



# 1200 Central Avenue

Charlotte, North Carolina 28204

**Available for Lease**

+/- 1,016 SF Office Space in Plaza Midwood



## Property Overview

# 1200 Central Avenue Available for Lease

Opportunity to lease office space in the heart of Plaza Midwood. This historic building sits on the corner of Central Avenue and Hawthorne Lane, within walking distance to various retail, office, high-rise residential units, and the Gold Line Streetcar Station at Sunnyside Avenue. The building offers tons of character, lots of natural light, and hard corner visibility.

## Property Details

**Address** 1200 Central Avenue | Charlotte, NC 28204

**Availability** +/- 1,061 SF Available for Lease

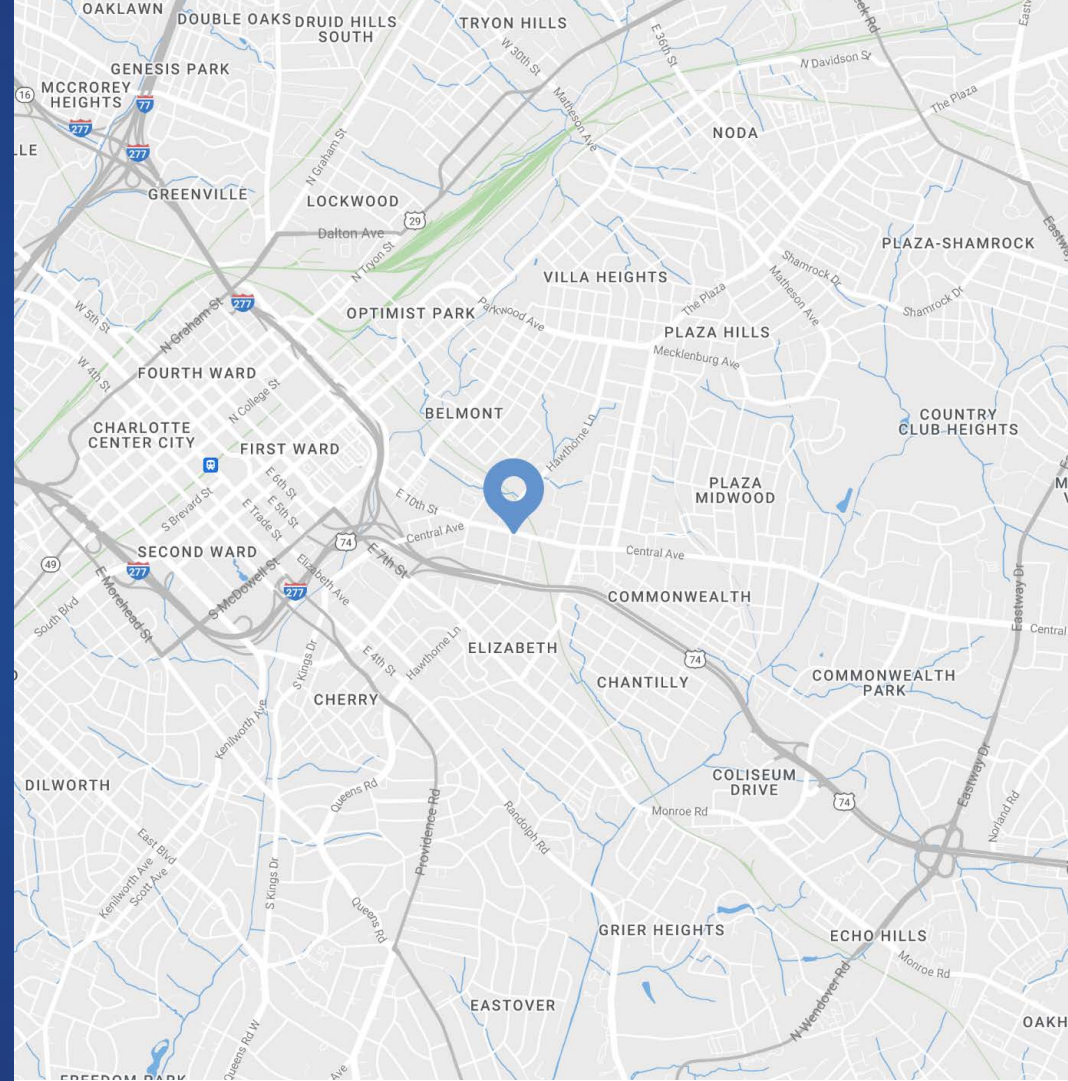
**GLA** +/- 2,565 SF Office/Retail Building

