



Available Retail for Sale
1212 Pecan Avenue
Charlotte, NC 28205

ABOUT

Rare opportunity to purchase a prominent building in the heart of Plaza Midwood.

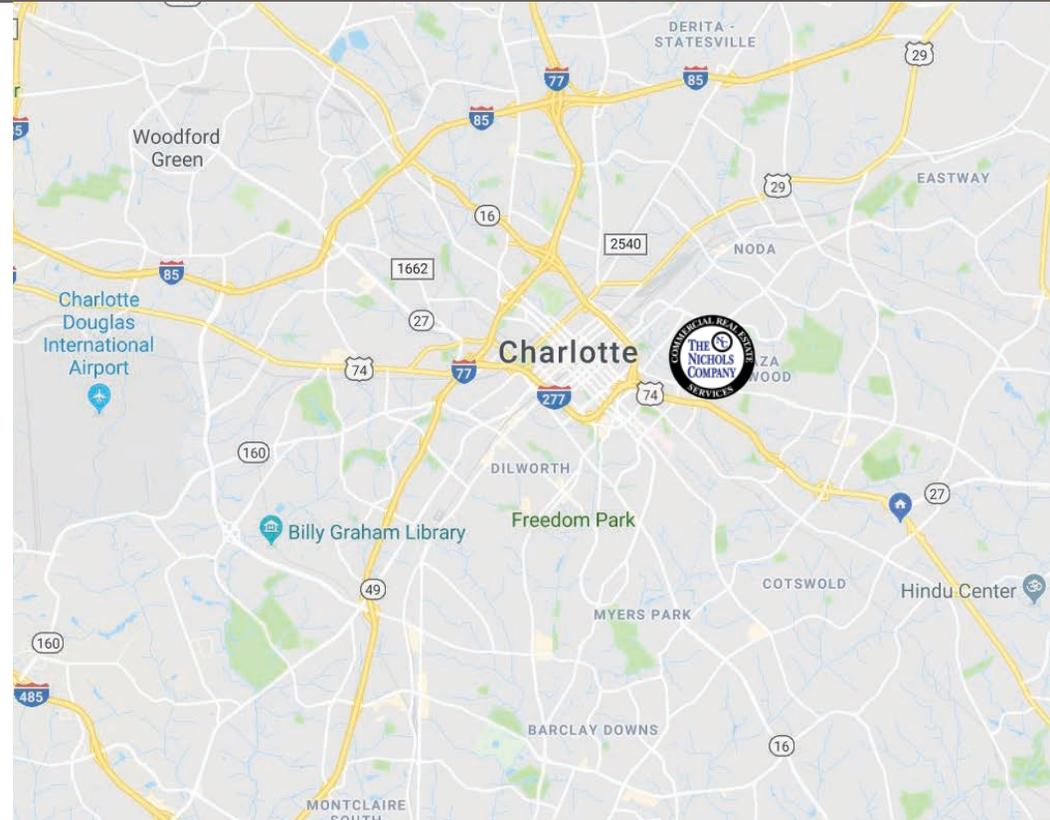
PROPERTY DETAILS

- 8,028 SF Freestanding Building with 1,200+ SF Roof Top Patio
- Zoning: MUDD-O
- Parking: Street & Community
- **Call for Pricing**

PROPERTY FEATURES

- Great infrastructure with full FF&E assets
- Unbeatable location at an iconic Plaza Midwood Building
- Multiple outdoor seating areas including rooftop patio with unparalleled Uptown Charlotte views
- 280+ seats
- 2 full bars with remote glycol and nitrate systems
- Private party and gaming rooms

Demographics	2 Mile	3 Mile
Total Population	14,550	122,774
Daytime Employees	17,702	155,345
Median HH Income	\$76,691	\$63,553
Households	6,973	55,112
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 DOLLAR
FIVE GUYS

CENTRAL AVENUE

YAFO RESTAURANT
Dairu Queen
MIDWOOD SMOKEHOUSE

CVS pharmacy

PECAN AVE

★ SITE

FUEL
Novis
WORKMAN'S FRIEND

LEGION BREWING PLAZA + MIDWOOD
KRA THE STUDIO

Diamond

SHERWIN WILLIAMS
SOUL GASTROBAR

zada jane's CORNER CAFE LIBRARY

CENTRAL AVENUE

divish
WELLS FARGO
PEB

CM THE COMMON MARKET
THOMAS STREET TAVERN

Rita's
HONG KONG
akahana

COMMONWEALTH AVE

SUSHI GURU
WHISKEY

THE PLAZA

Harris Teeter
Neighborhood Food & Pharmacy

25,000 VPD



EQUIPMENT LIST

KITCHEN

- 3 - Hand Sinks
- 6 - Prep Tables
- 3 - Compartment Sinks
- 1 - Large Sink
- 2 - 6 Burner Stoves with Oven
- 1 - Rational Steamer/oven combo
- 1 - 3 compartment line steam well
- 1 - 3 door line cooler
- 1 - 2 door line cooler
- 2 - 1 door line cooler
- 1 - 6ft flat top
- 1 - 6ft under grill draw cooler
- 1 - 3 compartment fryer
- 1 - 6ft 2 door hot bin
- 1 - 6ft reach in cooler
- 1 - 2 door reach in freezer
- 1 - Ice Machine
- 2 - Window Heat Lamps
- Multiple Shelving/Storage Areas
- Several Walk-ins:
Cooler 8x12, Freezer, Beer Package Cooler, Keg Cooler

Not listed: kitchen equipment such as mixers, waffle machines and more

1st Floor Bar

- 3 - 3 door coolers
- 2 - Speedwells and Ice bins
- 2 - Handsinks
- 1 - 3 door reach in bar cooler
- 3 - Aloha Terminals
- 1 -24 tap micromatic draught system
- 1 -Soda fountain and 2 guns

2nd Floor Bar

- 2 - Bar Guns
- 2 - 3 Door Beer Coolers
- 2 - Speedwells with Ice Bins
- 2 - Hand sinks
- 1 - 3 door reach in bar cooler
- 2 - Aloha Terminals
- 1 - 24 tap micromatic draught systems

Rooftop Patio Bar

- 1 - Soda Fountain
- 1 - Speedwell and Ice Bin
- 1 - 8 Tap Draught System
- 1 - Aloha Terminal
- 1 - Handsink
- 1 - Extra Ice Bin

Televisions

15 Televisions



RUSTY GIBBS | JOHN HADLEY | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
Rusty@thenicholscompany.com | Jhadley@thenicholscompany.com | www.thenicholscompany.com
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.