

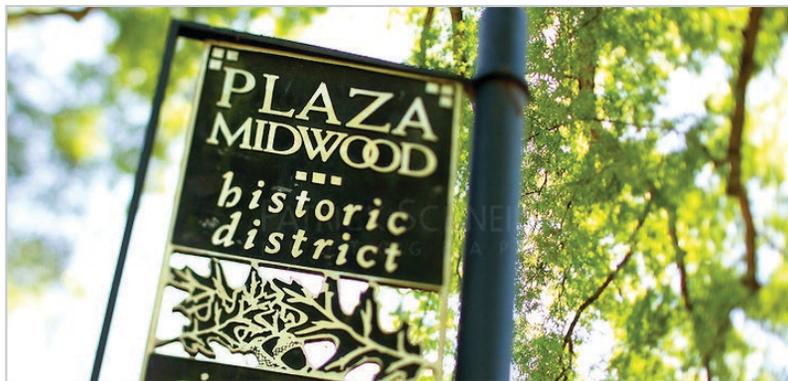
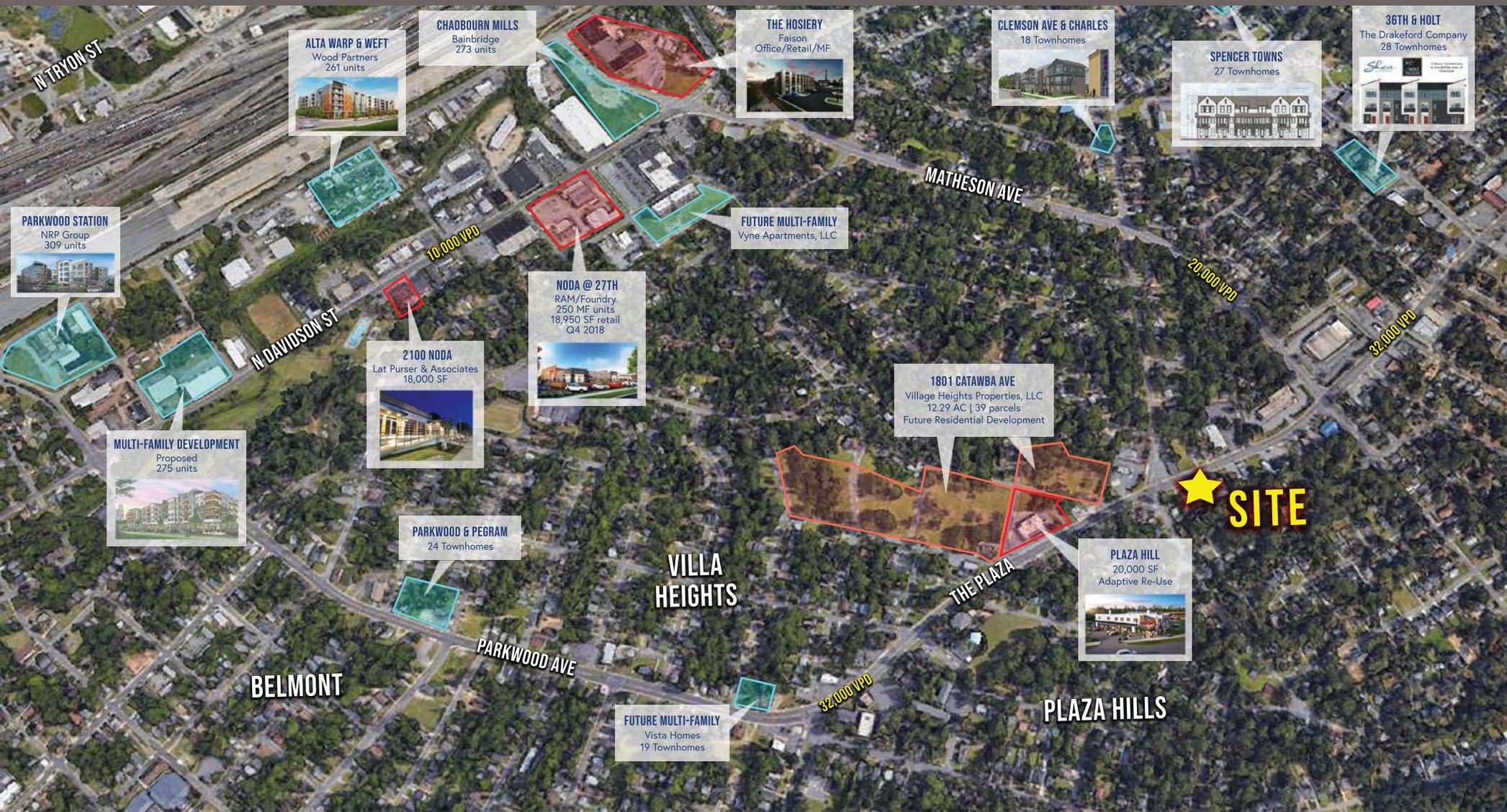


