

821 LOUISE AVENUE

CHARLOTTE, NORTH CAROLINA 28204

AVAILABLE OFFICE FOR LEASE



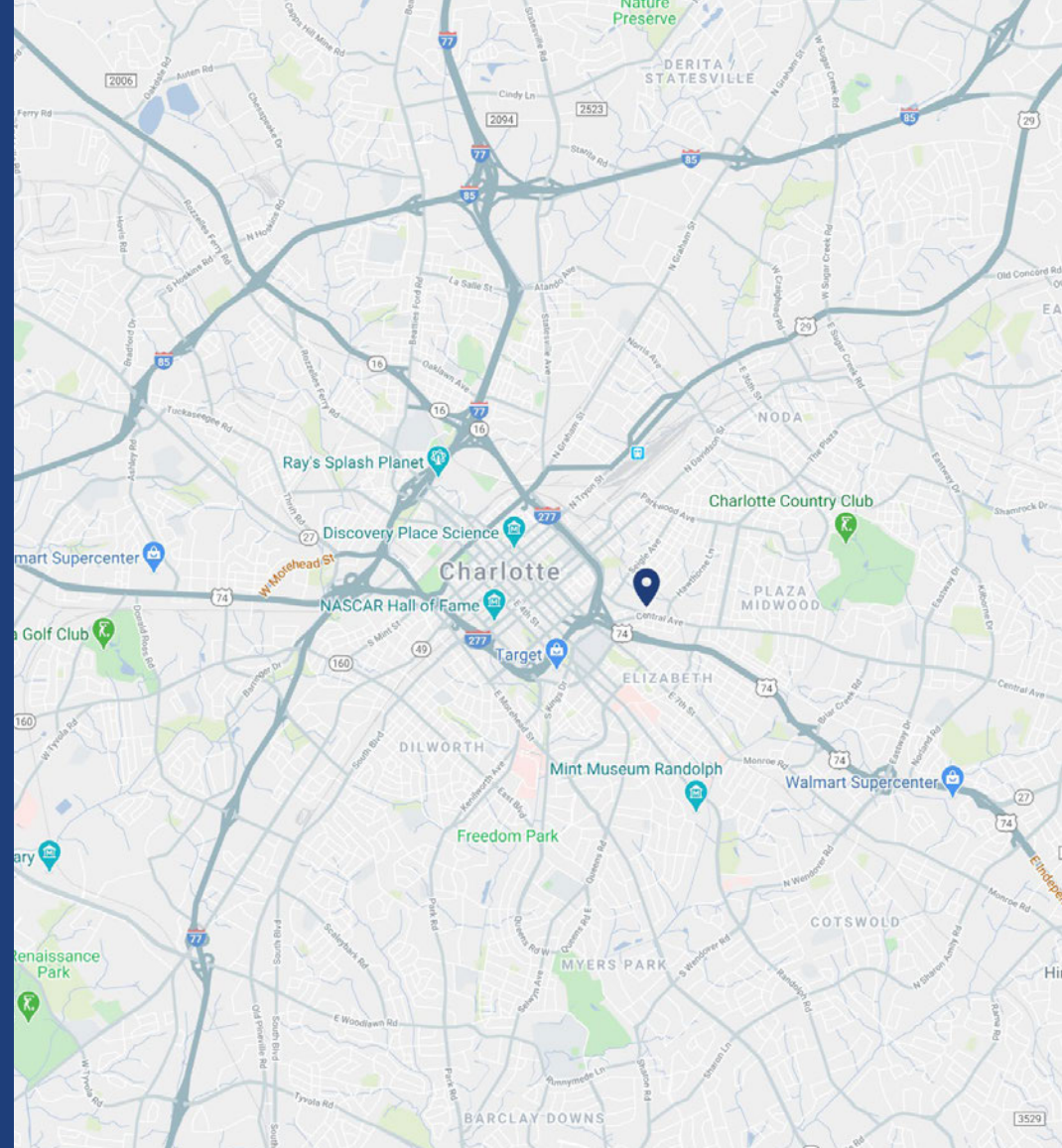
PROPERTY OVERVIEW

821 LOUISE AVENUE

Located off of the Central Avenue and E 10th St. intersection in Plaza Midwood, this 4,300 SF office building is available for lease. The building is used as a shared office space with six private offices available for lease, individual square footage running from 130-200 SF.

