



Retail for Sale
1217 The Plaza
Charlotte, NC 28205

ABOUT

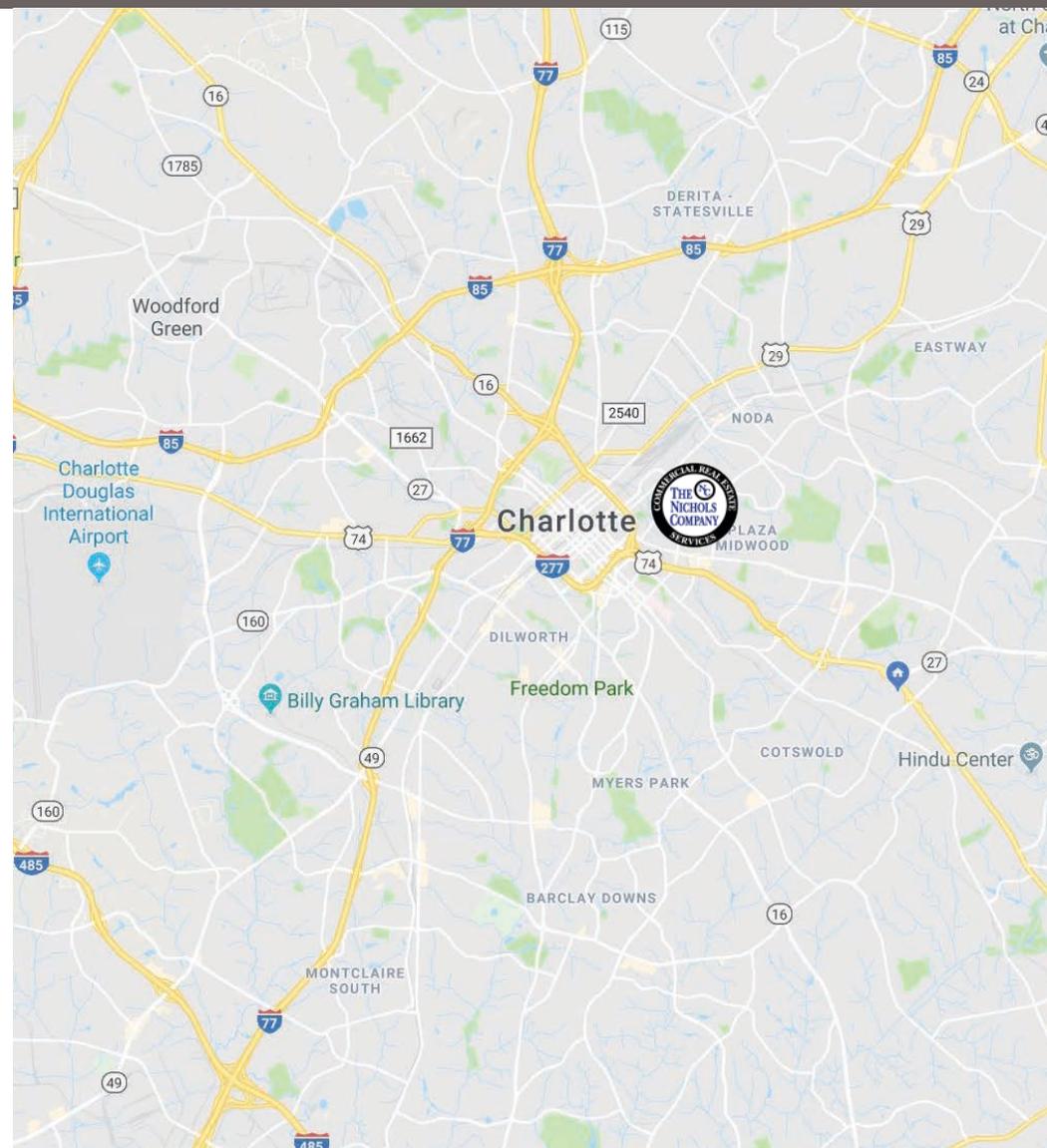
Rare opportunity to purchase a restaurant property in the heart of Plaza Midwood. Excellent location with a modern design, the property is a great opportunity for any restaurant owner.

