

2418 CENTRAL AVE

CHARLOTTE, NORTH CAROLINA 28205

RARE OPPORTUNITY IN PLAZA MIDWOOD



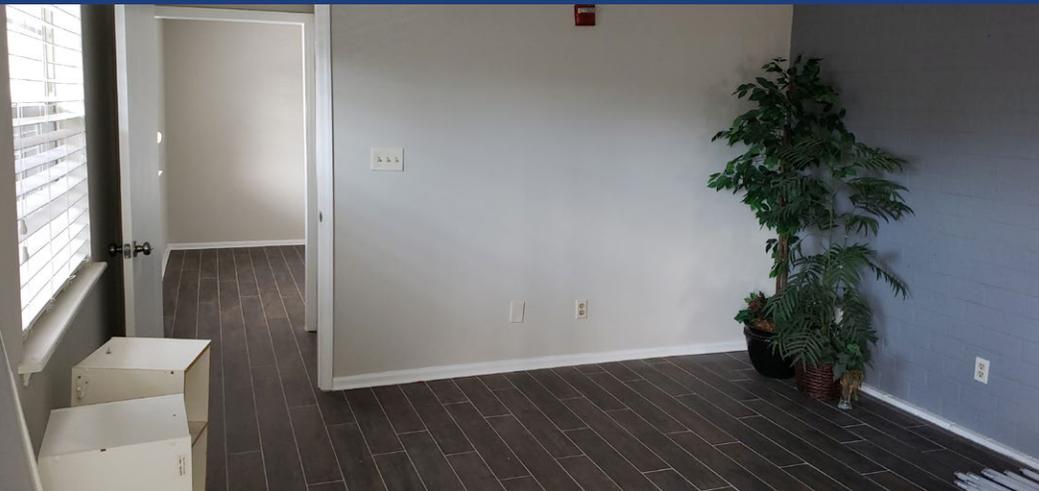
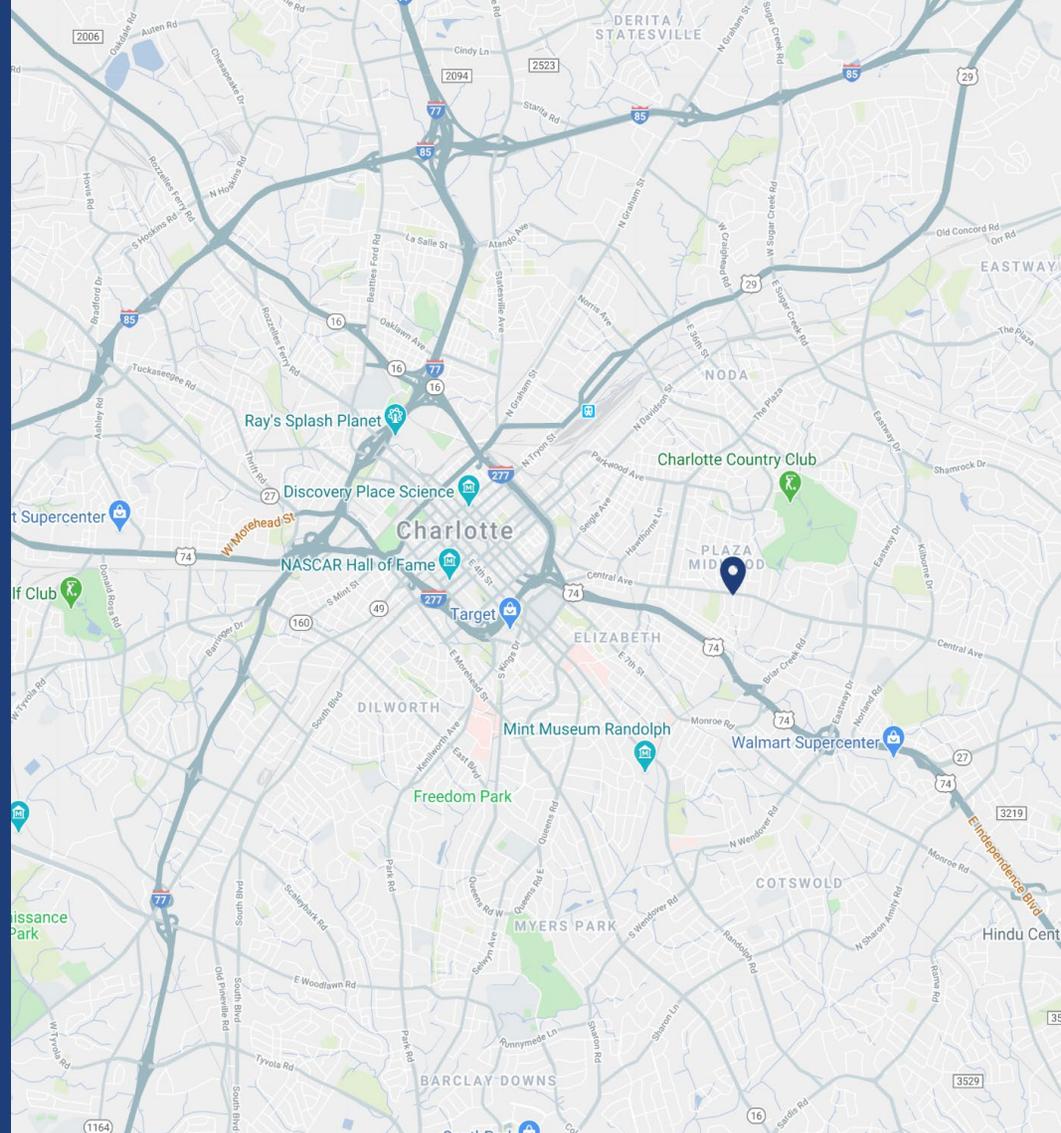
PROPERTY OVERVIEW