JOHN HADLEY
THE NICHOLS COMPANY
(O) 704.373.9797 (F) 704.373.9798
john@thenicholscompany.com
www.thenicholscompany.com
1204 Central Ave, Suite 201
Charlotte, NC 28204

Available For Sale or Ground Lease
2808, 2814, 2820 The Plaza

Charlotte, NC 28205

MARKET OVERVIEW



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

0.727 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.

PROPERTY DETAILS

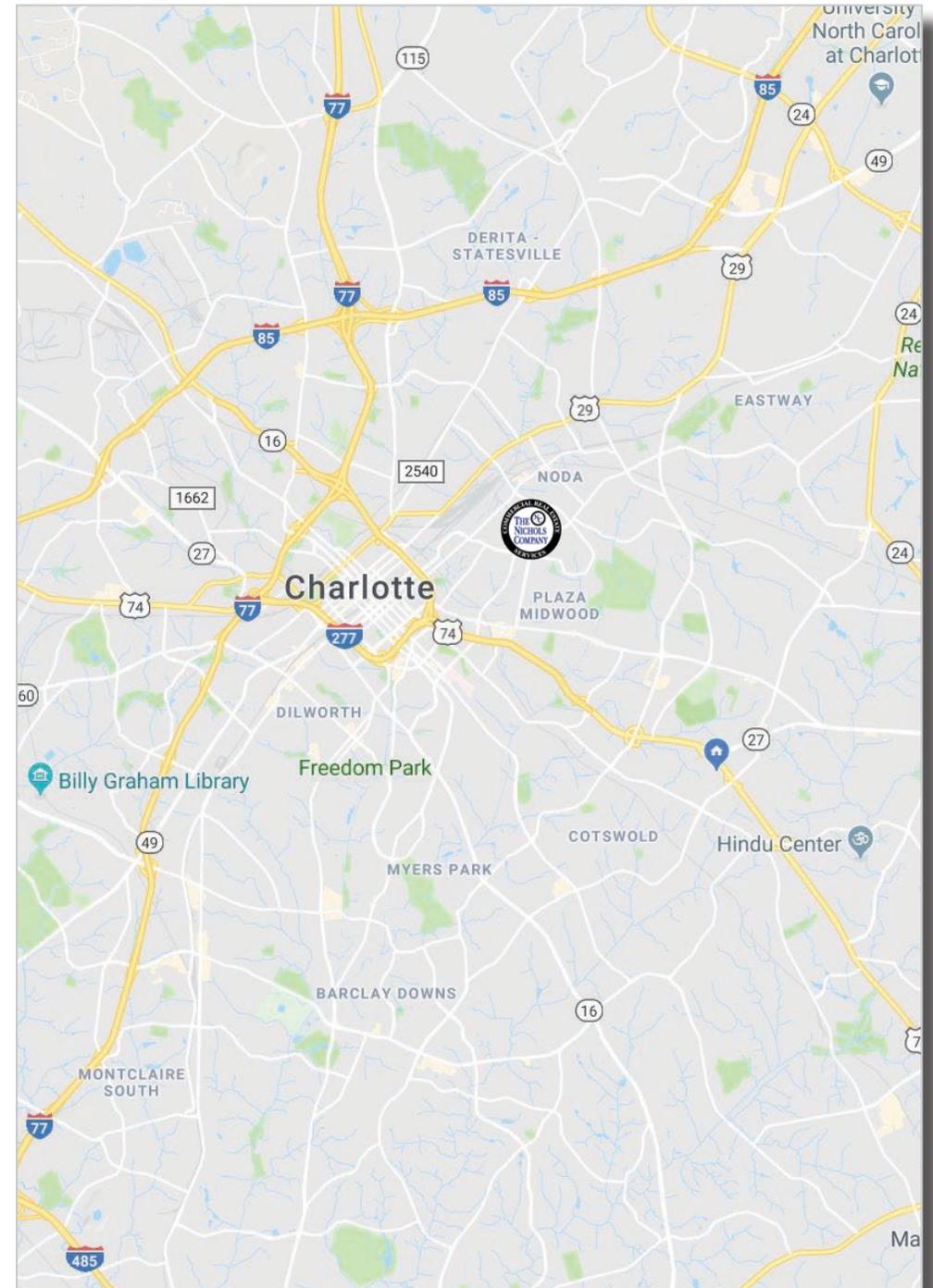
- 0.727 Acres
- Zoning: B-1
- Call for Pricing

