

# NOVA'S CORNER

1318 PECAN AVENUE | CHARLOTTE, NC 28205



NOVA'S  
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AVAILABLE  
Retail / Office For Lease  
704.749.5851  
www.TheNicholsCompany.com

CONTACT FOR DETAILS

JOHN HADLEY

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*Plaza Midwood Retail for Lease*

1,103 - 2,268 SF AVAILABLE



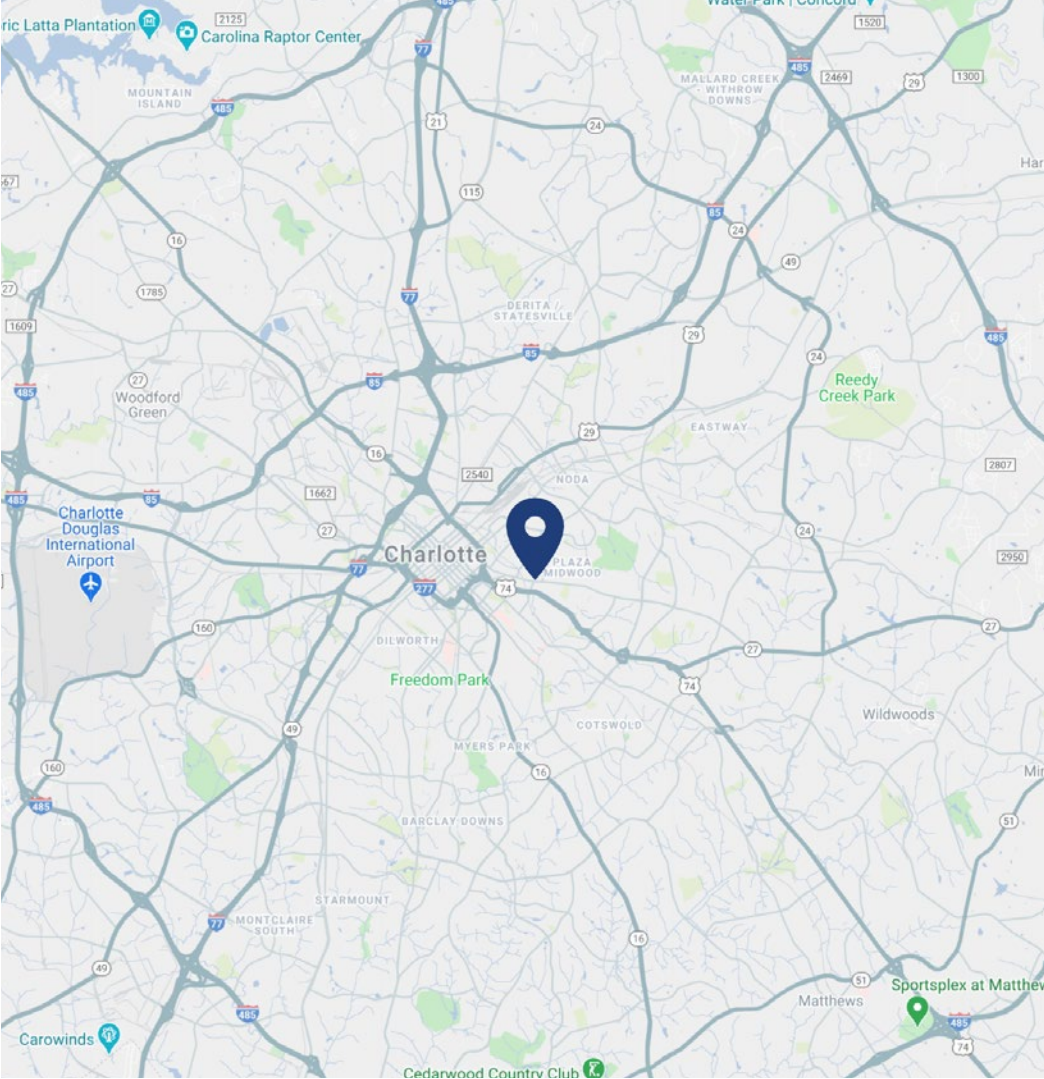
PROPERTY OVERVIEW

NOVA'S CORNER

+/- 10,428 SF two level retail building in the heart of Plaza Midwood. Nova's Corner includes two floors with spaces ideal for retail or office use. The site is within walking distance to numerous restaurants and retail shops and is a quick drive to Uptown, Midtown and the Interstates.

