

# RETAIL FOR SALE

1212 PECAN AVE/1801 COMMONWEALTH AVE | CHARLOTTE, NC 28205

RARE PLAZA MIDWOOD OPPORTUNITY





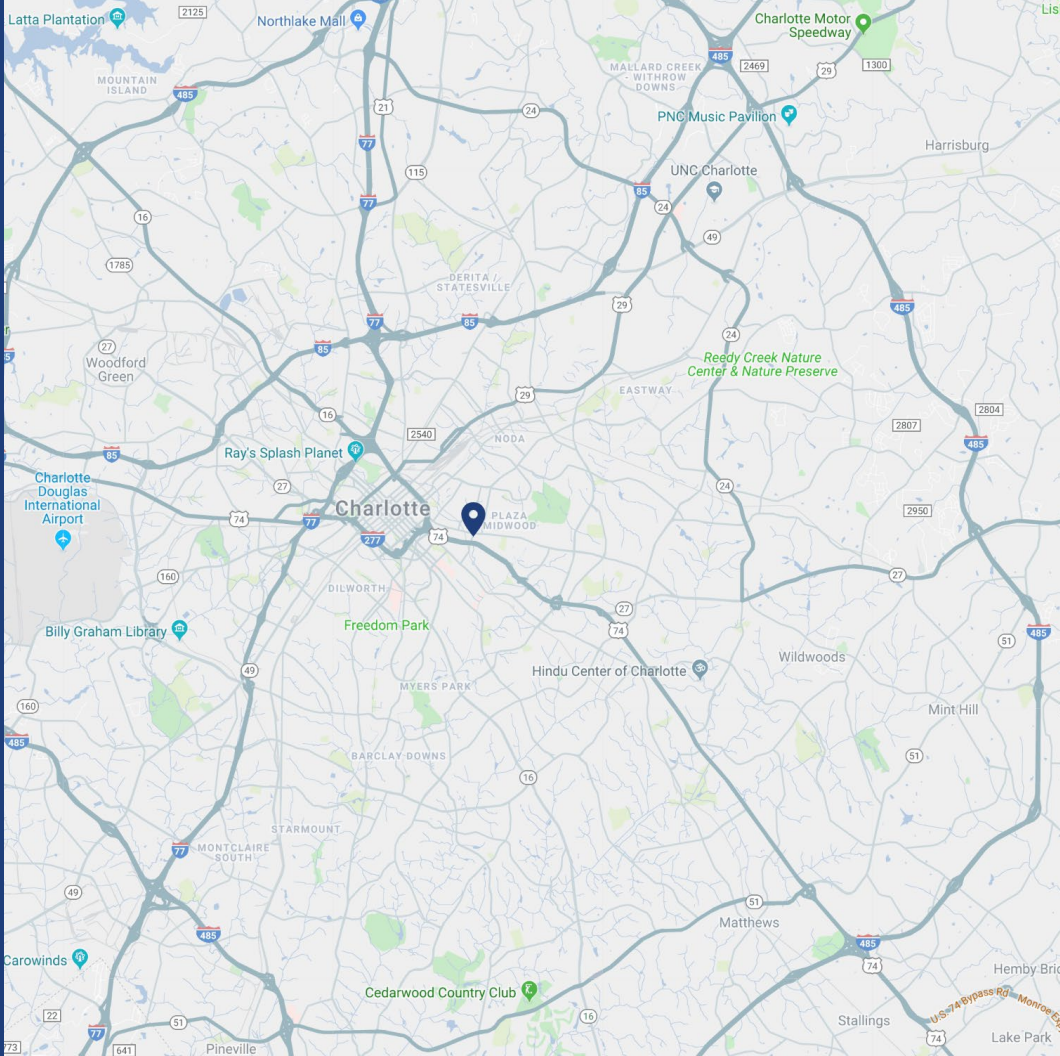
PROPERTY OVERVIEW

RETAIL FOR SALE

Retail space available for sale at an iconic Plaza Midwood location, the entryway to Central Ave. via Pecan Avenue. With +/- 15,000 SF between two buildings, this sale opportunity is on 0.59 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

Address	1212 Pecan Avenue/1801 Commonwealth Ave Charlotte, NC 28205
Available SF	+/- 15,000 SF Available for Sale
Available AC	+/- 0.59 AC Available for Sale
Zoning	MUDD-O
Parking	Street and community parking
Access	Easy access to I-74
Sale Price	\$7,000,000
Traffic Counts	Central Avenue   29,000 VPD