PROPERTY FEATURES

- Walkable neighborhood
- Rapidly growing area driven by future light rail extension
- 1 mile Average HH Income: \$88,927
- 1 mile Population projects to grow by 4,000 by 2023
- Est. 32,000 VPD on The Plaza

NEARBY DEVELOPMENT (WITHIN 1.5 MILES)

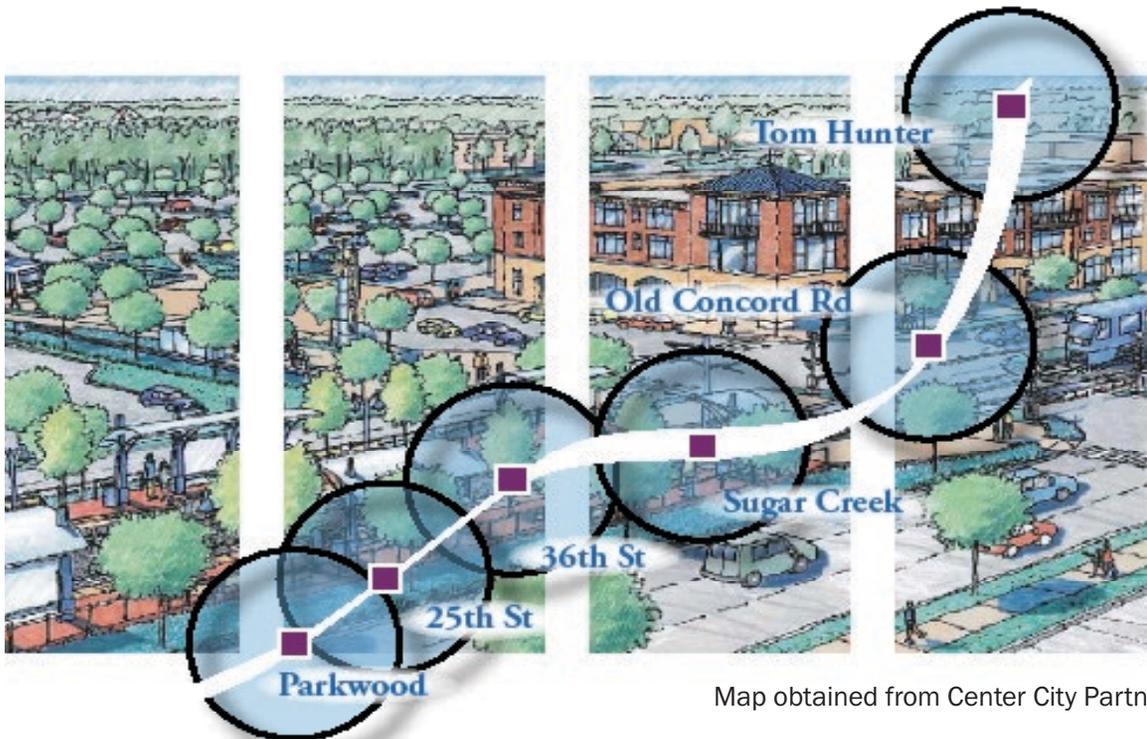
- 2,000+ Multi-family units under construction
- Tomkins Mill Mixed-Use - 83,000sf Office, 55,000sf Retail, 22,000 SF Food Hall
- 4000 Raleigh St. - 40,000 SF Office
- Station House & Trailhead Mixed-Use - 50,000sf Office & Retail
- General Assembly Adaptive Reuse- 125,000sf Office & Retail



