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600 Queens Rd, Charlotte, NC 28207

**Available**  
For Sale or  
Ground Lease  
Call for Pricing

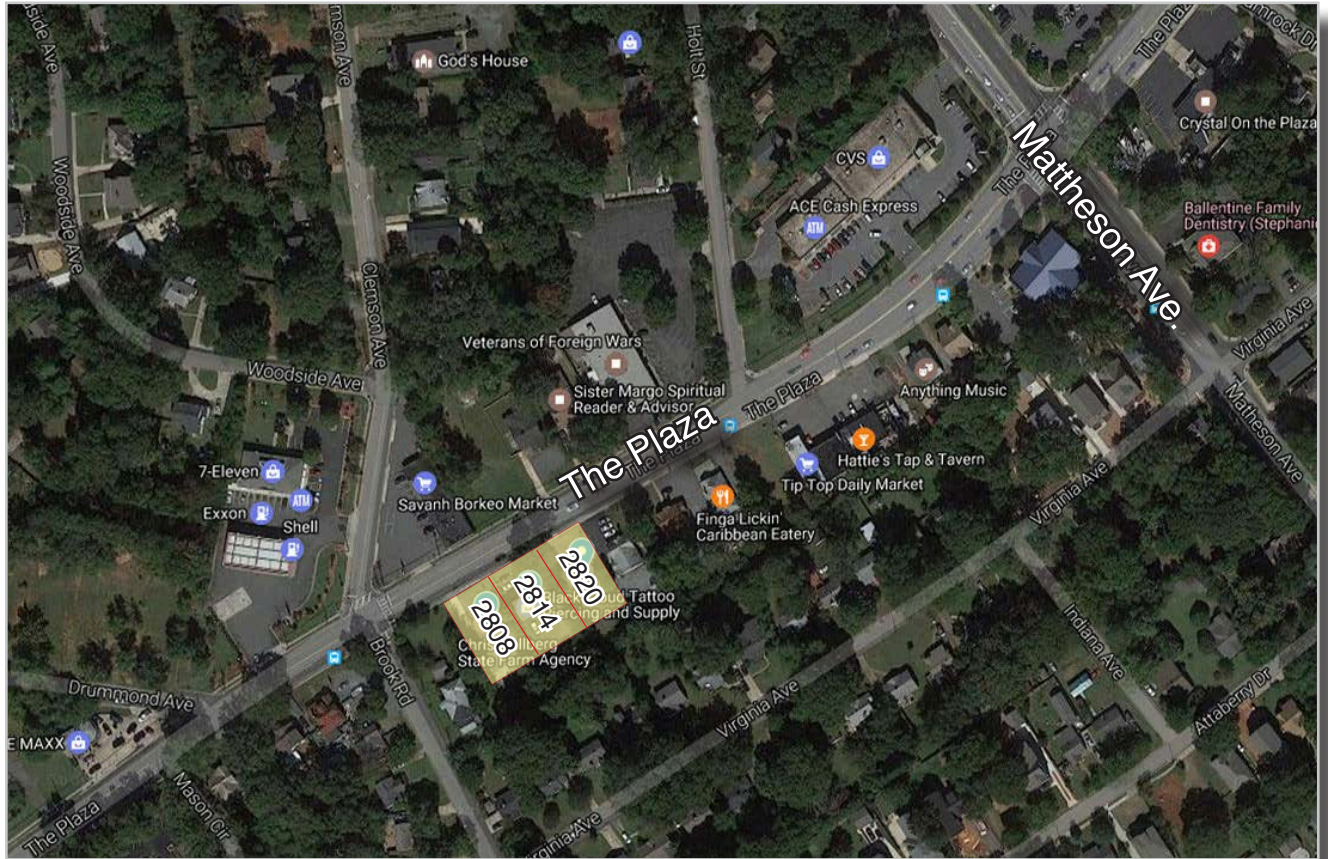


**2808, 2814,  
2820 The Plaza**

Charlotte, NC | 28205

## ABOUT

.727 Acres available for ground lease in the fast growing area between Central Ave and N. Davidson St. Highly walkable area in close proximity to numerous retail establishments and multi-family developments as well as Noda and Plaza Midwood. The location is ideal for a restaurant or bank use.