**Year Built** Historic building built in 1920

**Zoning** B-2

**Traffic Counts** Central Avenue | 25,500 VPD

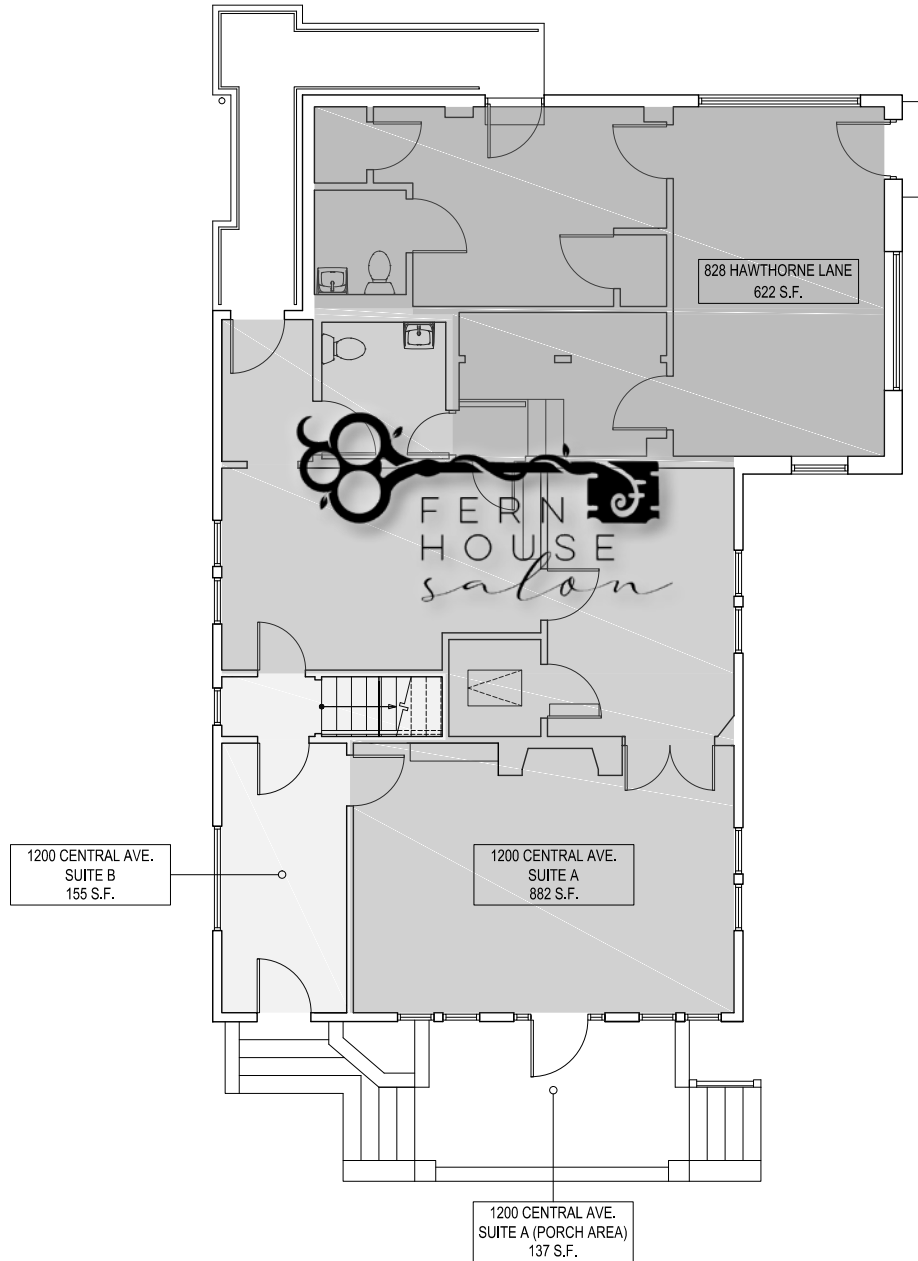
**Lease Rate** Call for Leasing Details



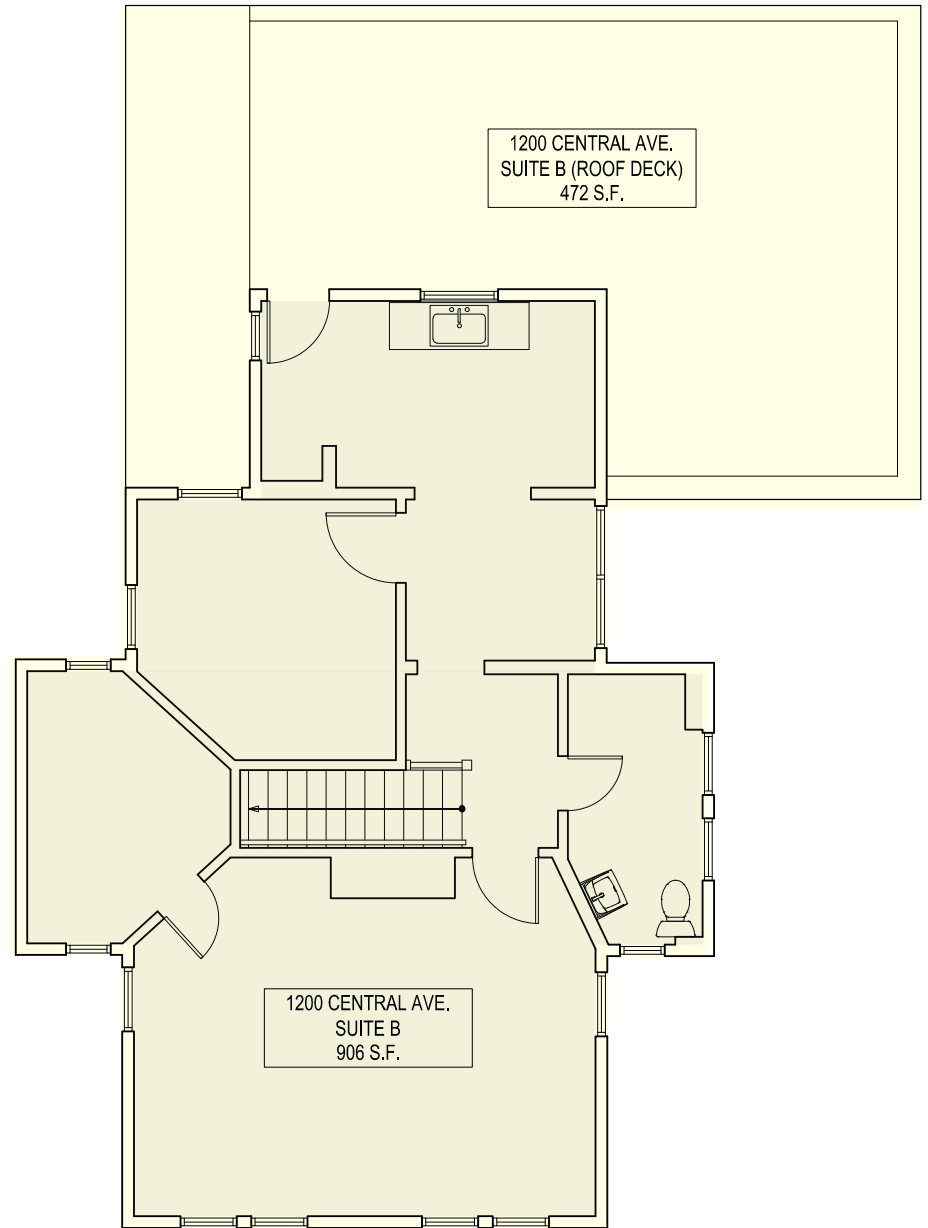
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	17,465	132,724	299,740
<b>Avg. Household Income</b>	\$135,520	\$139,704	\$121,934
<b>Median Household Income</b>	\$90,515	\$90,352	\$75,512