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.

Read More About NoDa: <http://www.noda.org>



Map obtained from Center City Partners

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>

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
Population			
2023 Projection	15,152	123,200	311,345
2018 Estimate	13,721	112,268	283,857
2010 Census	10,734	92,493	234,741
Growth 2018 - 2023	10.43%	9.74%	9.68%
Growth 2010 - 2018	27.83%	21.38%	20.92%
2018 Population by Hispanic Origin	797	18,001	45,572
2018 Population	13,721	112,268	283,857
White	7,128 51.95%	53,441 47.60%	130,391 45.94%
Black	5,604 40.84%	50,105 44.63%	132,399 46.64%
Am. Indian & Alaskan	64 0.47%	1,135 1.01%	3,097 1.09%
Asian	594 4.33%	5,021 4.47%	11,284 3.98%
Hawaiian & Pacific Island	2 0.01%	224 0.20%	488 0.17%
Other	329 2.40%	2,342 2.09%	6,197 2.18%
U.S. Armed Forces	13	90	235
Households			
2023 Projection	6,719	52,095	127,025
2018 Estimate	6,089	47,352	115,674
2010 Census	4,791	38,195	94,714
Growth 2018 - 2023	10.35%	10.02%	9.81%
Growth 2010 - 2018	27.09%	23.97%	22.13%
Owner Occupied	3,295 54.11%	20,117 42.48%	53,751 46.47%
Renter Occupied	2,793 45.87%	27,235 57.52%	61,923 53.53%
2018 Households by HH Income			
Income: <\$25,000	1,317 21.63%	12,713 26.85%	29,720 25.69%
Income: \$25,000 - \$50,000	1,406 23.09%	11,278 23.82%	29,288 25.32%
Income: \$50,000 - \$75,000	820 13.47%	7,951 16.79%	19,448 16.81%
Income: \$75,000 - \$100,000	686 11.27%	4,134 8.73%	10,810 9.35%
Income: \$100,000 - \$125,000	426 7.00%	3,271 6.91%	8,036 6.95%
Income: \$125,000 - \$150,000	332 5.45%	2,139 4.52%	4,429 3.83%
Income: \$150,000 - \$200,000	384 6.31%	2,000 4.22%	4,547 3.93%
Income: \$200,000+	718 11.79%	3,863 8.16%	9,396 8.12%
2018 Avg Household Income	\$92,559	\$77,153	\$76,509
2018 Med Household Income	\$61,623	\$49,078	\$48,586

Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205

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Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	15,152	123,200	311,345
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2010 Census	10,734	92,493	234,741
Growth 2018 - 2023	10.43%	9.74%	9.68%
Growth 2010 - 2018	27.83%	21.38%	20.92%
2018 Population by Age	13,721	112,268	283,857
Age 0 - 4	1,020 7.43%	8,568 7.63%	21,327 7.51%
Age 5 - 9	919 6.70%	7,710 6.87%	20,017 7.05%
Age 10 - 14	752 5.48%	6,650 5.92%	18,275 6.44%
Age 15 - 19	608 4.43%	5,891 5.25%	16,695 5.88%
Age 20 - 24	642 4.68%	6,780 6.04%	18,201 6.41%
Age 25 - 29	994 7.24%	9,611 8.56%	23,363 8.23%
Age 30 - 34	1,319 9.61%	11,125 9.91%	25,639 9.03%
Age 35 - 39	1,331 9.70%	10,205 9.09%	23,617 8.32%
Age 40 - 44	1,176 8.57%	8,697 7.75%	20,954 7.38%
Age 45 - 49	984 7.17%	7,446 6.63%	18,724 6.60%
Age 50 - 54	881 6.42%	6,739 6.00%	17,316 6.10%
Age 55 - 59	832 6.06%	6,169 5.49%	15,858 5.59%
Age 60 - 64	723 5.27%	5,187 4.62%	13,393 4.72%
Age 65 - 69	575 4.19%	4,088 3.64%	10,692 3.77%
Age 70 - 74	391 2.85%	2,825 2.52%	7,506 2.64%
Age 75 - 79	244 1.78%	1,838 1.64%	4,911 1.73%
Age 80 - 84	158 1.15%	1,241 1.11%	3,346 1.18%
Age 85+	173 1.26%	1,500 1.34%	4,022 1.42%
Age 65+	1,541 11.23%	11,492 10.24%	30,477 10.74%
Median Age	37.30	34.90	34.70
Average Age	37.10	35.60	35.50

Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	13,721		112,268		283,857	
White	7,128	51.95%	53,441	47.60%	130,391	45.94%
Black	5,604	40.84%	50,105	44.63%	132,399	46.64%
Am. Indian & Alaskan	64	0.47%	1,135	1.01%	3,097	1.09%
Asian	594	4.33%	5,021	4.47%	11,284	3.98%
Hawaiian & Pacific Island	2	0.01%	224	0.20%	488	0.17%
Other	329	2.40%	2,342	2.09%	6,197	2.18%
Population by Hispanic Origin	13,721		112,268		283,857	
Non-Hispanic Origin	12,924	94.19%	94,268	83.97%	238,285	83.95%
Hispanic Origin	797	5.81%	18,000	16.03%	45,572	16.05%
2018 Median Age, Male	37.10		34.80		34.10	
2018 Average Age, Male	36.40		34.90		34.50	
2018 Median Age, Female	37.40		35.00		35.30	
2018 Average Age, Female	37.70		36.20		36.50	
2018 Population by Occupation Classification	10,910		88,166		220,904	
Civilian Employed	7,731	70.86%	60,136	68.21%	148,208	67.09%
Civilian Unemployed	456	4.18%	3,699	4.20%	9,110	4.12%
Civilian Non-Labor Force	2,712	24.86%	24,247	27.50%	63,372	28.69%
Armed Forces	11	0.10%	84	0.10%	214	0.10%
Households by Marital Status						
Married	1,729		11,930		33,919	
Married No Children	1,084		7,056		18,768	
Married w/Children	645		4,874		15,150	
2018 Population by Education	10,642		84,822		207,395	
Some High School, No Diploma	1,461	13.73%	14,436	17.02%	33,539	16.17%
High School Grad (Incl Equivalency)	1,730	16.26%	15,873	18.71%	41,351	19.94%
Some College, No Degree	2,582	24.26%	19,390	22.86%	49,695	23.96%
Associate Degree	862	8.10%	8,152	9.61%	18,054	8.71%
Bachelor Degree	2,463	23.14%	17,527	20.66%	41,889	20.20%
Advanced Degree	1,544	14.51%	9,444	11.13%	22,867	11.03%