## SITE ATTRIBUTES

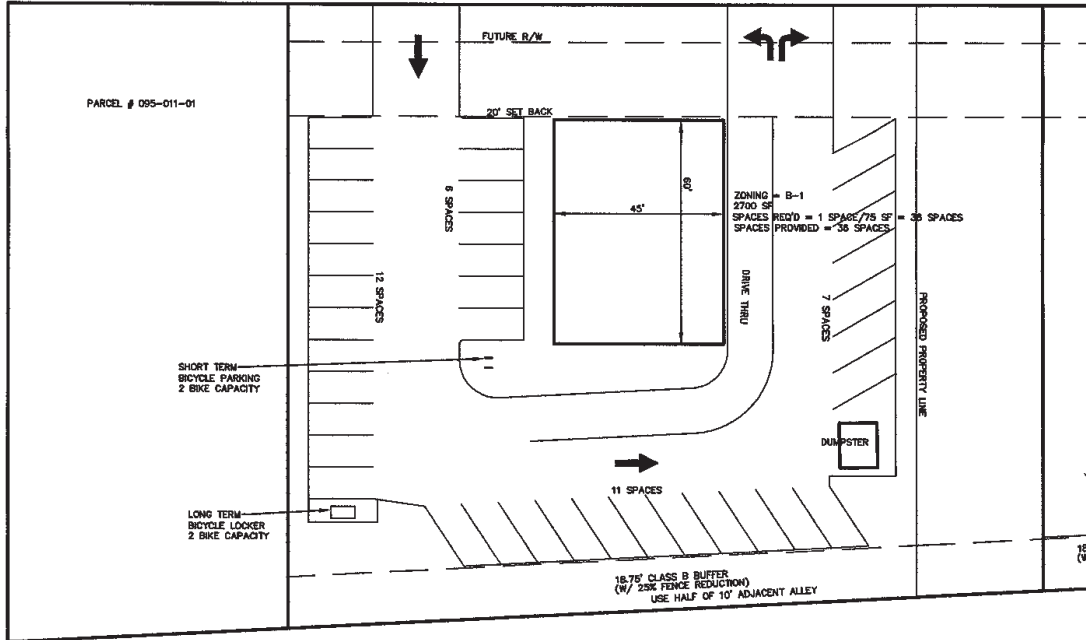
- .727 Acres
- Zoning: B-1
- Walkable neighborhood
- Rapidly growing area driven by future light rail extension
- Est. 28,000 VPD on The Plaza
- Call for pricing

