

1516 CENTRAL AVE

CHARLOTTE, NC 28205



CONTACT FOR DETAILS
JOHN HADLEY
(704) 373-9797
JHadley@TheNicholsCompany.com

Available for Lease

+/- 2,300 SF PLAZA MIDWOOD RETAIL SPACE OPPORTUNITY
1,400 SF 1ST FLOOR | 900 SF 2ND FLOOR

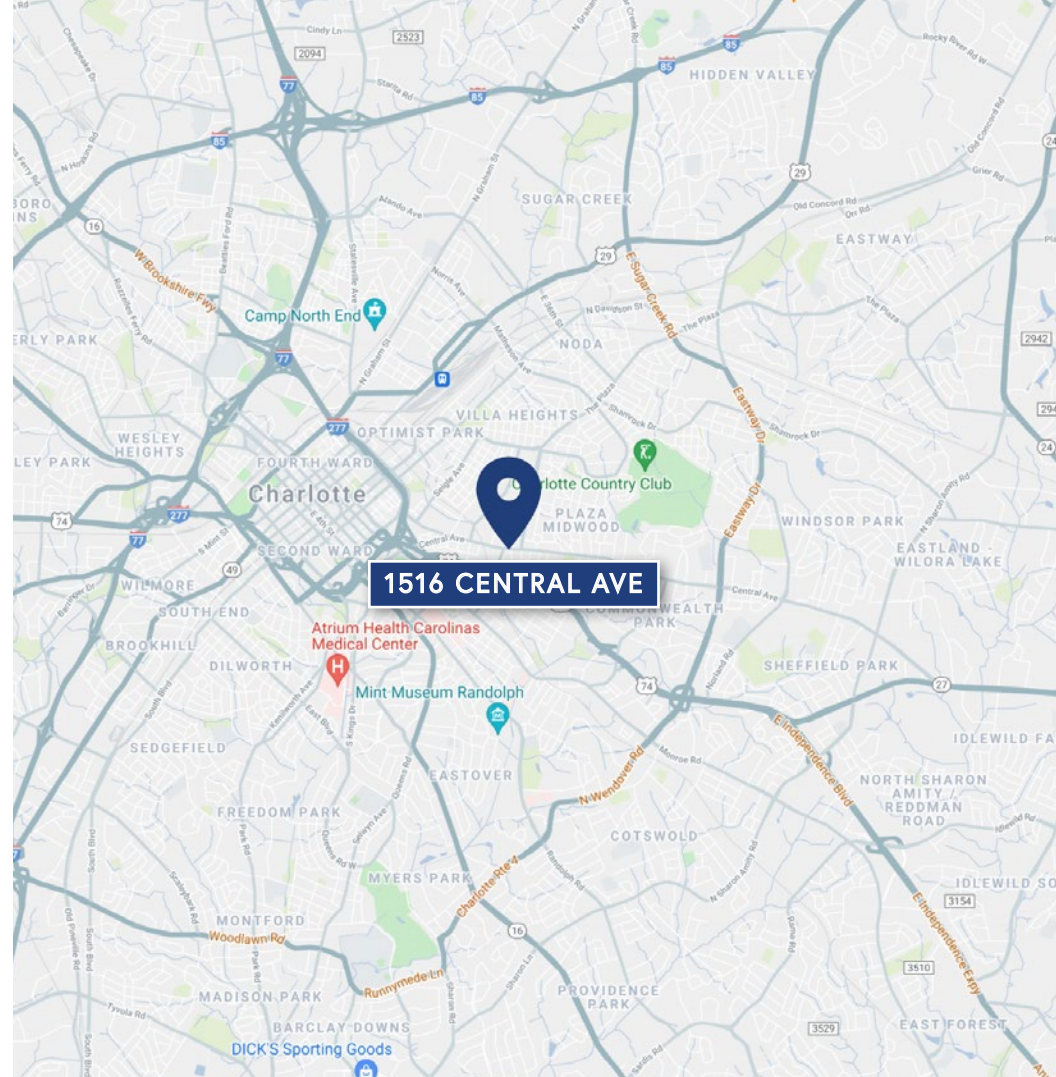
PROPERTY OVERVIEW

1516 CENTRAL AVENUE

+/- 2,300 SF with 1,400 SF on the 1st floor and 900 SF on the 2nd floor available in the heart of Plaza Midwood on Central Ave. The site is walkable to many of Plaza Midwood's iconic retail and restaurants. Surrounded by multi-family developments and upcoming mixed-use development, the site is an excellent opportunity to enter into one of Charlotte's most dynamic neighborhoods.