Demographic Detail Report

2808 The Plaza, Charlotte, NC 28205						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	14,772		111,340		276,087	
Real Estate & Finance	936	6.34%	6,400	5.75%	17,344	6.28%
Professional & Management	5,161	34.94%	31,873	28.63%	75,135	27.21%
Public Administration	126	0.85%	1,106	0.99%	2,963	1.07%
Education & Health	1,712	11.59%	11,257	10.11%	28,421	10.29%
Services	1,627	11.01%	12,665	11.38%	31,052	11.25%
Information	235	1.59%	1,395	1.25%	3,058	1.11%
Sales	1,320	8.94%	12,815	11.51%	32,870	11.91%
Transportation	554	3.75%	4,374	3.93%	10,137	3.67%
Retail	586	3.97%	6,021	5.41%	14,970	5.42%
Wholesale	278	1.88%	1,785	1.60%	4,610	1.67%
Manufacturing	470	3.18%	3,731	3.35%	10,389	3.76%
Production	712	4.82%	6,572	5.90%	17,455	6.32%
Construction	393	2.66%	5,429	4.88%	12,848	4.65%
Utilities	201	1.36%	2,913	2.62%	7,022	2.54%
Agriculture & Mining	42	0.28%	277	0.25%	499	0.18%
Farming, Fishing, Forestry	9	0.06%	219	0.20%	395	0.14%
Other Services	410	2.78%	2,508	2.25%	6,919	2.51%
2018 Worker Travel Time to Job	7,217		57,113		141,406	
<30 Minutes	4,953	68.63%	38,729	67.81%	95,779	67.73%
30-60 Minutes	1,842	25.52%	14,394	25.20%	36,635	25.91%
60+ Minutes	422	5.85%	3,990	6.99%	8,992	6.36%
2010 Households by HH Size	4,790		38,195		94,714	
1-Person Households	1,668	34.82%	14,726	38.55%	33,163	35.01%
2-Person Households	1,718	35.87%	11,342	29.69%	27,992	29.55%
3-Person Households	664	13.86%	5,145	13.47%	13,717	14.48%
4-Person Households	422	8.81%	3,473	9.09%	10,281	10.85%
5-Person Households	169	3.53%	1,878	4.92%	5,368	5.67%
6-Person Households	89	1.86%	920	2.41%	2,423	2.56%
7 or more Person Households	60	1.25%	711	1.86%	1,770	1.87%
2018 Average Household Size	2.20		2.20		2.40	
Households						
2023 Projection	6,719		52,095		127,025	
2018 Estimate	6,089		47,352		115,674	
2010 Census	4,791		38,195		94,714	
Growth 2018 - 2023	10.35%		10.02%		9.81%	
Growth 2010 - 2018	27.09%		23.97%		22.13%	

Daytime Employment Report

1 Mile Radius

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**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	355	2,584	7
Retail & Wholesale Trade	54	473	9
Hospitality & Food Service	32	348	11
Real Estate, Renting, Leasing	20	68	3
Finance & Insurance	21	93	4
Information	5	28	6
Scientific & Technology Services	33	138	4
Management of Companies	0	0	0
Health Care & Social Assistance	38	307	8
Educational Services	14	296	21
Public Administration & Sales	1	15	15
Arts, Entertainment, Recreation	10	81	8
Utilities & Waste Management	11	36	3
Construction	28	154	6
Manufacturing	31	348	11
Agriculture, Mining, Fishing	0	0	0
Other Services	57	199	3

Consumer Spending Report

2808 The Plaza, Charlotte, NC 28205

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$37,015	\$247,790	\$624,862
Vehicle Purchases	15,109	93,204	240,659
Gasoline	12,717	90,698	227,650
Vehicle Expenses	1,181	9,197	22,468
Transportation	3,223	22,473	54,016
Automotive Repair & Maintenance	4,786	32,218	80,069
Total Health Care	\$6,979	\$47,367	\$119,391
Medical Services	3,773	25,621	64,286
Prescription Drugs	2,467	16,640	42,455
Medical Supplies	740	5,106	12,651
Total Education/Day Care	\$10,497	\$71,590	\$176,554
Education	6,835	47,495	117,719
Fees & Admissions	3,662	24,095	58,835

Demographic Market Comparison Report

1 mile radius

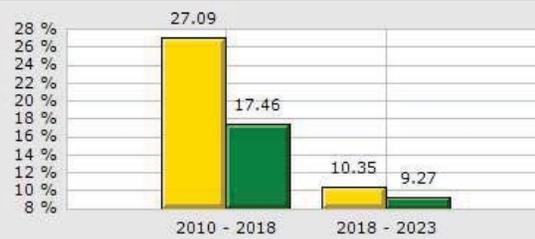
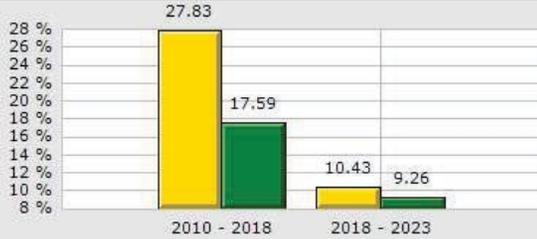
2808 The Plaza, Charlotte, NC 28205