# PROPOSED RENDERINGS

2808, 2814, 2820 The Plaza

## THE PLAZA

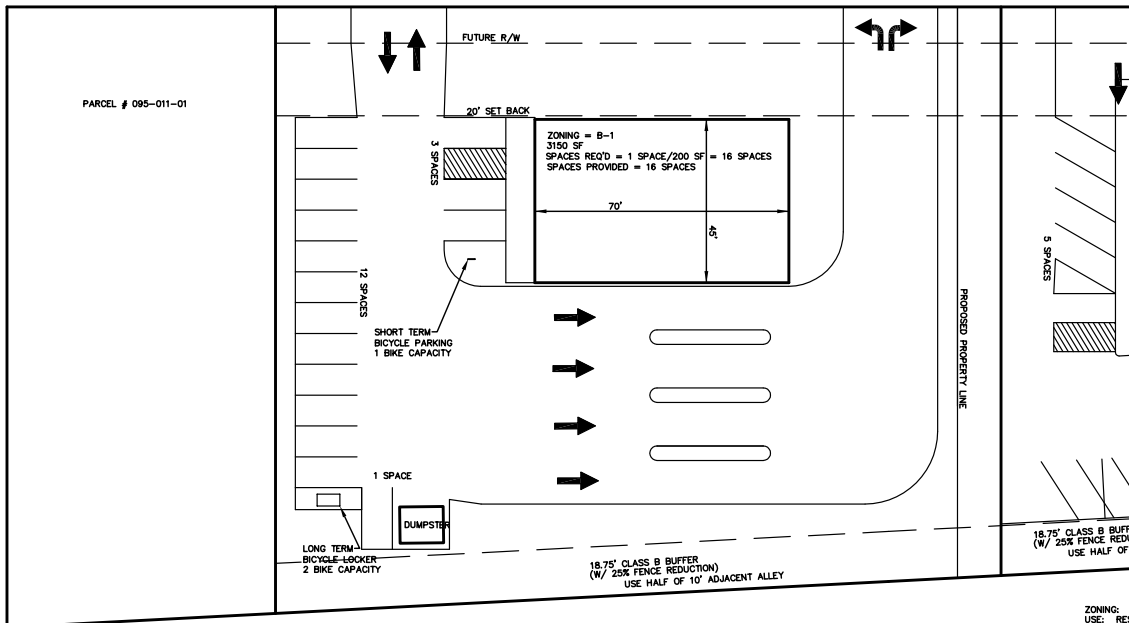
BROOK RD



ZONING: R-5  
USE: RESIDENTIAL

## THE PLAZA

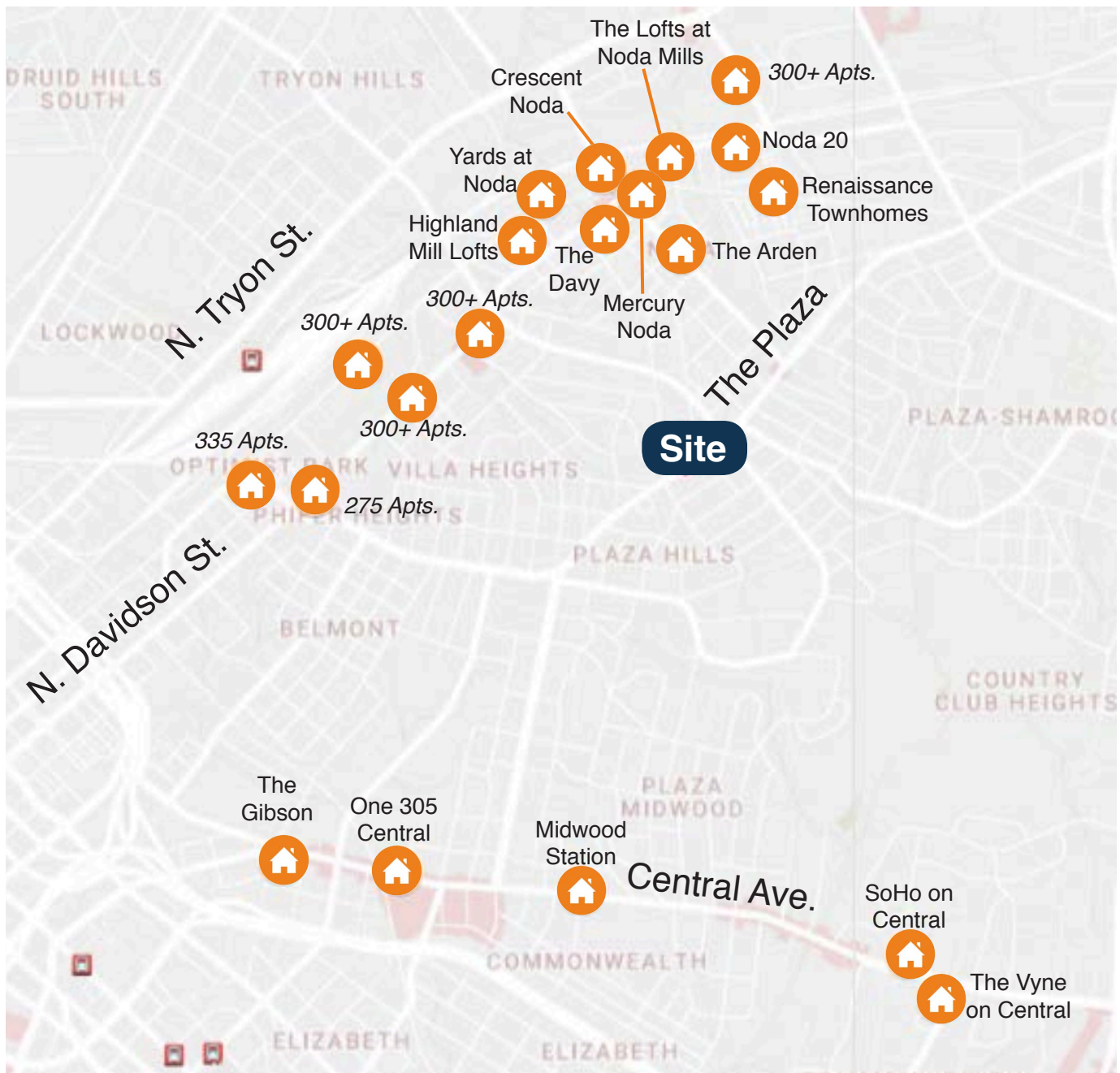
BROOK RD



ZONING: R-5  
USE: RESIDENTIAL

ZONING: RES  
USE: RES

# MULTI-FAMILY DEVELOPMENTS NEAR SITE



## ABOUT 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.

# ABOUT NORTH DAVIDSON



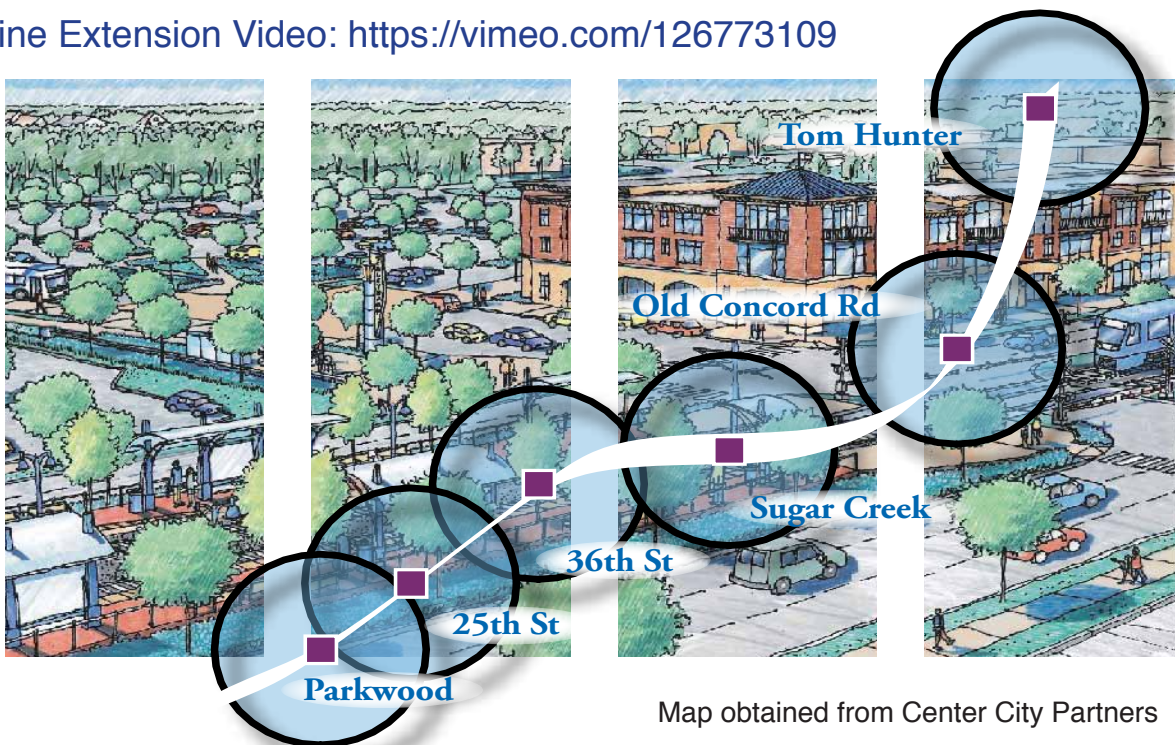
Known as the arts district of Charlotte, NoDa offers an array of galleries and art crawls. It is a hub for entertainment with several music venues and numerous restaurants, breweries and retail shops. In recent years, the area has seen growth as a residential neighborhood as well with many single family home renovations and mixed-use projects underway. <http://www.noda.org>