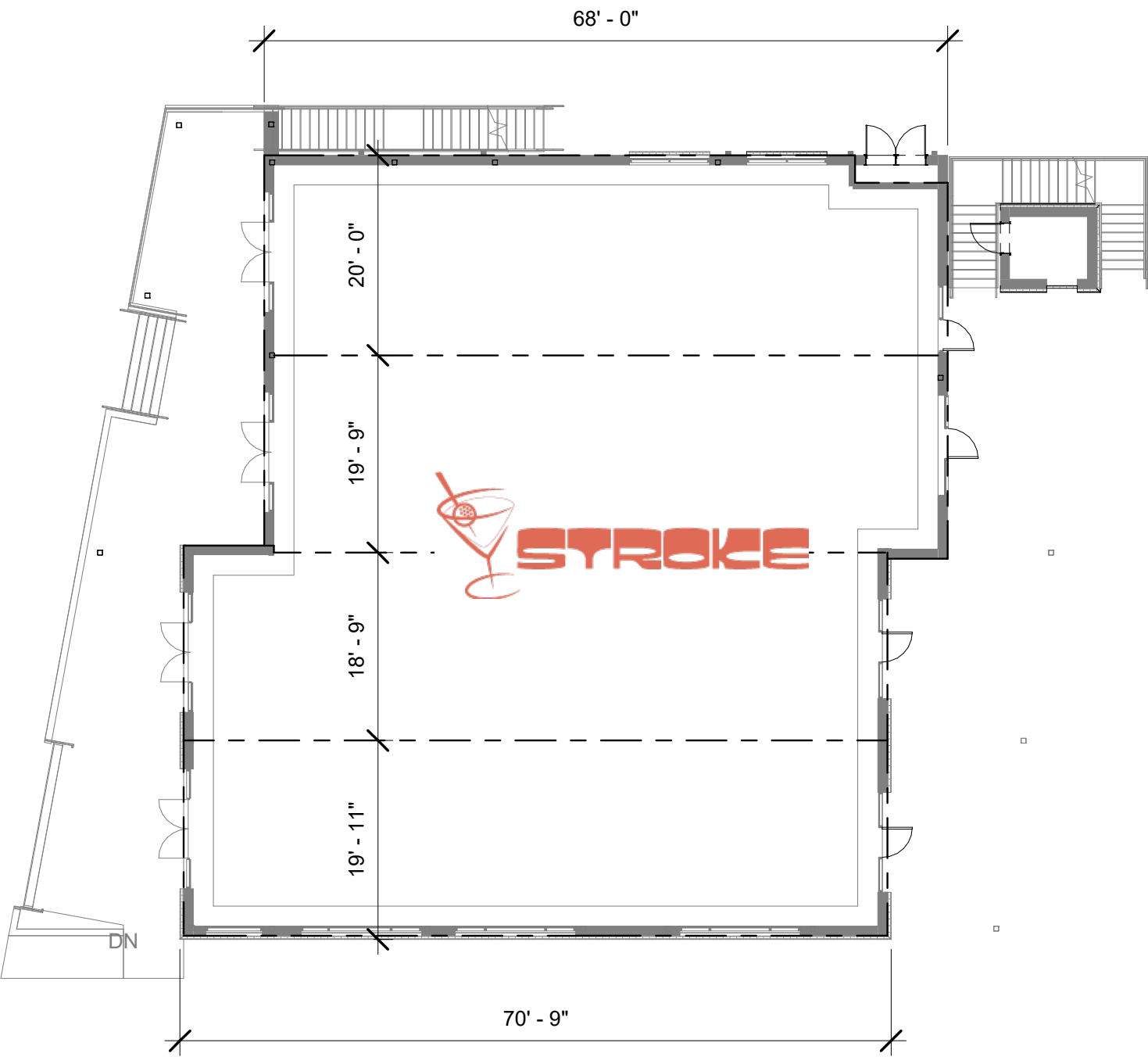
PROPERTY DETAILS

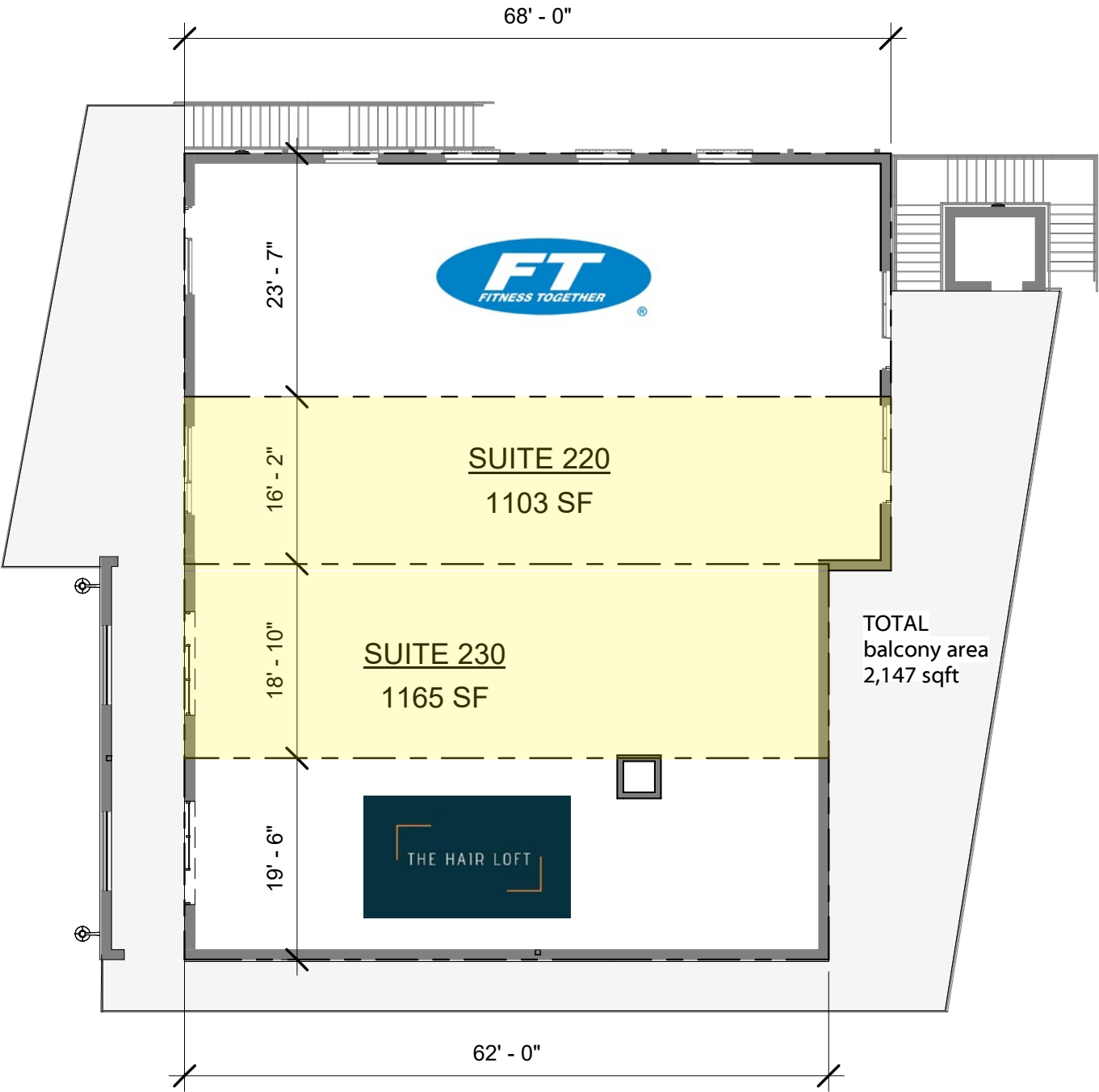
Address	1318 Pecan Avenue   Charlotte, NC 28205
Square Footage	1,103 - 2,268 SF Available   2nd Floor
Building Size	10,428 SF
Parking	Abundant parking
Traffic Counts	Central Avenue   25,500 VPD
Lease Rate	Call for Leasing Details
Additional Notes	Elevator and stairs to Upstairs Bays



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	17,921	127,168	285,436
Avg. Household Income	\$97,402	\$108,535	\$91,247
Median Household Income	\$63,392	\$66,059	\$53,176
Households	7,809	59,278	122,132
Daytime Employees	27,111	146,300	231,343







# PLAZA MIDWOOD CHARLOTTE, NC

Plaza Midwood is located approximately one mile east of Uptown Charlotte. Known for its eclectic vibe, it boasts a mixture of art galleries, locally owned shops and unique restaurants. Recent years have witnessed its resurgence as a vibrant, highly sought after, neighborhood with numerous multi-family developments being completed.



