



# The Plaza

3061 North Sharon Amity Road | Charlotte, NC 28205

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



Multi-Tenant Retail 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 retail space available, including patio seating on the endcap. 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 Retail for Lease  
Up to +/- 4,519 SF Expansion Space Available

**Acreage** +/- 1.59 AC

**Zoning** CG

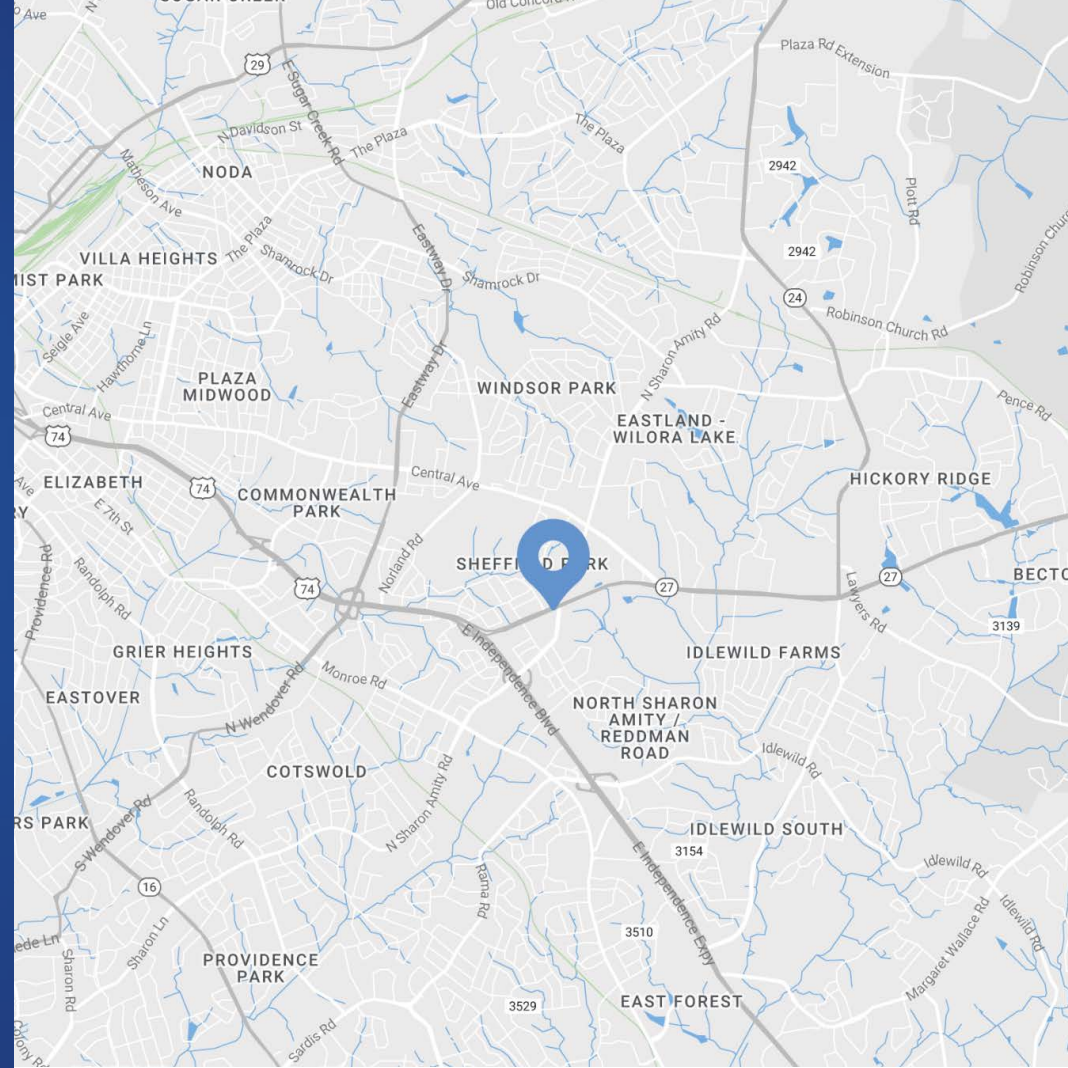
**Parking** 76 parking spaces

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

**Additional Details** Pylon signage available

**Delivery** Expansion Space | Q2 2025

**Lease Rate** Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	14,076	115,990	274,880
<b>Avg. Household Income</b>	\$74,864	\$94,221	\$118,220
<b>Median Household Income</b>	\$56,821	\$60,412	\$72,657
<b>Households</b>	5,654	47,502	116,431
<b>Daytime Employees</b>	5,085	35,167	150,814