PROPERTY DETAILS

Address	821 Louise Avenue Charlotte, NC 28204
Parcel ID	081-114-27
Available SF	130 - 900 SF Available for Lease
Acreage	0.48 AC
Zoning	B-2
Traffic Counts	Central Ave 22,000 VPD
Lease Rate	\$600/mo per Office \$3,600/mo Total
Additional Notes	Common areas include: sitting area with couch and TV, two restrooms, kitchen and conference area

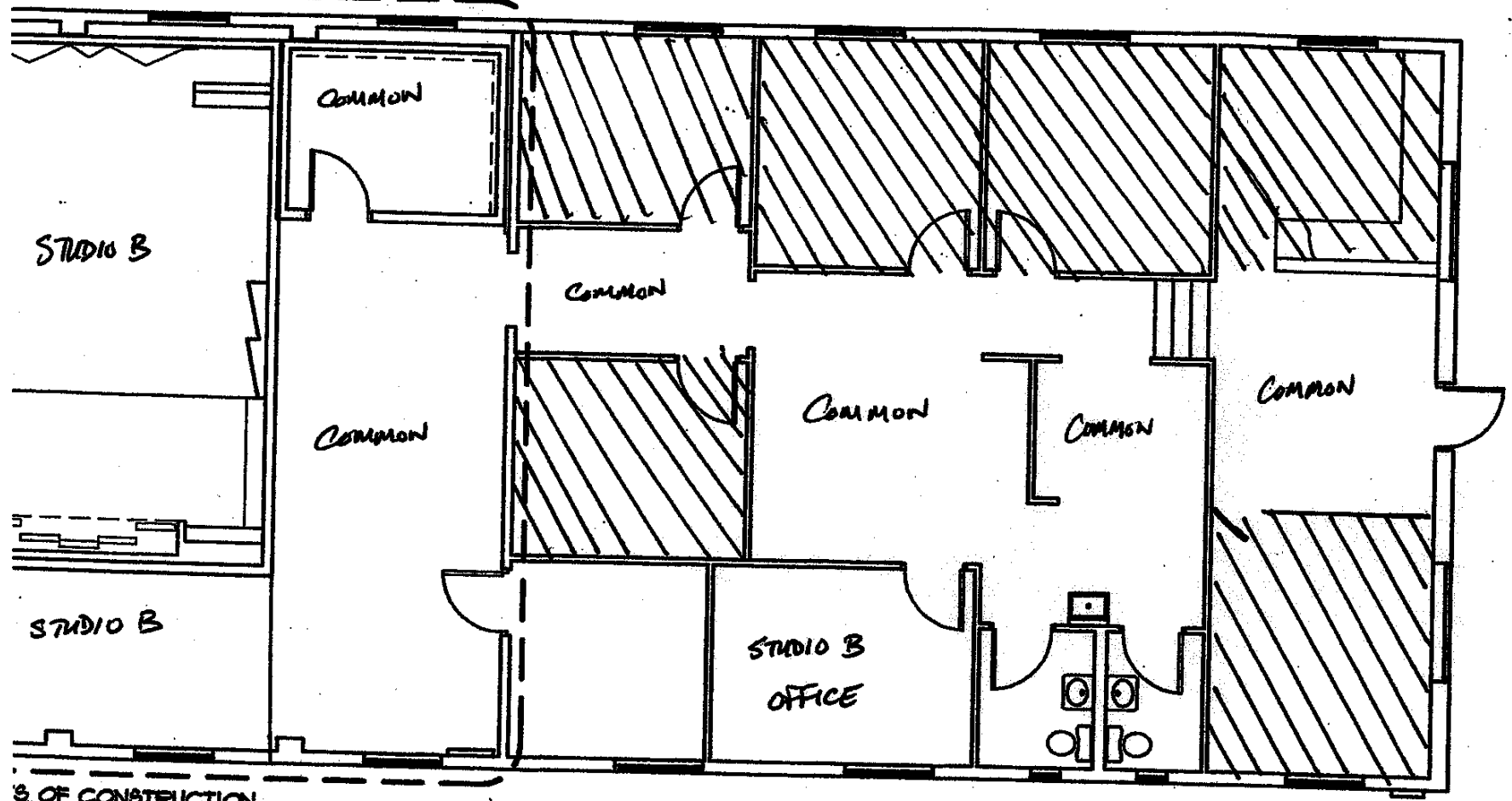


DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	18,142	123,810	286,371
Avg. Household Income	\$99,828	\$106,742	\$89,308
Households	7,811	56,781	121,144
Daytime Employees	22,440	148,237	232,402

