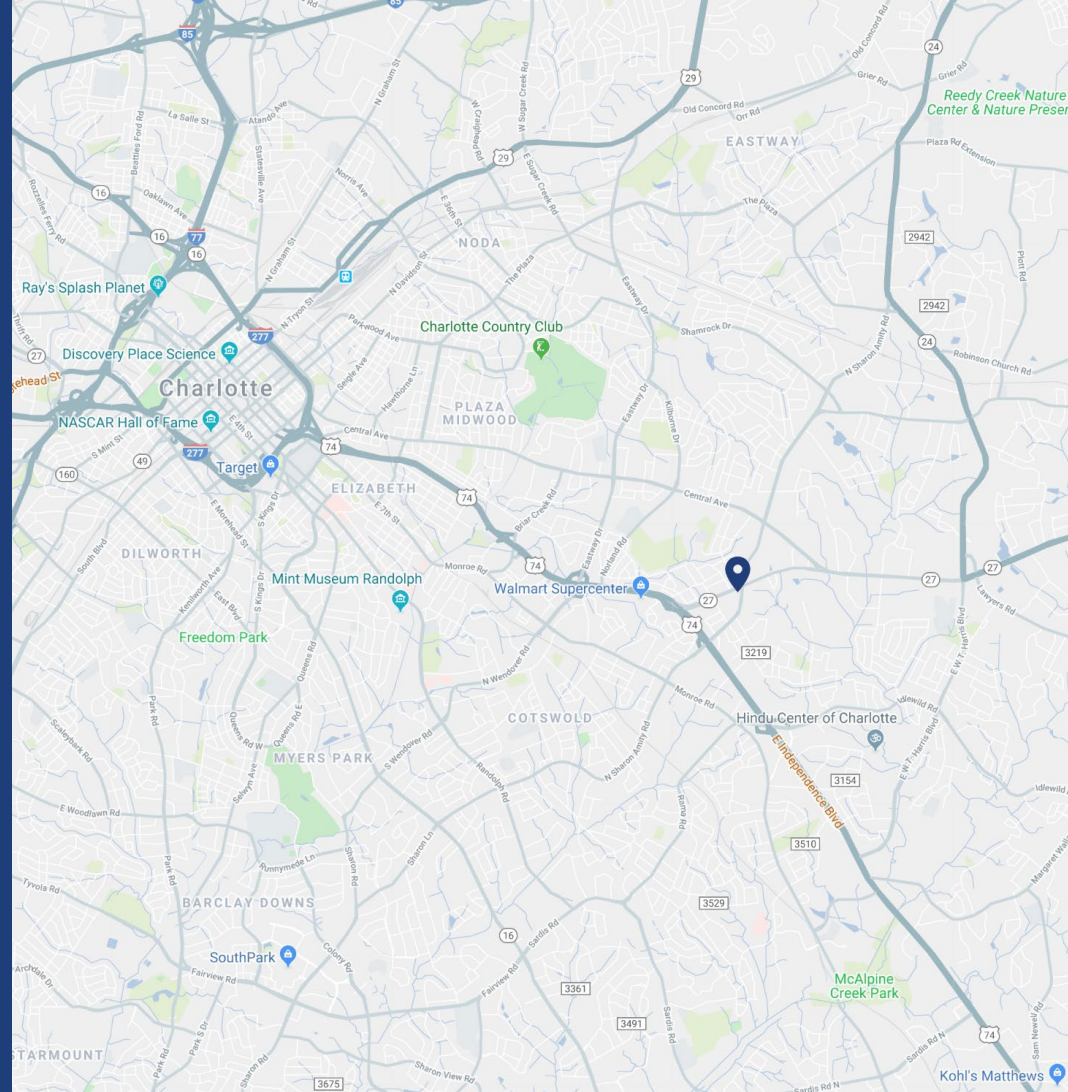
PROPERTY OVERVIEW

THE PLAZA

The Plaza is a multi-tenant retail building positioned along North Sharon Amity Rd. and just off US-74 (E. Independence Blvd). 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 Rd.. Charlotte, NC 28205
Parcel ID	13301401
Available SF	+/- 1,400-6,751 SF Available for Lease +/- 4,520 SF Expansion Space Available
Acreage	1.59 Acres
Zoning	B-1
Parking	76 parking spaces
Delivery	Q1 2021
Traffic Counts	Albemarle Rd. 52,500 VPD Sharon Amity Rd. 28,000 VPD
Lease Rate	\$22/SF NNN
Additional Notes	Pylon signage available