PROPERTY DETAILS

Address	1516 Central Ave Charlotte, NC 28205
Availability	+/- 1,400 SF 1st Floor +/- 900 SF 2nd Floor No opportunity for subdivision of the two floors
Use	Retail, office and medical
Parking	Ample parking
Traffic Counts	Central Ave 35,000 VPD
Lease Rate	Call for Details
Additional Details	Walking distance to retail, restaurants, high density residential and upcoming developments



DEMOGRAPHICS

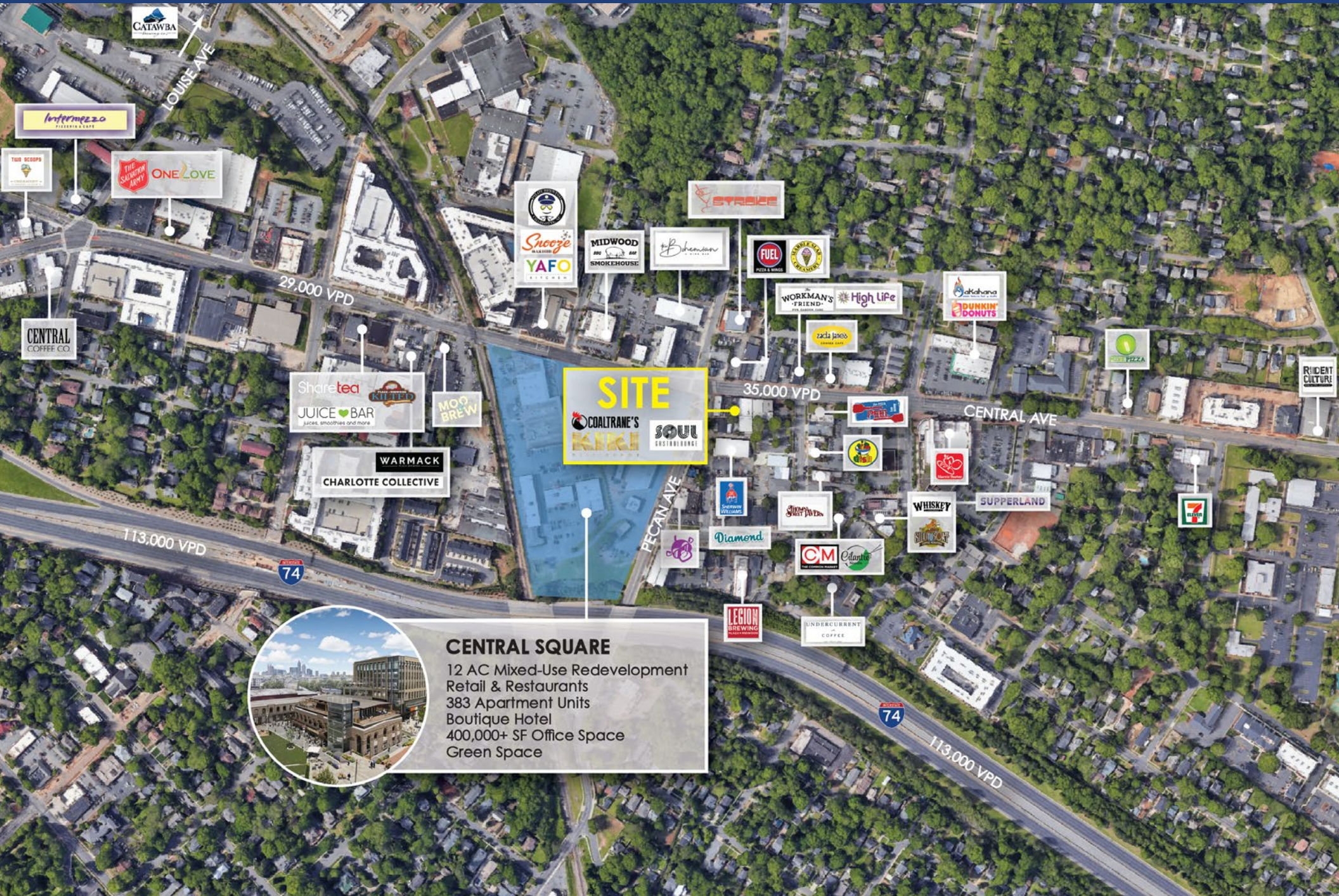
RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	15,942	129,401	297,569
Avg. Household Income	\$120,776	\$110,636	\$95,764
Median Household Income	\$83,779	\$68,878	\$57,172
Households	7,667	59,402	126,245
Daytime Employees	13,625	149,038	239,653

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



SITE

CONTACT FOR DETAILS

JOHN HADLEY

(704) 373-9797

JHadley@TheNicholsCompany.com



THE NICHOLS COMPANY

Website

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.