PROPERTY DETAILS

- +/- 3,140 SF Restaurant Building for Sale
- +/- 0.241 Acres
- Parcel ID: 08117628
- Zoning: B-2
- Built in 2018
- Parking: 23 total spaces (9 lined in parking lot and 7 auto lifts that hold 14 cars)
- *Call for Pricing Details (property is not priced)*

PROPERTY FEATURES

- 2-story steel building
- Stucco and stone veneer and a large facade of storefront windows and doors on both levels, with five metal awnings
- Painted flooring, polished concrete and ceilings are open with heights of approx. 12'-14'
- Fully heated, cooled and sprinklered
- Custom lighting
- Finished basement, approx. 252 SF, used as a wine cellar that can be used as a private room for dining and karaoke
- Rear of property is fenced
- First floor has a waiting area, dining room with two garage doors leading to an outdoor patio containing approx. 400 SF, a small bar area, bar kitchen, office and two restrooms
- The second floor has a dining room with a large bar, full commercial kitchen, two restrooms and an open terrace approx. 273 SF
- Service elevator and generator for the building



Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,612	122,480	288,102
Daytime Employees	11,733	146,962	232,261
Average HH Income	\$97,834	\$92,558	\$81,204
Households	7,373	54,493	119,302
Traffic Counts: Central Ave. 25,000 VPD			