RETAIL/OFFICE FOR SALE

Great Opportunity to purchase a commercial structure in the Plaza Midwood area just blocks from numerous restaurants, bars/breweries and new residential development(s). The two story structure is located at the corner of Lyon and Central Avenue, zoned B-1 and could be used for both retail and office. Presently the lower level (~1,332 SF) is leased (Month to Month) as a medical office. The upper floor has recently been refurbished as a (2+ bedroom) apartment. Similar residential spaces in the area rent for \$1,800+/mo.

PROPERTY DETAILS

Address	2418 Central Avenue Charlotte, NC 28205
Use	Retail/Office
Available SF	+/- 2,664 SF Available for Sale
Zoning	B-1
Traffic Counts	Central Avenue 22,000 VPD
Sale Price	\$679,000

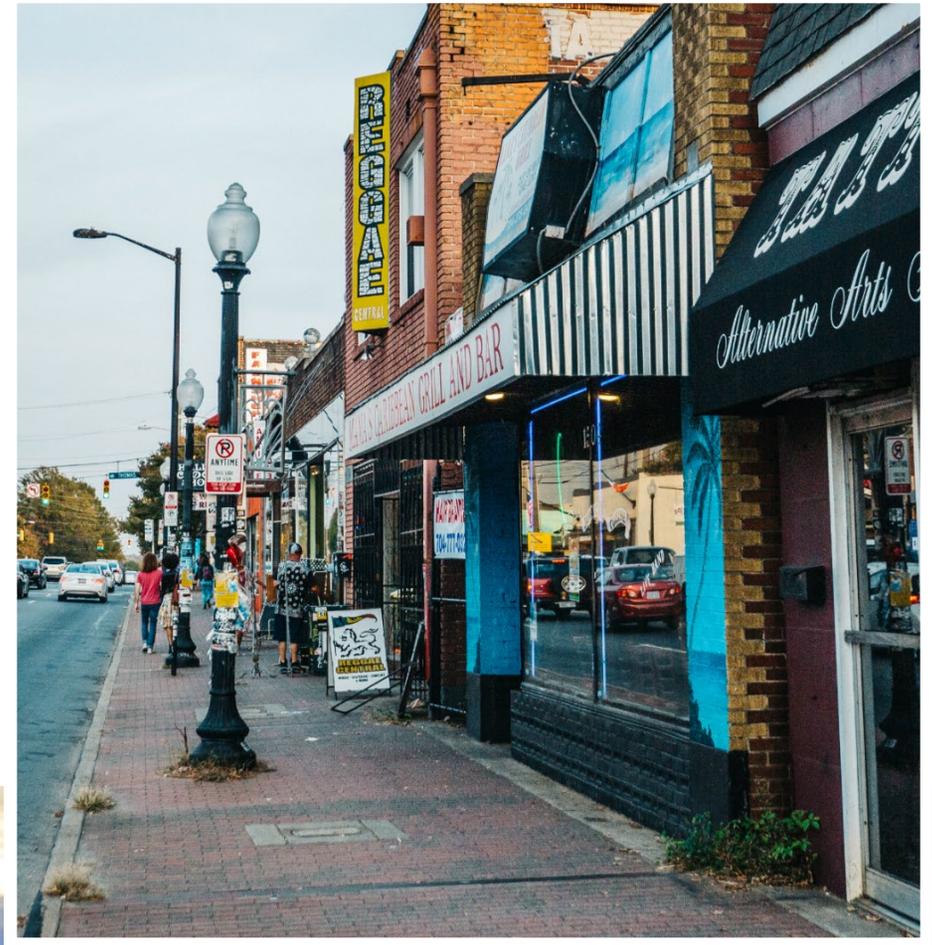


DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	16,214	121,401	299,974
Avg. Household Income	\$103,585	\$97,767	\$90,207
Median Household Income	\$73,125	\$57,299	\$53,807
Households	7,518	53,942	125,491
Daytime Employees	5,343	132,671	218,905

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.



CONTACT

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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.

