

Available
For Lease
Office or Retail



1204 Central Avenue

Charlotte, NC

ABOUT:

Located in the heart of the Plaza-Midwood neighborhood, 1204 Central Avenue is well positioned at the intersection of Hawthorne Lane. This build to suit space is ideal for retail or office space. Ample shared parking is planned.

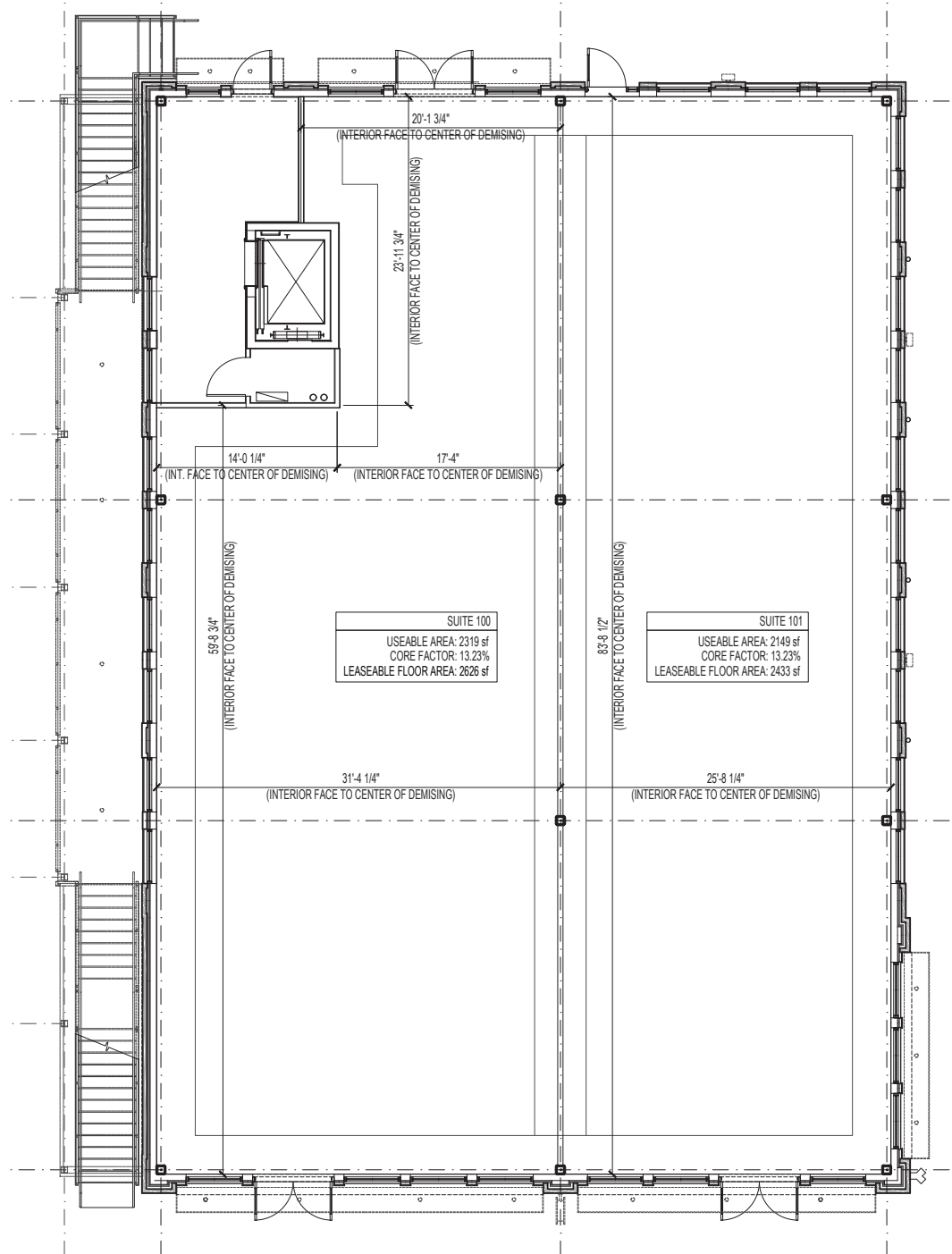
SITE ATTRIBUTES:

- Available SF: 2,433-5,059 first floor
- Zoning: B-2 PED
- Lease Rate: \$30-\$36 SF/NNN

Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,195	115,552	284,130
Daytime Employees	22,295	169,673	255,856
Average HH Income	\$97,123	\$88,952	\$74,515