PLAZA MIDWOOD

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



HAWTHORNE AVE

MOO BREW
PINT CENTRAL

BISTRO LA BON **YAMA Izakaya**
FAMILY SOLAR **FIVE GUYS**

CENTRAL AVENUE

YAFO **MIDWOOD**
Dairy Queen **SMOKEHOUSE**

CVS
pharmacy

PECAN AVE

FUEL **Novus** **WORKMAN'S FRIEND**

LEGION BREWING
PLAZA + MIDWOOD
Kra THE STUDIO

Diamond

SHERWIN WILLIAMS **SUBBU** **SOUL GASTROBUNG!**

zada jane's **LIBRARY**
COFFEE CAFE

fish **WELLS FARGO**
PEEL

CENTRAL AVENUE

CM **THOMAS STREET TAVERN**
THE COMMON MARKET

COMMONWEALTH AVE

SITE
SUSHI GURU

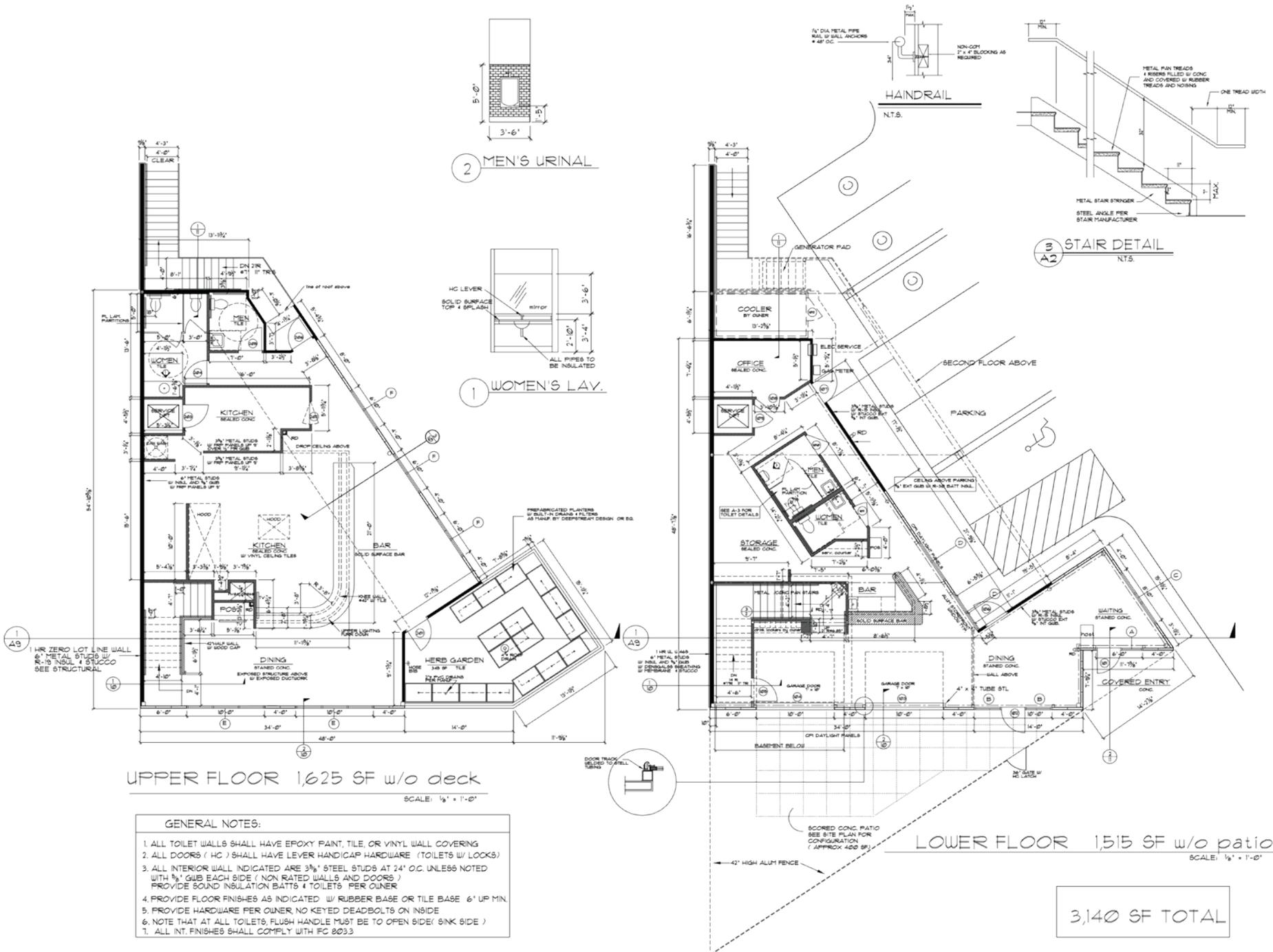
WHISKEY

THE PLAZA

Harris Teeter
Neighborhood Food & Pharmacy



25,000 VPD



2 MEN'S URINAL

1 WOMEN'S LAV.

HANDRAIL
N.T.S.

3 STAIR DETAIL
N.T.S.

UPPER FLOOR 1,625 SF w/o deck
SCALE: 1/8" = 1'-0"

LOWER FLOOR 1,515 SF w/o patio
SCALE: 1/8" = 1'-0"