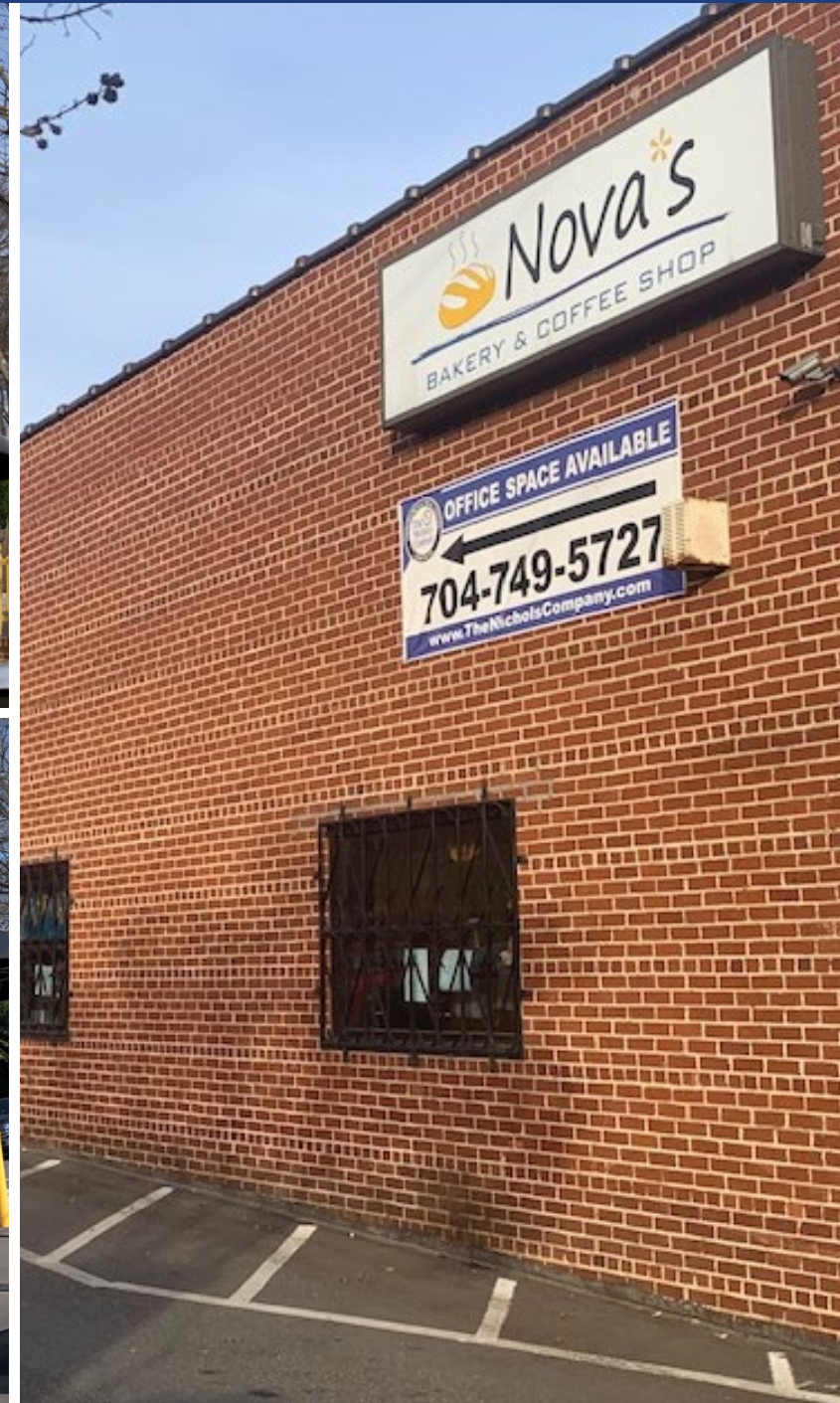


MARKET OVERVIEW





## EXTERIOR PHOTOS







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## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

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### Address

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Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.