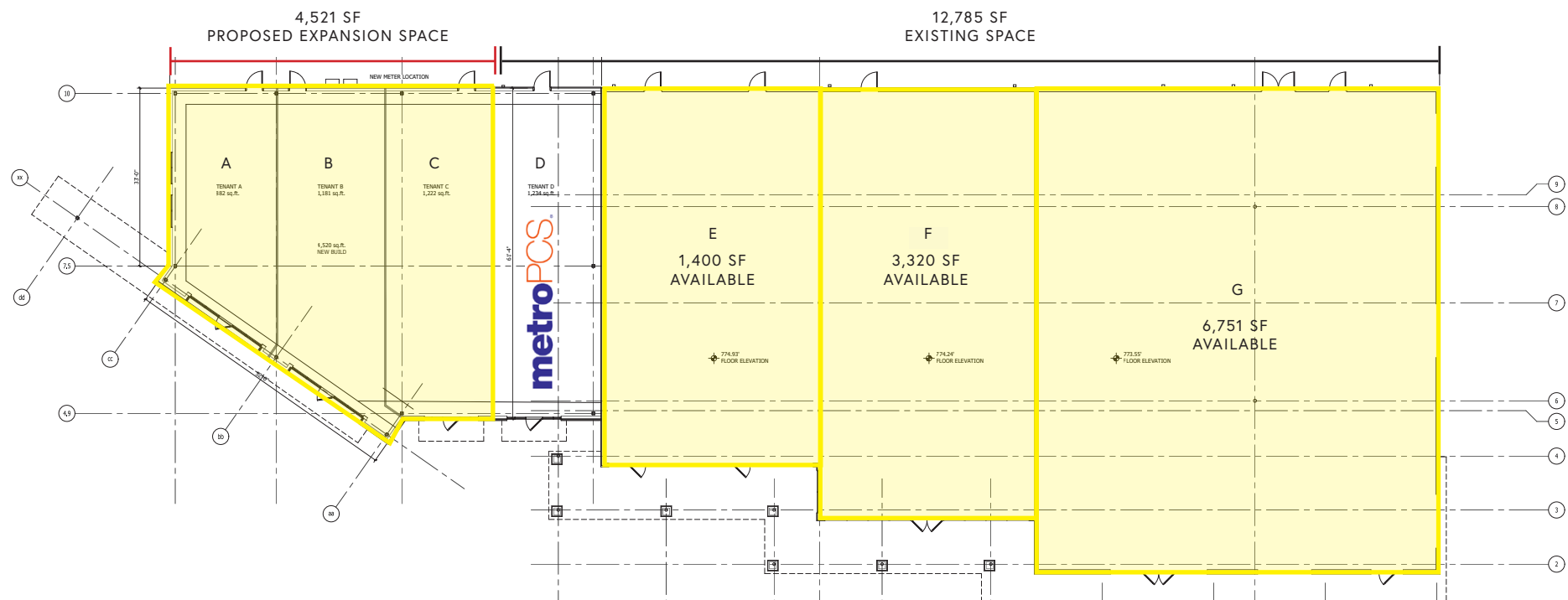


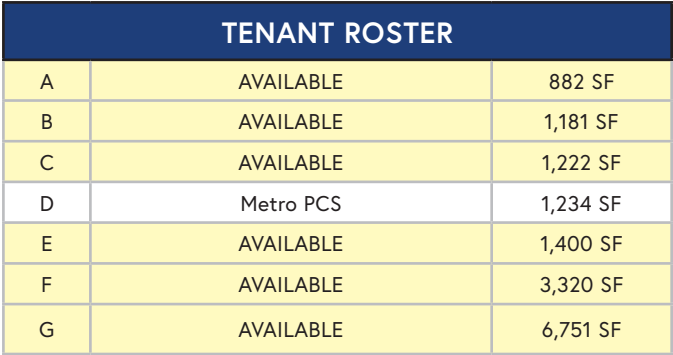
DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	13,945	116,498	268,761
Avg. Household Income	\$49,347	\$66,969	\$88,916
Median Household Income	\$38,205	\$44,092	\$53,649
Households	5,465	45,557	108,173
Daytime Employees	5,210	34,730	156,903



FLOOR PLAN





TENANT ROSTER		
A	AVAILABLE	882 SF
B	AVAILABLE	1,181 SF
C	AVAILABLE	1,222 SF
D	Metro PCS	1,234 SF
E	AVAILABLE	1,400 SF
F	AVAILABLE	3,320 SF
G	AVAILABLE	6,751 SF

MARKET OVERVIEW



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