## BLUE LINE EXTENSION

LYNX Blue Line Extension is currently under construction with an estimated completion of March 2018. The line will connect Center City Charlotte with UNC Charlotte in NE Charlotte.

Blue Line Extension Video: <https://vimeo.com/126773109>



Map obtained from Center City Partners

# SUGAR CREEK PARKING GARAGE

The Sugar Creek Parking Garage is part of the CATS LYNX Blue Light Extension project located along Raleigh Street at the North End of Charlotte's historic NoDa neighborhood. The 630-car parking structure will serve commuters for the adjacent light rail line. Standing four stories high, the brick-clad structure will feature 6,000 square feet of street-level office space and incorporate an effective wayfinding signage system. There are pedestrian linkages on the first floor from the adjacent Light Rail Station and the surrounding neighborhoods, connecting users through the building.

The Sugar Creek Parking Garage construction is scheduled to be completed by August 2017. Regular rail service will be in place at that time. BLE track is grade level.

*Architectural Renderings*



# RECENTLY CLOSED HOME SALES IN 2 MILE RADIUS OF SITE

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1224 Briar Creek Rd.  
Charlotte, NC 28205  
Closed Price: \$475,000  
Closed Date: 3/29/17



1109 Drummond Ave.  
Charlotte, NC 28205  
Closed Price: \$467,000  
Closed Date: 3/31/17



1212 Grace St.  
Charlotte, NC 28205  
Closed Price: \$402,000  
Closed Date: 3/29/17



2110 Peppercorn Ln.  
Charlotte, NC 28205  
Closed Price: \$1,075,000  
Closed Date: 3/31/17

# DEMOGRAPHICS

## Demographic Summary Report

2808 The Plaza, Charlotte, NC 28205

Building Type: **Class C Office**      Total Available: **0 SF**  
 Class: **C**      % Leased: **100%**  
 RBA: **1,590 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **795 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	14,747	118,132	306,137
2016 Estimate	13,225	106,701	275,918
2010 Census	10,848	92,038	234,493
Growth 2016 - 2021	11.51%	10.71%	10.95%
Growth 2010 - 2016	21.91%	15.93%	17.67%
<b>2016 Population by Hispanic Origin</b>	751	17,304	43,968
<b>2016 Population</b>	13,225	106,701	275,918
White	6,987 52.83%	51,203 47.99%	128,321 46.51%
Black	5,350 40.45%	47,561 44.57%	128,013 46.40%
Am. Indian & Alaskan	64 0.48%	1,098 1.03%	3,027 1.10%
Asian	514 3.89%	4,474 4.19%	10,295 3.73%
Hawaiian & Pacific Island	2 0.02%	191 0.18%	429 0.16%
Other	308 2.33%	2,173 2.04%	5,833 2.11%
U.S. Armed Forces	16	97	269
<b>Households</b>			
2021 Projection	6,530	49,547	124,630
2016 Estimate	5,862	44,653	112,193
2010 Census	4,845	37,962	94,624
Growth 2016 - 2021	11.40%	10.96%	11.09%
Growth 2010 - 2016	20.99%	17.63%	18.57%
Owner Occupied	3,195 54.50%	18,918 42.37%	52,149 46.48%
Renter Occupied	2,667 45.50%	25,735 57.63%	60,043 53.52%
<b>2016 Households by HH Income</b>	5,862	44,653	112,190
Income: <\$25,000	1,733 29.56%	14,300 32.02%	34,242 30.52%
Income: \$25,000 - \$50,000	1,410 24.05%	10,858 24.32%	29,103 25.94%
Income: \$50,000 - \$75,000	716 12.21%	6,895 15.44%	17,680 15.76%
Income: \$75,000 - \$100,000	613 10.46%	3,989 8.93%	10,354 9.23%
Income: \$100,000 - \$125,000	394 6.72%	2,496 5.59%	6,043 5.39%
Income: \$125,000 - \$150,000	250 4.26%	1,678 3.76%	3,575 3.19%
Income: \$150,000 - \$200,000	263 4.49%	1,599 3.58%	3,649 3.25%
Income: \$200,000+	483 8.24%	2,838 6.36%	7,544 6.72%
<b>2016 Avg Household Income</b>	\$76,493	\$68,073	\$68,493
<b>2016 Med Household Income</b>	\$45,583	\$42,342	\$42,567



## Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205

Building Type: **Class C Office**      Total Available: **0 SF**  
 Class: **C**      % Leased: **100%**  
 RBA: **1,590 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **795 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	14,747	118,132	306,137
2016 Estimate	13,225	106,701	275,918
2010 Census	10,848	92,038	234,493
Growth 2016 - 2021	11.51%	10.71%	10.95%
Growth 2010 - 2016	21.91%	15.93%	17.67%
<b>2016 Population by Age</b>	<b>13,225</b>	<b>106,701</b>	<b>275,918</b>
Age 0 - 4	997 7.54%	8,182 7.67%	20,958 7.60%
Age 5 - 9	880 6.65%	7,315 6.86%	19,579 7.10%
Age 10 - 14	706 5.34%	6,273 5.88%	17,755 6.43%
Age 15 - 19	572 4.33%	5,633 5.28%	16,298 5.91%
Age 20 - 24	633 4.79%	6,697 6.28%	18,125 6.57%
Age 25 - 29	986 7.46%	9,385 8.80%	22,973 8.33%
Age 30 - 34	1,306 9.88%	10,673 10.00%	24,987 9.06%
Age 35 - 39	1,279 9.67%	9,536 8.94%	22,653 8.21%
Age 40 - 44	1,126 8.51%	8,170 7.66%	20,328 7.37%
Age 45 - 49	924 6.99%	6,968 6.53%	18,058 6.54%
Age 50 - 54	843 6.37%	6,399 6.00%	16,824 6.10%
Age 55 - 59	810 6.12%	5,844 5.48%	15,318 5.55%
Age 60 - 64	700 5.29%	4,888 4.58%	12,911 4.68%
Age 65 - 69	545 4.12%	3,784 3.55%	10,150 3.68%
Age 70 - 74	369 2.79%	2,617 2.45%	7,098 2.57%
Age 75 - 79	232 1.75%	1,721 1.61%	4,706 1.71%
Age 80 - 84	151 1.14%	1,181 1.11%	3,265 1.18%
Age 85+	169 1.28%	1,435 1.34%	3,933 1.43%
Age 65+	1,466 11.09%	10,738 10.06%	29,152 10.57%
<b>Median Age</b>	<b>37.10</b>	<b>34.60</b>	<b>34.50</b>
<b>Average Age</b>	<b>37.00</b>	<b>35.40</b>	<b>35.40</b>

## Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population By Race</b>	<b>13,225</b>		<b>106,701</b>		<b>275,918</b>	
White	6,987	52.83%	51,203	47.99%	128,321	46.51%
Black	5,350	40.45%	47,561	44.57%	128,013	46.40%
Am. Indian & Alaskan	64	0.48%	1,098	1.03%	3,027	1.10%
Asian	514	3.89%	4,474	4.19%	10,295	3.73%
Hawaiian & Pacific Island	2	0.02%	191	0.18%	429	0.16%
Other	308	2.33%	2,173	2.04%	5,833	2.11%
<b>Population by Hispanic Origin</b>	<b>13,225</b>		<b>106,701</b>		<b>275,918</b>	
Non-Hispanic Origin	12,475	94.33%	89,396	83.78%	231,951	84.07%
Hispanic Origin	751	5.68%	17,304	16.22%	43,968	15.94%
<b>2016 Median Age, Male</b>	<b>36.90</b>		<b>34.50</b>		<b>33.80</b>	
<b>2016 Average Age, Male</b>	<b>36.30</b>		<b>34.70</b>		<b>34.40</b>	
<b>2016 Median Age, Female</b>	<b>37.20</b>		<b>34.80</b>		<b>35.10</b>	
<b>2016 Average Age, Female</b>	<b>37.60</b>		<b>36.10</b>		<b>36.30</b>	
<b>2016 Population by Occupation Classification</b>	<b>10,526</b>		<b>83,807</b>		<b>214,369</b>	
Civilian Employed	7,077	67.23%	56,202	67.06%	140,632	65.60%
Civilian Unemployed	583	5.54%	4,207	5.02%	9,762	4.55%
Civilian Non-Labor Force	2,851	27.09%	23,308	27.81%	63,734	29.73%
Armed Forces	15	0.14%	90	0.11%	241	0.11%
<b>Households by Marital Status</b>						
Married	1,677		11,394		33,186	
Married No Children	1,048		6,698		18,286	
Married w/Children	629		4,696		14,899	
<b>2016 Population by Education</b>	<b>10,236</b>		<b>80,462</b>		<b>200,417</b>	
Some High School, No Diploma	1,541	15.05%	14,466	17.98%	34,051	16.99%
High School Grad (Incl Equivalency)	1,791	17.50%	14,957	18.59%	39,991	19.95%
Some College, No Degree	2,493	24.36%	18,843	23.42%	48,224	24.06%
Associate Degree	799	7.81%	7,860	9.77%	17,214	8.59%
Bachelor Degree	2,252	22.00%	15,737	19.56%	39,477	19.70%
Advanced Degree	1,360	13.29%	8,599	10.69%	21,460	10.71%

# Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>13,676</b>		<b>103,906</b>		<b>262,062</b>	
Real Estate & Finance	833	6.09%	5,819	5.60%	15,798	6.03%
Professional & Management	4,548	33.26%	29,233	28.13%	70,090	26.75%
Public Administration	100	0.73%	1,116	1.07%	2,789	1.06%
Education & Health	1,542	11.28%	10,638	10.24%	27,876	10.64%
Services	1,536	11.23%	12,489	12.02%	29,558	11.28%
Information	182	1.33%	1,219	1.17%	2,797	1.07%
Sales	1,314	9.61%	11,976	11.53%	31,575	12.05%
Transportation	637	4.66%	4,153	4.00%	9,728	3.71%
Retail	644	4.71%	5,406	5.20%	14,158	5.40%
Wholesale	259	1.89%	1,862	1.79%	4,749	1.81%
Manufacturing	418	3.06%	3,267	3.14%	9,461	3.61%
Production	741	5.42%	6,322	6.08%	16,860	6.43%
Construction	352	2.57%	5,017	4.83%	12,047	4.60%
Utilities	186	1.36%	2,645	2.55%	6,858	2.62%
Agriculture & Mining	32	0.23%	203	0.20%	411	0.16%
Farming, Fishing, Forestry	10	0.07%	211	0.20%	473	0.18%
Other Services	342	2.50%	2,330	2.24%	6,834	2.61%
<b>2016 Worker Travel Time to Job</b>	<b>6,589</b>		<b>53,327</b>		<b>134,455</b>	
<30 Minutes	4,629	70.25%	36,970	69.33%	92,874	69.07%
30-60 Minutes	1,520	23.07%	12,667	23.75%	33,025	24.56%
60+ Minutes	440	6.68%	3,690	6.92%	8,556	6.36%
<b>2010 Households by HH Size</b>	<b>4,845</b>		<b>37,963</b>		<b>94,625</b>	
1-Person Households	1,685	34.78%	14,585	38.42%	33,140	35.02%
2-Person Households	1,739	35.89%	11,279	29.71%	27,969	29.56%
3-Person Households	675	13.93%	5,131	13.52%	13,702	14.48%
4-Person Households	426	8.79%	3,464	9.12%	10,266	10.85%
5-Person Households	171	3.53%	1,874	4.94%	5,361	5.67%
6-Person Households	89	1.84%	919	2.42%	2,419	2.56%
7 or more Person Households	60	1.24%	711	1.87%	1,768	1.87%
<b>2016 Average Household Size</b>	<b>2.20</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2021 Projection	6,530		49,547		124,630	
2016 Estimate	5,862		44,653		112,193	
2010 Census	4,845		37,962		94,624	
Growth 2016 - 2021	11.40%		10.96%		11.09%	
Growth 2010 - 2016	20.99%		17.63%		18.57%	

