

# PLAZA MIDWOOD RETAIL

1212 PECAN AVE | CHARLOTTE, NC 28205



CONTACT FOR DETAILS

**RUSTY GIBBS**  
(704) 373-9797

[Rusty@TheNicholsCompany.com](mailto:Rusty@TheNicholsCompany.com)

**JOHN HADLEY**  
(704) 373-9797

[JHadley@TheNicholsCompany.com](mailto:JHadley@TheNicholsCompany.com)

*Available for Sale or Lease*

RARE PLAZA MIDWOOD 2ND GENERATION RESTAURANT OPPORTUNITY



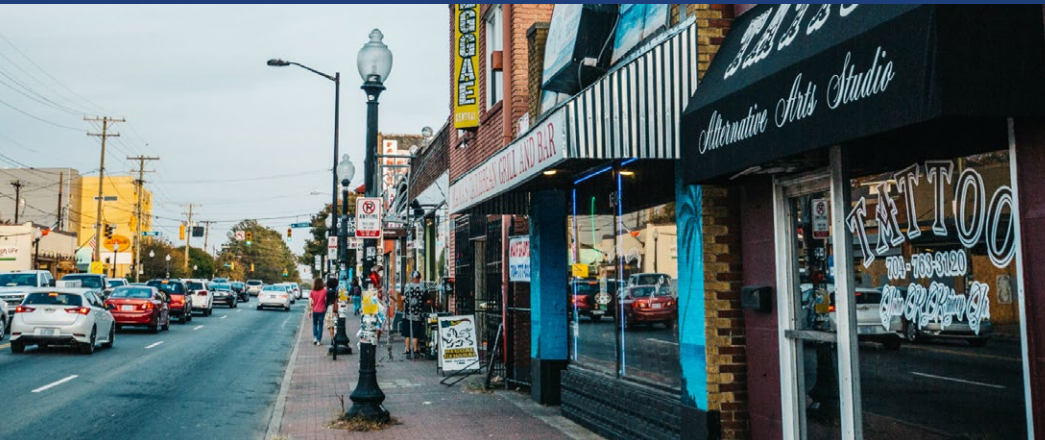
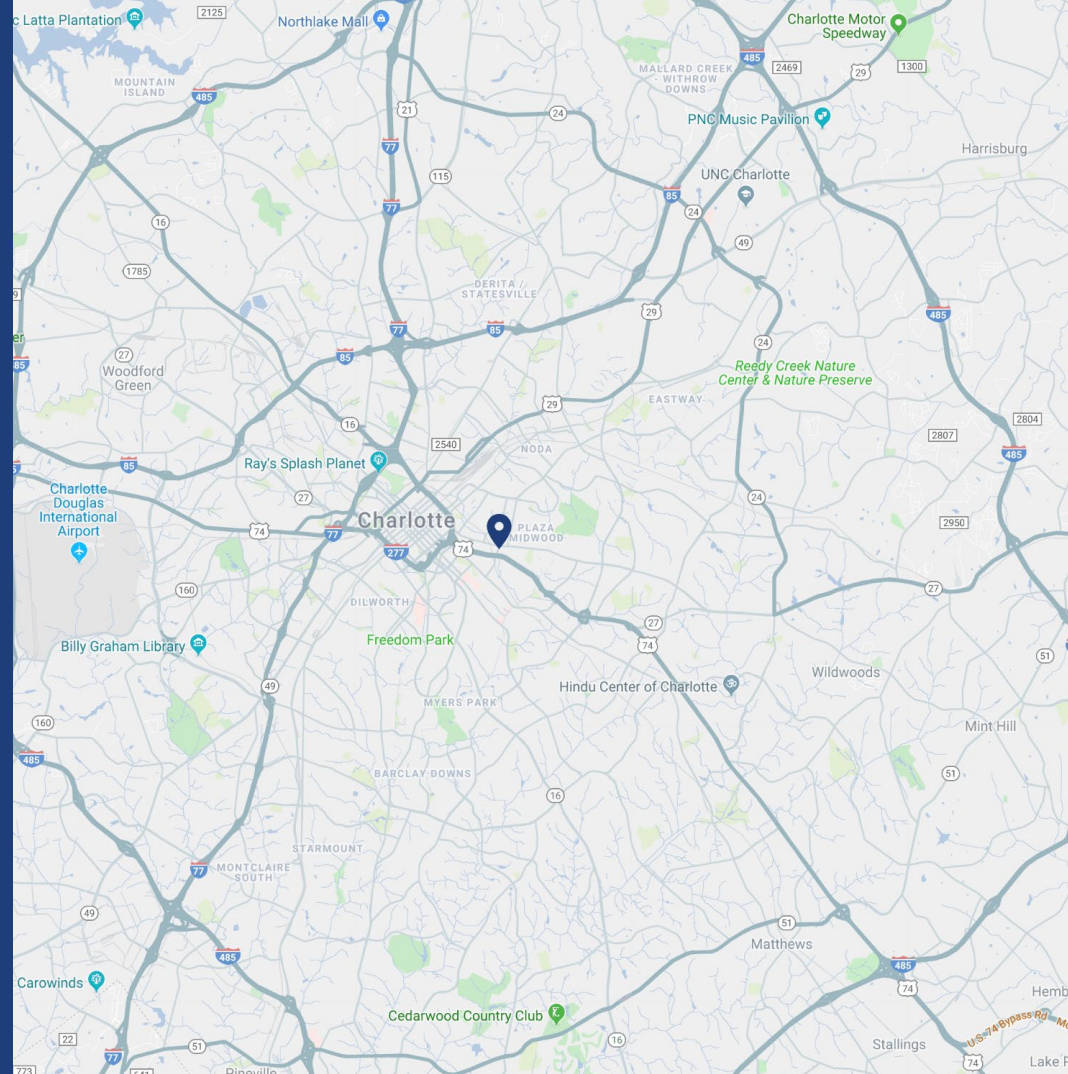
## PROPERTY OVERVIEW