Type: **Class C Office**
 County: **Mecklenburg**

1 Mile
 County

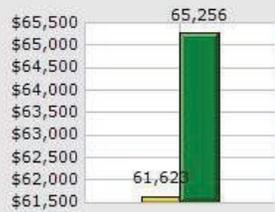
Population Growth

Household Growth



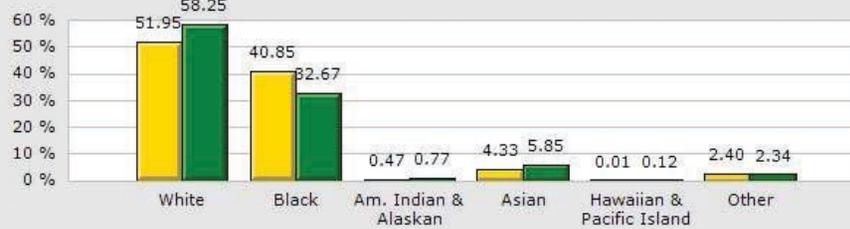
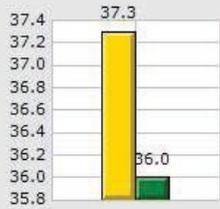
2018 Med Household Inc

2018 Households by Household Income



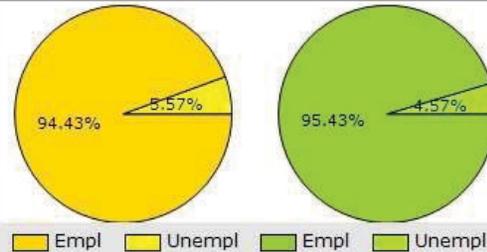
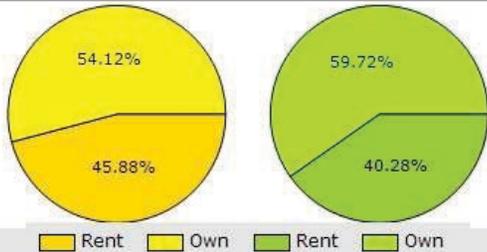
2018 Median Age

2018 Population by Race



2018 Renter vs. Owner

2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

2808 The Plaza, Charlotte, NC 28205

Type: **Class C Office**
 County: **Mecklenburg**

	1 Mile		County	
Population Growth				
Growth 2010 - 2018	27.83%		17.59%	
Growth 2018 - 2023	10.43%		9.26%	
Empl	7,731	94.43%	579,368	95.43%
Unempl	456	5.57%	27,729	4.57%
2018 Population by Race	13,720		1,081,359	
White	7,127	51.95%	629,838	58.25%
Black	5,604	40.85%	353,292	32.67%
Am. Indian & Alaskan	64	0.47%	8,362	0.77%
Asian	594	4.33%	63,225	5.85%
Hawaiian & Pacific Island	2	0.01%	1,344	0.12%
Other	329	2.40%	25,298	2.34%
Household Growth				
Growth 2010 - 2018	27.09%		17.46%	
Growth 2018 - 2023	10.35%		9.27%	
Renter Occupied	2,793	45.88%	171,356	40.28%
Owner Occupied	3,295	54.12%	254,094	59.72%
2018 Households by Household Income	6,089		425,450	
Income <\$25K	1,317	21.63%	71,218	16.74%
Income \$25K - \$50K	1,406	23.09%	93,515	21.98%
Income \$50K - \$75K	820	13.47%	77,178	18.14%
Income \$75K - \$100K	686	11.27%	54,255	12.75%
Income \$100K - \$125K	426	7.00%	42,045	9.88%
Income \$125K - \$150K	332	5.45%	25,574	6.01%
Income \$150K - \$200K	384	6.31%	25,350	5.96%
Income \$200K+	718	11.79%	36,315	8.54%
2018 Med Household Inc	\$61,623		\$65,256	
2018 Median Age	37.30		36.00	





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