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	15,182	125,136	291,689
Avg. Household Income	\$114,275	\$106,836	\$89,802
Median Household Income	\$83,068	\$64,592	\$53,040
Households	7,441	57,191	122,717
Daytime Employees	14,271	144,613	231,038



SITE OVERVIEW





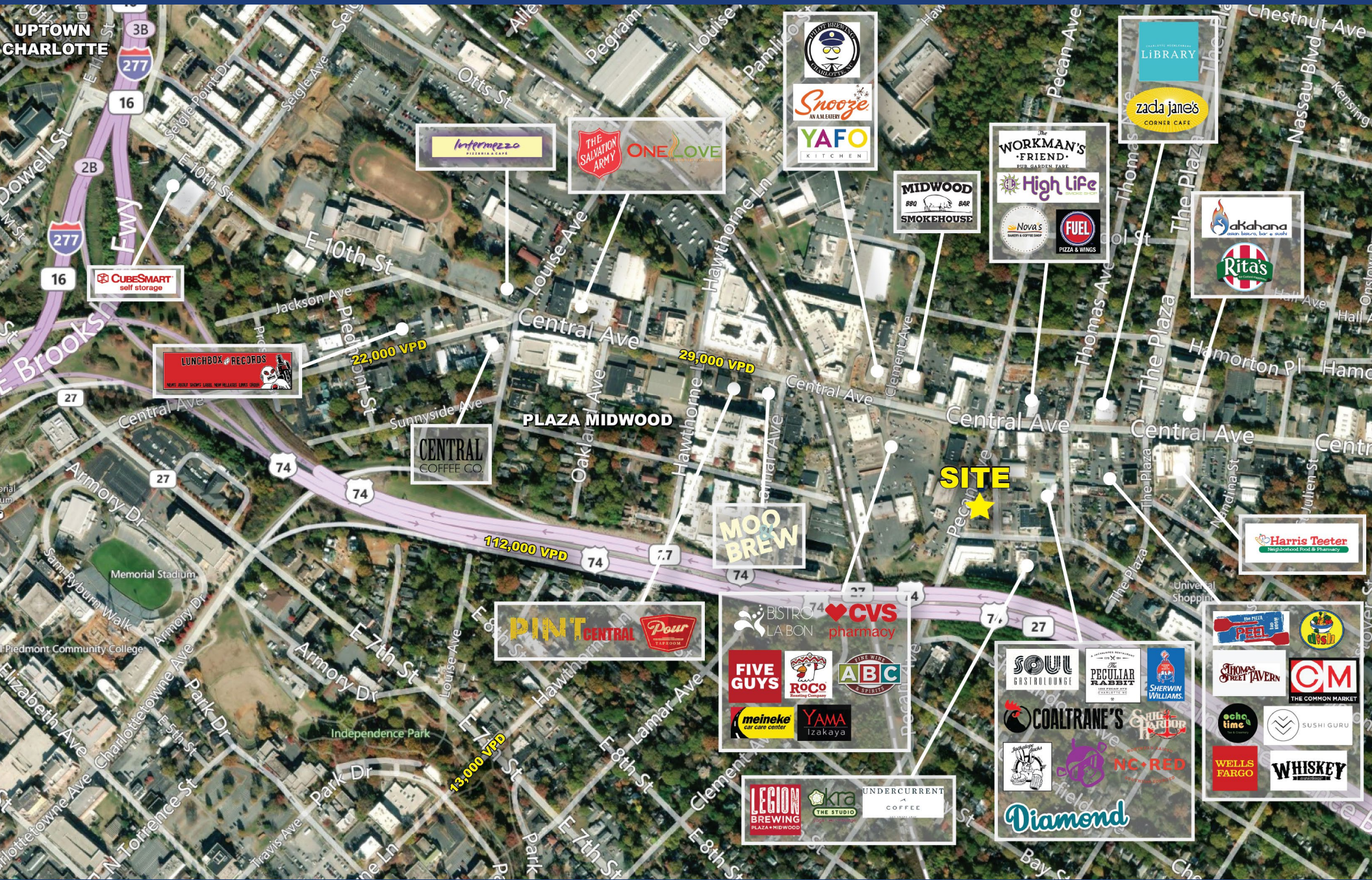
# PLAZA MIDWOOD CHARLOTTE, NC

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

---

### RUSTY GIBBS

rusty@thenicholscompany.com  
704.373.9797

### JOHN HADLEY

jhadley@thenicholscompany.com  
704.373.9797



## THE NICHOLS COMPANY

### Website

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

### Phone

(O) 704.373.9797  
(F) 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.