# AVAILABLE RETAIL

2nd Generation Restaurant space available for sale or lease at an iconic Plaza Midwood location, the entryway to Central Ave. via Pecan Avenue. With a total of +/- 8,000 SF, this opportunity is on 0.225 AC. Surrounded by retail, breweries, bars, restaurants and other prominent Charlotte sites, the space boasts excellent visibility and access along Pecan Avenue. Conveniently located in close proximity to Uptown Charlotte, the neighborhood is experiencing extreme growth in retail and multi-family development.

## PROPERTY DETAILS

<b>Address</b>	1212 Pecan Avenue   Charlotte, NC 28205
<b>Available SF</b>	+/- 8,000 SF Available for Sale or Lease
<b>Acreage</b>	+/- 0.225 AC
<b>Zoning</b>	MUDD-O
<b>Parking</b>	Street and community parking
<b>Access</b>	Easy access to I-74
<b>Pricing</b>	Lease Rate - \$30/SF NNN Sale Price - \$4,000,000
<b>Traffic Counts</b>	Central Avenue   29,000 VPD



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2020 Population</b>	15,946	128,865	294,958
<b>Avg. Household Income</b>	\$116,262	\$107,661	\$91,592
<b>Median Household Income</b>	\$81,522	\$65,057	\$53,542
<b>Households</b>	7,770	59,410	124,904
<b>Daytime Employees</b>	13,829	142,712	229,856



SITE OVERVIEW





# 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







## CONTACT FOR DETAILS

---

### **RUSTY GIBBS**

(704) 373-9797

Rusty@TheNicholsCompany.com

### **JOHN HADLEY**

(704) 373-9797

JHadley@TheNicholsCompany.com



## THE NICHOLS COMPANY

### **Website**

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

### **Phone**

Office (704) 373-9797

Fax (704) 373-9798

### **Address**

1204 Central Avenue, 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.