Traffic Counts:
Central Avenue - ~30,000 VPD





Lease Outline Drawing (Ground Level)
Scale: 3/32" = 1'-0" @ Letter Size

1204 Central Ave.

Charlotte, North Carolina
02.16.18
Proj #1506



peadon | finein
architecture

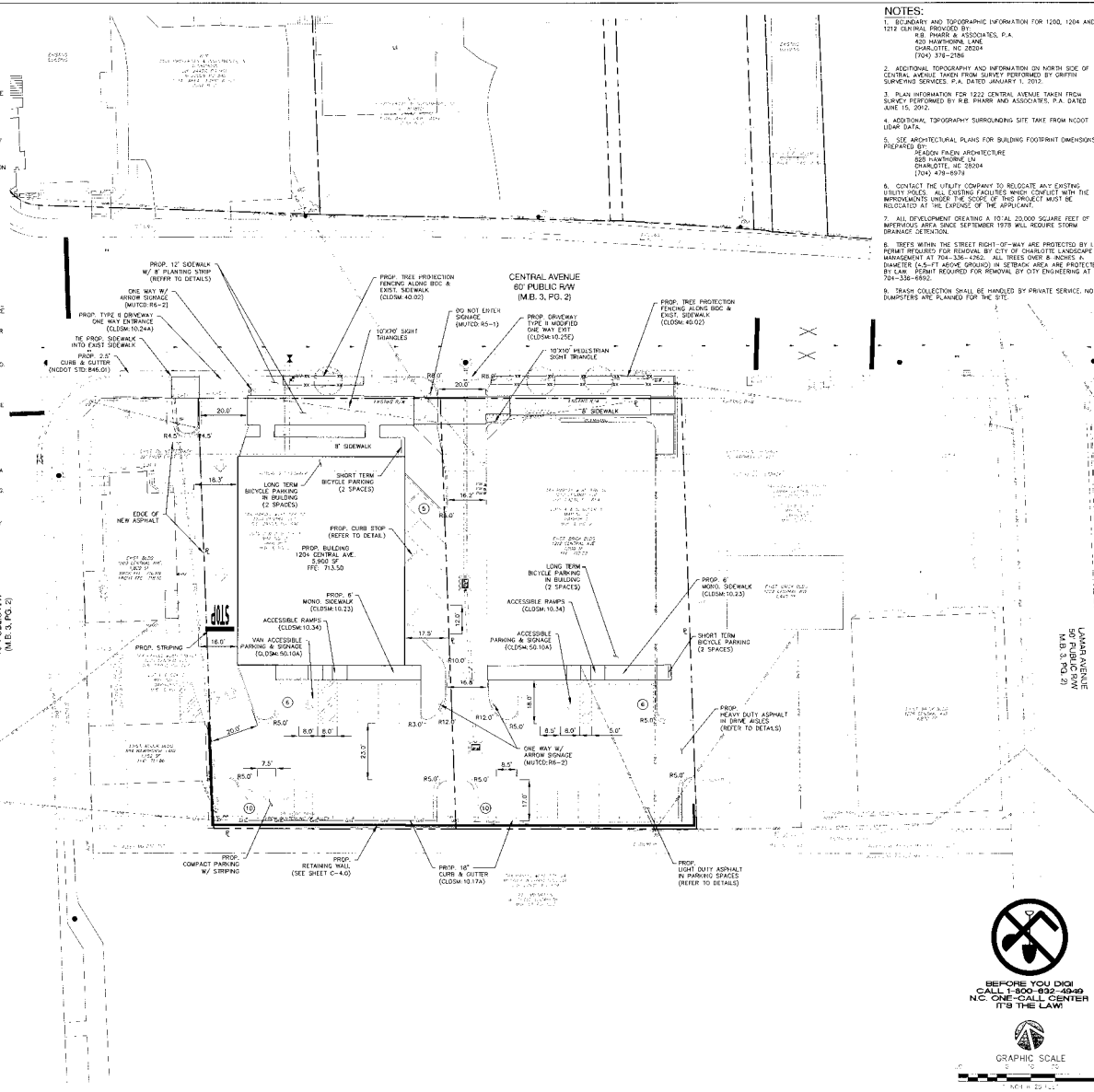
SITE PLAN

GENERAL NOTES:

- [illegible]