FLOOR PLAN

NOTES OF CONSTRUCTION
REFER TO ALL



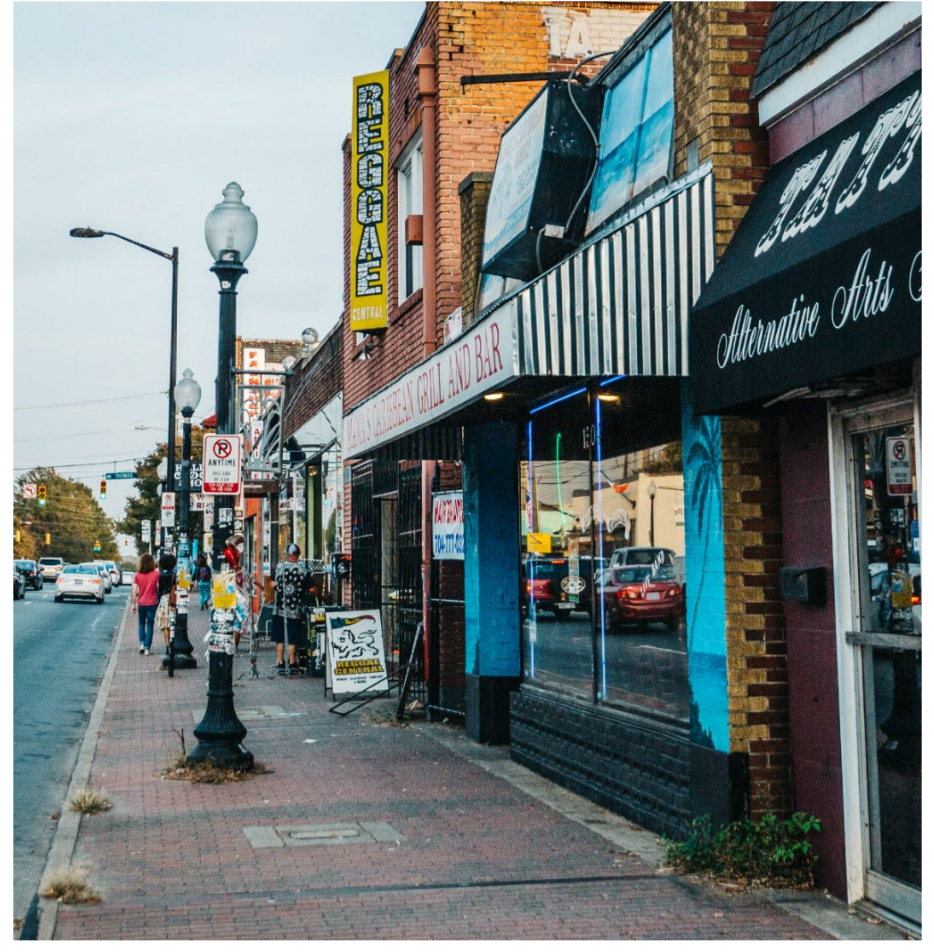
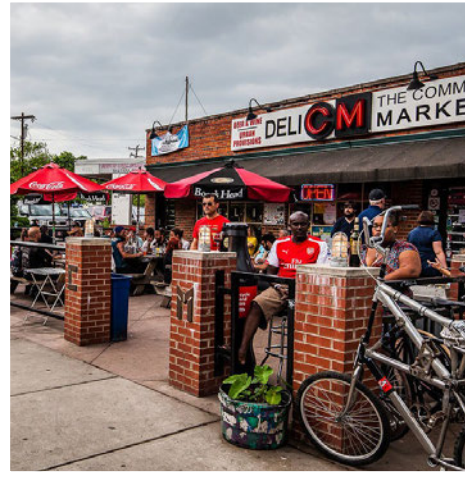
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 = AREAS FOR ~~LEASE~~ Lease

PLAZA MIDWOOD CHARLOTTE, NC

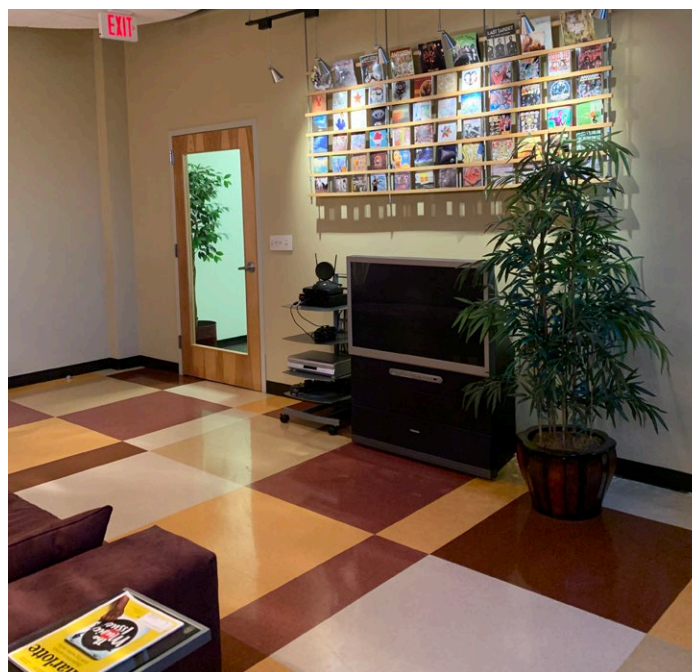
Plaza Midwood is located approximately one mile east of Uptown Charlotte. Known for its eclectic vibe, it boasts a mixture of art galleries, locally owned shops and unique restaurants. Recent years have witnessed its resurgence as a vibrant, highly sought after, neighborhood with numerous multi-family developments being completed.



MARKET OVERVIEW



INTERIOR PHOTOS



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.