<b>Households</b>	9,709	67,457	136,965
<b>Daytime Employees</b>	17,946	144,051	232,934

First Floor



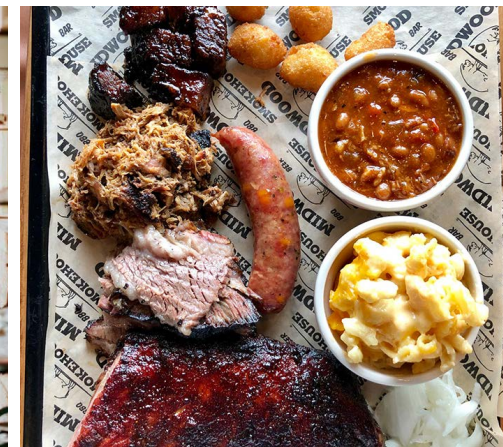
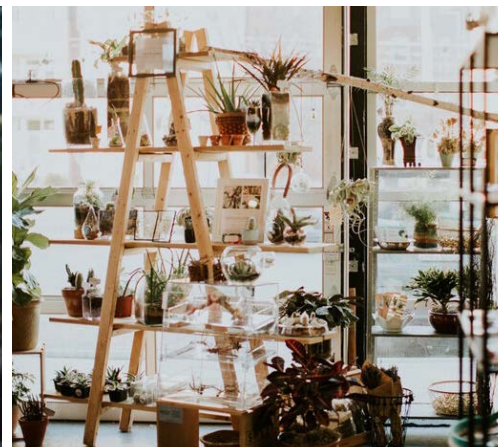
Second Floor | 1,061 SF Available



# Plaza Midwood

Charlotte, NC

Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, popular bars, and live music venues. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous upcoming and completed developments.