DEVELOPMENT SUMMARY

104 PARCEL D:		081-176-17
1204 CENTRAL:		081-176-16
SITE AREA:		
1204 CENTRAL:	0.40 AC	
1212 CENTRAL:	0.41 AC	
COMBINED:	0.81 AC	
EXISTING ZONING:		B-2 (PED OVERLAY)
SETBACKS:		
FRONT:	30' FROM BOC	
SIDE:	0'	
REAR:	5'	
MAX. BUILDING HEIGHT:		100'
PROPOSED USE:		MEDICAL OFFICE
1204 CENTRAL:		
1212 CENTRAL:		OFFICE
BUILDING SQUARE FOOTAGE:		
1204 CENTRAL:	5,900 SF	
1212 CENTRAL (EXIST BLDG):	12,800 SF	
TOTAL:	12,800 SF	
VEHICLE PARKING:		
1204 CENTRAL:		
REQUIRED:	10 SPACES (1 PER 600 SF)	
PROPOSED:		
REGULAR:	16 SPACES	
COMPACT:	4 SPACES	
HANDICAP:	1 SPACE	
TOTAL:	21 SPACES	
1212 CENTRAL:		
REQUIRED:	12 SPACES (1 PER 600 SF)	
PROPOSED:		
REGULAR:	15 SPACES	
HANDICAP:	1 SPACE	
TOTAL:	16 SPACES	
BICYCLE PARKING:		
1204 CENTRAL:		
REQUIRED (MEDICAL OFFICE):		
LONG TERM:	1 SPACE	
SHORT TERM:	1 SPACE (15% PER AUTO)	
PROPOSED:		
LONG TERM:	2 SPACES (INSIDE BLDG)	
SHORT TERM:	2 SPACES	
1212 CENTRAL:		
REQUIRED (OFFICE):		
LONG TERM:	2 SPACES	
SHORT TERM:	2 SPACES	
PROPOSED:		
LONG TERM:	2 SPACES (INSIDE BLDG)	
SHORT TERM:	2 SPACES	



NOTES:

1. **RECORDARY AND ASSOCIATES, P.A.** 1200, 1204 and 1212 CITYVIEW DRIVE
R.B. PHARR & ASSOCIATES, P.A.
450 HARRISON LANE
CHARLOTTE, NC 28204
770-431-1000
2. **ADDITIONAL TYPED INFORMATION IN NORTH SIDE OF CENTRAL AVENUE TRAVELED FROM SURVEY PREPARED BY CUFFIN SURVEYING, INC.**
R.B. PHARR & ASSOCIATES, P.A. DATED JAN. 15, 2012
3. **PLAN INFORMATION FOR 1222 CENTRAL AVENUE TRAVELED FROM SURVEY PREPARED BY R.B. PHARR AND ASSOCIATES, P.A. DATED JAN. 15, 2012**
4. **ADDITIONAL TYPED INFORMATION SURROUNDING SITE AND TRAIL FROM ACROSS LOT 4**
5. **SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY**
 DESIGN FROM ARCHITECTURE
 450 HARRISON LANE
 CHARLOTTE, NC 28204
 770-431-0579
6. **CONTRACT WITH CITY OF CHARLOTTE TO RELOCATE ANY EXISTING UTILITY POLES, AND EXISTING FACILITIES WHICH CONFLICT WITH THE PROPOSED RELOCATION OF THE TRAIL. THE CITY WILL BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE APPLICANT.**
7. **ALL DEVELOPMENT DETENTION IS A TOTAL 20,000 SQUARE FEET OF DETENTION. THE DETENTION 10' WILL REQUIRE STORAGE OF DRAINAGE DETENTION.**
8. **DEEDS WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. THE RELOCATION OF THE TRAIL WILL BE REQUIRED TO BE RELOCATED WITHIN THE STREET RIGHT-OF-WAY. THE RELOCATION OF THE TRAIL WILL BE REQUIRED TO BE RELOCATED WITHIN THE STREET RIGHT-OF-WAY. THE RELOCATION OF THE TRAIL WILL BE REQUIRED TO BE RELOCATED WITHIN THE STREET RIGHT-OF-WAY.**
9. **TRAFFIC COLLECTION SHALL BE HANDLED BY PRIVATE SERVICE. NO**



URBAN
DESIGN

1218-e6-centra' ave. # 704.334.3300
charlotte, nc 28205 # 704.334.3300
ubandes.goparneris.com
license no: 0-0418



The Nichols Company |

500 Queens Road
Charlotte, NC 28207

1204/1212 Central

Site Plan

212 Central Avenue Charlotte, NC

NO.		DATE		BY		REVISIONS	
1	02.01.15	11:00					REQ CITY COMMENTS

Project No. 15-022

Date: May 6, 2015
Designed by: udp
Drawn By: udp

Scale: 1" = 20'

Sheet No:

C-3.0

FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION







WHITNEY FREEBURN | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
Whitney@thenicholscompany.com | www.thenicholscompany.com | 1204 Central Ave., Suite 201, 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.