3,140 SF TOTAL

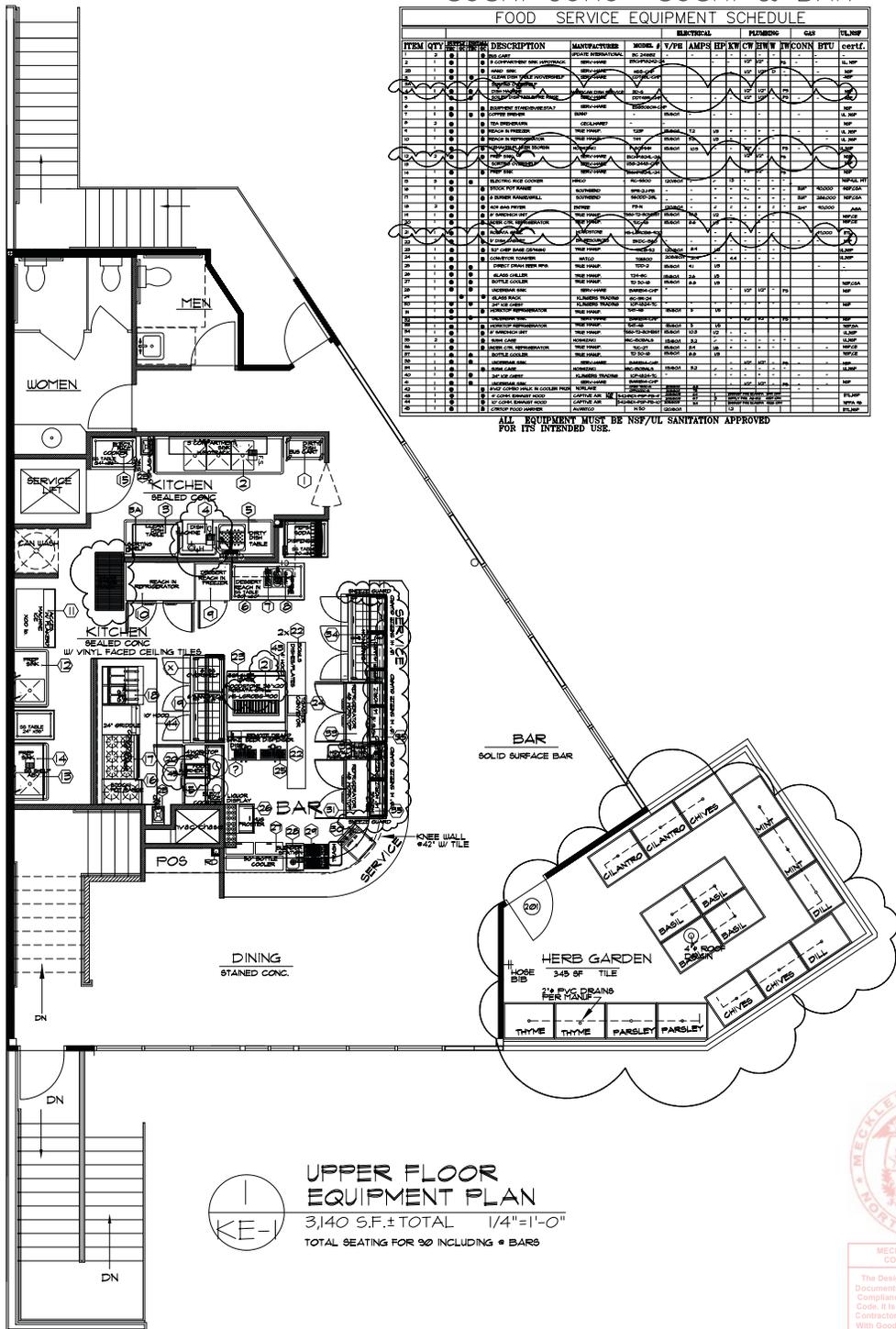
- GENERAL NOTES:**
1. ALL TOILET WALLS SHALL HAVE EPOXY PAINT, TILE, OR VINYL WALL COVERING
 2. ALL DOORS (HC) SHALL HAVE LEVER HANDICAP HARDWARE (TOILETS W/ LOCKS)
 3. ALL INTERIOR WALL INDICATED ARE 3 3/8" STEEL STUDS AT 24" O.C. UNLESS NOTED WITH 1/2" GIBB EACH SIDE (NON RATED WALLS AND DOORS) PROVIDE SOUND INSULATION BATTS 4 TOILETS PER OWNER
 4. PROVIDE FLOOR FINISHES AS INDICATED W/ RUBBER BASE OR TILE BASE 6" UP MIN.
 5. PROVIDE HARDWARE PER OWNER, NO KEYED DEADBOLTS ON INSIDE
 6. NOTE THAT AT ALL TOILETS, FLUSH HANDLE MUST BE TO OPEN SIDE/ SINK SIDE)
 7. ALL INT. FINISHES SHALL COMPLY WITH FC 803.3