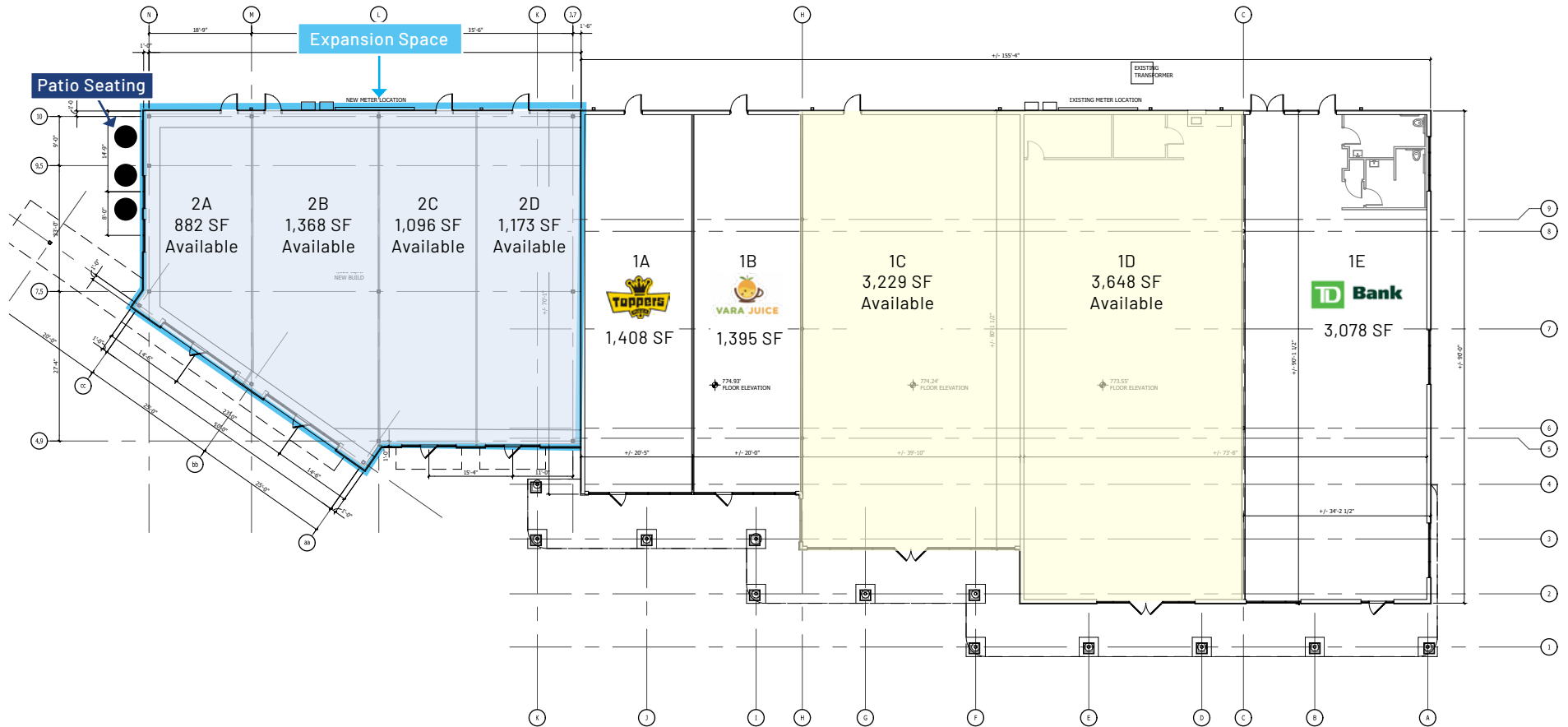
# Available

Unit 1C  
+/- 3,229 SF

 Virtual Tour

Unit 1D  
+/- 3,648 SF

 Virtual Tour







### Existing Building

1A	Toppers Pizza	1,408 SF
1B	Vara Juice	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









# Conceptual Renderings







Contact for Details

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