



E. 10th St

9,300 VPD

0.25 acres

Central Avenue

17,000 VPD



# 1300 & 1304 E. 10th Street

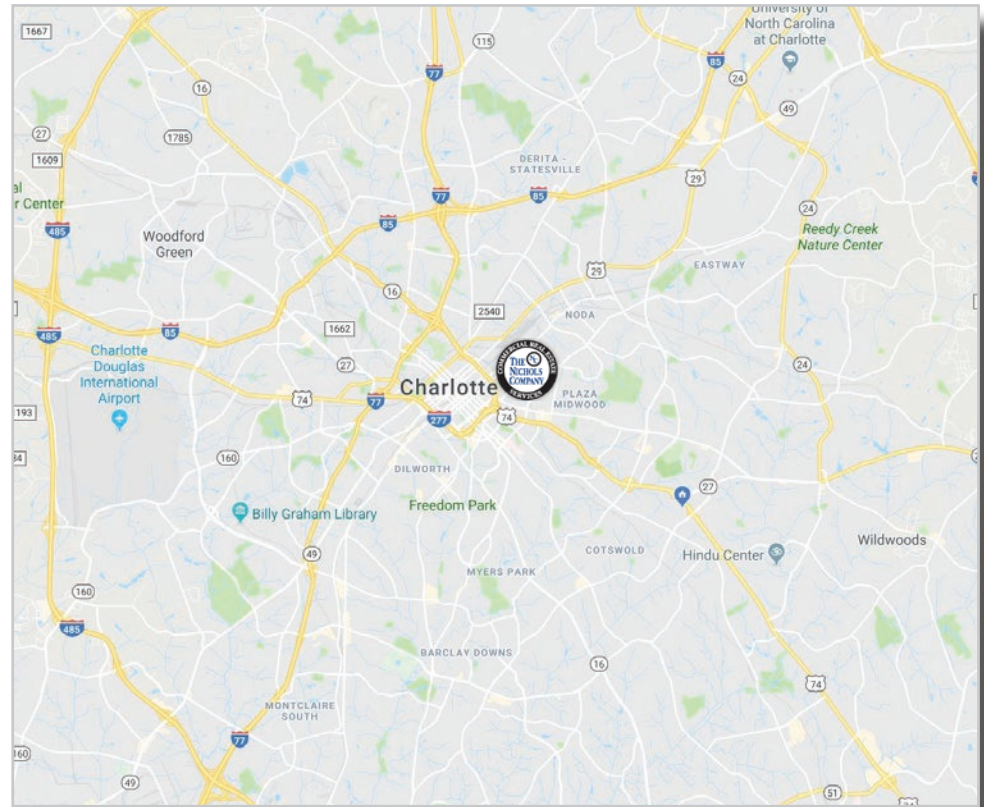
Charlotte, NC 28204

**ABOUT**

Opportunity to own two parcels in Plaza Midwood. Coffee shops, restaurants and other retails uses just blocks away. Location is just feet from future Streetcar stop (Gold Line). Zoning allows for multiple retail uses, office or residential. Seller would consider selling parcels separately.

**PROPERTY DETAILS**

- +/- 0.25 Acres Available
- Zoned B-2
- Sale Price: \$420,000



| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Population  | 15,870   | 119,533  | 278,201  |
| Total Households  | 6,711    | 54,155   | 116,243  |
| Daytime Employees | 28,641   | 152,916  | 234,946  |
| Average HH Income | \$92,045 | \$93,705 | \$80,201 |

## MARKET OVERVIEW

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.

Read more here: <http://plazamidwood.org>



Bird Song Brewing Co. is a 17,000 SF brewhouse and taproom that is located near the site.

- 17,000 SF Building
- 30 Barrel Brewhouse with up to 1,200 barrels of fermentation capability



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*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.*