SUSHI GURU SUSHI & BAR

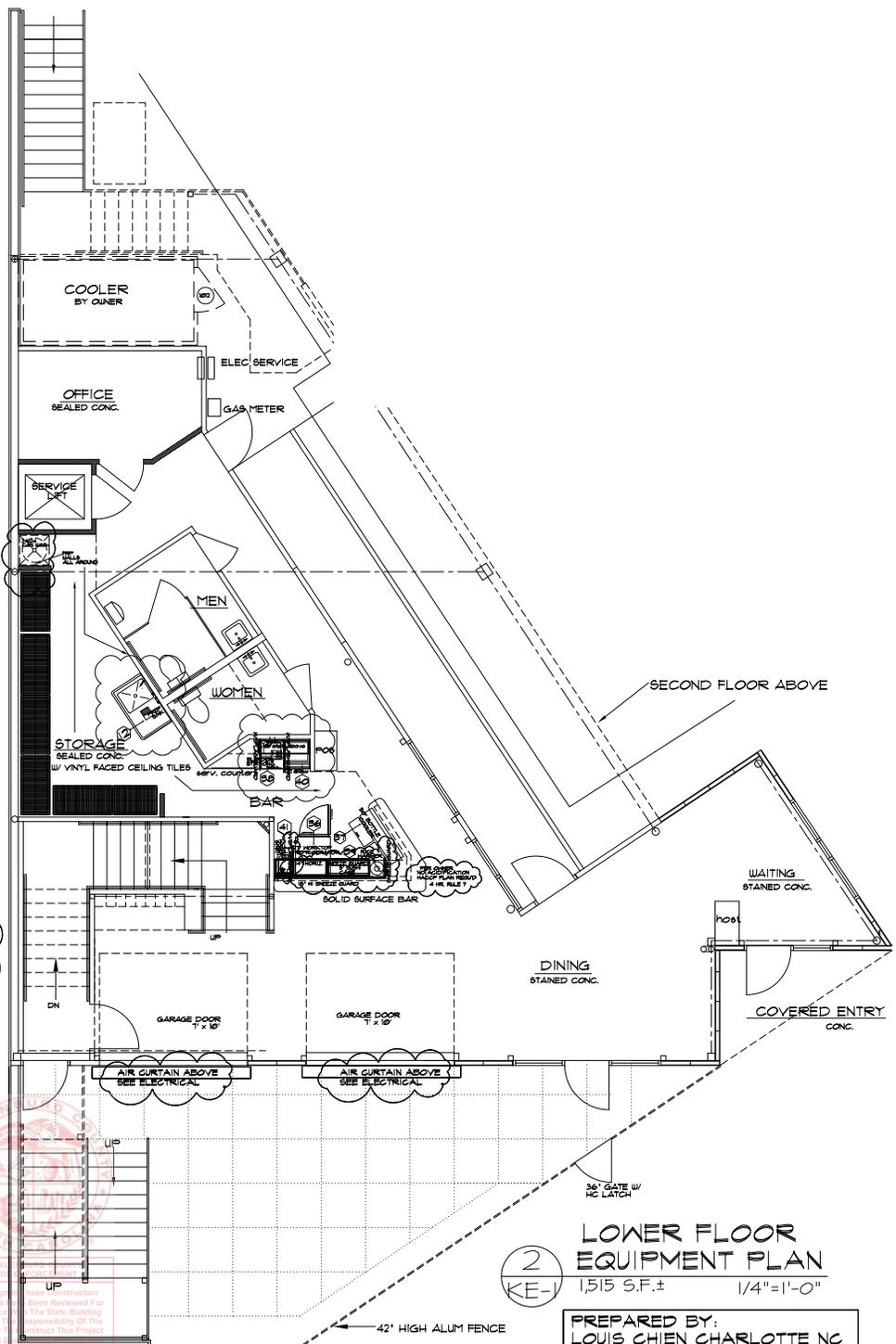
FOOD SERVICE EQUIPMENT SCHEDULE

ITEM	QTY	MANUFACTURER	MODEL #	VOLTS	AMPS	HP	AW	CFM	BTU	W/CONN	BTU	CERT.#
1	1	FRIGIDAIRE	REFRIG	115	15							REF
2	1	FRIGIDAIRE	REFRIG	115	15							REF
3	1	FRIGIDAIRE	REFRIG	115	15							REF
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50	1	FRIGIDAIRE	REFRIG	115	15							REF

ALL EQUIPMENT MUST BE NSF/UL SANITATION APPROVED FOR ITS INTENDED USE.



UPPER FLOOR EQUIPMENT PLAN
3,140 S.F.± TOTAL 1/4"=1'-0"
TOTAL SEATING FOR 30 INCLUDING 8 BARS



LOWER FLOOR EQUIPMENT PLAN
1,515 S.F.± 1/4"=1'-0"

PREPARED BY:
LOUIS CHIEN CHARLOTTE NC
704-560-4226

MECHANICAL CODE
The Design Documents have been reviewed for compliance with the State Building Code. It is the Contractor's responsibility to ensure that the project complies with the State Building Code.

PROPERTY PHOTOS



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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.