# Demographic Detail Report

## 2808 The Plaza, Charlotte, NC 28205

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<b>2016 Households by HH Income</b>	<b>5,862</b>	<b>44,653</b>	<b>112,190</b>
<\$25,000	1,733 29.56%	14,300 32.02%	34,242 30.52%
\$25,000 - \$50,000	1,410 24.05%	10,858 24.32%	29,103 25.94%
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\$200,000+	483 8.24%	2,838 6.36%	7,544 6.72%
<b>2016 Avg Household Income</b>	<b>\$76,493</b>	<b>\$68,073</b>	<b>\$68,493</b>
<b>2016 Med Household Income</b>	<b>\$45,583</b>	<b>\$42,342</b>	<b>\$42,567</b>
<b>2016 Occupied Housing</b>	<b>5,862</b>	<b>44,653</b>	<b>112,192</b>
Owner Occupied	3,195 54.50%	18,918 42.37%	52,149 46.48%
Renter Occupied	2,667 45.50%	25,735 57.63%	60,043 53.52%
<b>2010 Housing Units</b>	<b>6,157</b>	<b>45,903</b>	<b>115,795</b>
1 Unit	4,612 74.91%	22,483 48.98%	62,825 54.26%
2 - 4 Units	733 11.91%	4,231 9.22%	10,765 9.30%
5 - 19 Units	416 6.76%	9,663 21.05%	23,913 20.65%
20+ Units	396 6.43%	9,526 20.75%	18,292 15.80%
<b>2016 Housing Value</b>	<b>3,196</b>	<b>18,919</b>	<b>52,148</b>
<\$100,000	641 20.06%	5,183 27.40%	14,085 27.01%
\$100,000 - \$200,000	903 28.25%	6,198 32.76%	18,123 34.75%
\$200,000 - \$300,000	607 18.99%	3,132 16.55%	6,682 12.81%
\$300,000 - \$400,000	613 19.18%	1,745 9.22%	3,968 7.61%
\$400,000 - \$500,000	238 7.45%	750 3.96%	1,979 3.79%
\$500,000 - \$1,000,000	156 4.88%	1,457 7.70%	5,205 9.98%
\$1,000,000+	38 1.19%	454 2.40%	2,106 4.04%
<b>2016 Median Home Value</b>	<b>\$208,896</b>	<b>\$168,997</b>	<b>\$166,153</b>
<b>2016 Housing Units by Yr Built</b>	<b>6,167</b>	<b>46,640</b>	<b>117,345</b>
Built 2010+	593 9.62%	4,194 8.99%	10,101 8.61%
Built 2000 - 2010	466 7.56%	7,147 15.32%	16,883 14.39%
Built 1990 - 1999	424 6.88%	3,395 7.28%	11,758 10.02%
Built 1980 - 1989	162 2.63%	4,077 8.74%	13,937 11.88%
Built 1970 - 1979	401 6.50%	6,408 13.74%	16,265 13.86%
Built 1960 - 1969	819 13.28%	7,397 15.86%	17,061 14.54%
Built 1950 - 1959	1,099 17.82%	6,252 13.40%	15,437 13.16%
Built <1949	2,203 35.72%	7,770 16.66%	15,903 13.55%
<b>2016 Median Year Built</b>	<b>1957</b>	<b>1972</b>	<b>1975</b>

For more information please contact:

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