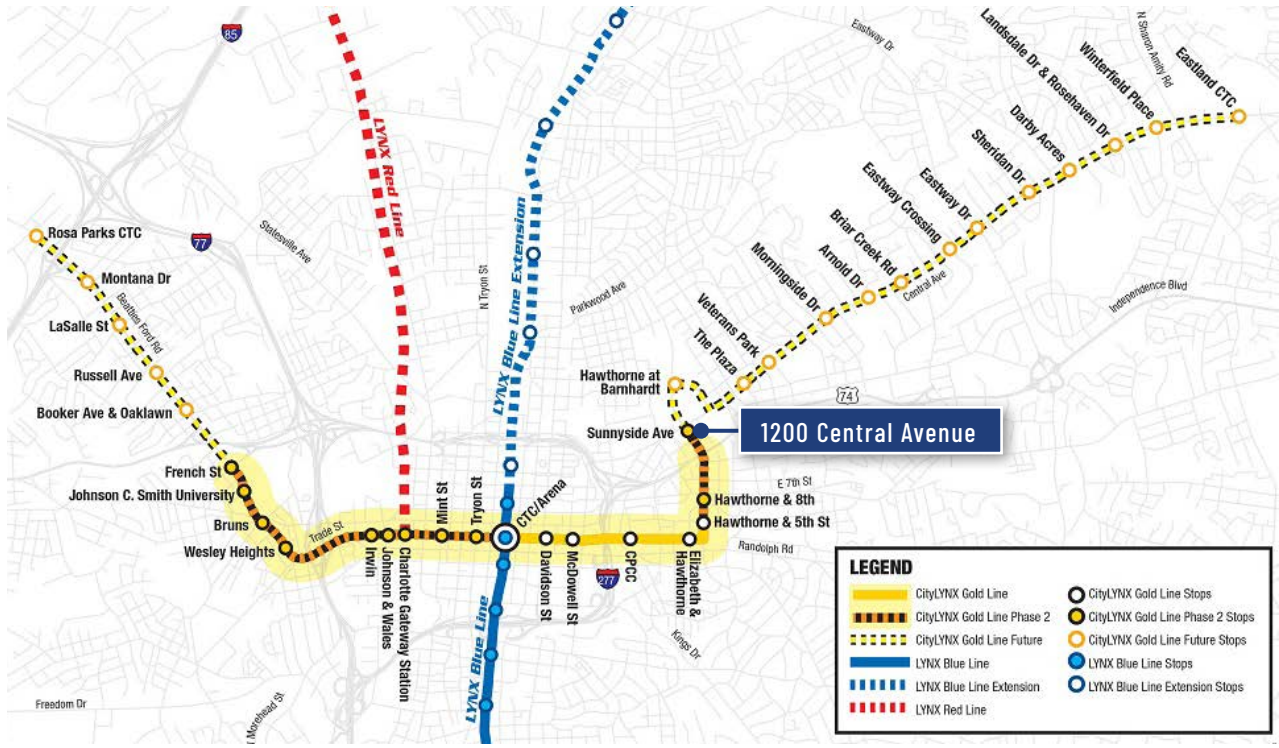


# Lynx Gold Line

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

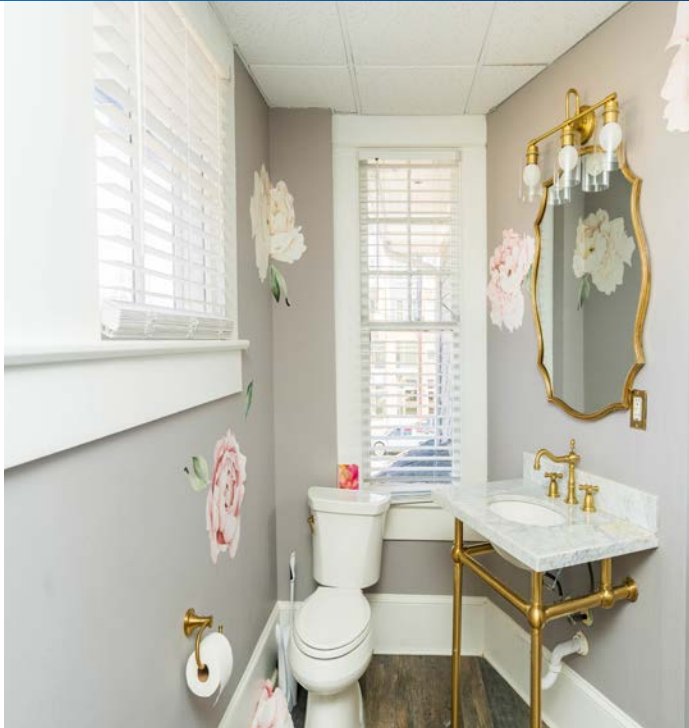
- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



# Market Overview



Interior Photos





Contact for Details

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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.