



1516 Central Avenue

Charlotte, North Carolina 28205



Available for Lease

+/- 1,486 SF Plaza Midwood Leasing Opportunity

Property Overview

1516 Central Avenue

Available for Lease

+/- 1,486 SF 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 Avenue | Charlotte, NC 28205

Availability +/- 1,486 SF Available for Lease
Opportunity to build a mezzanine

Use Retail, Office, Medical

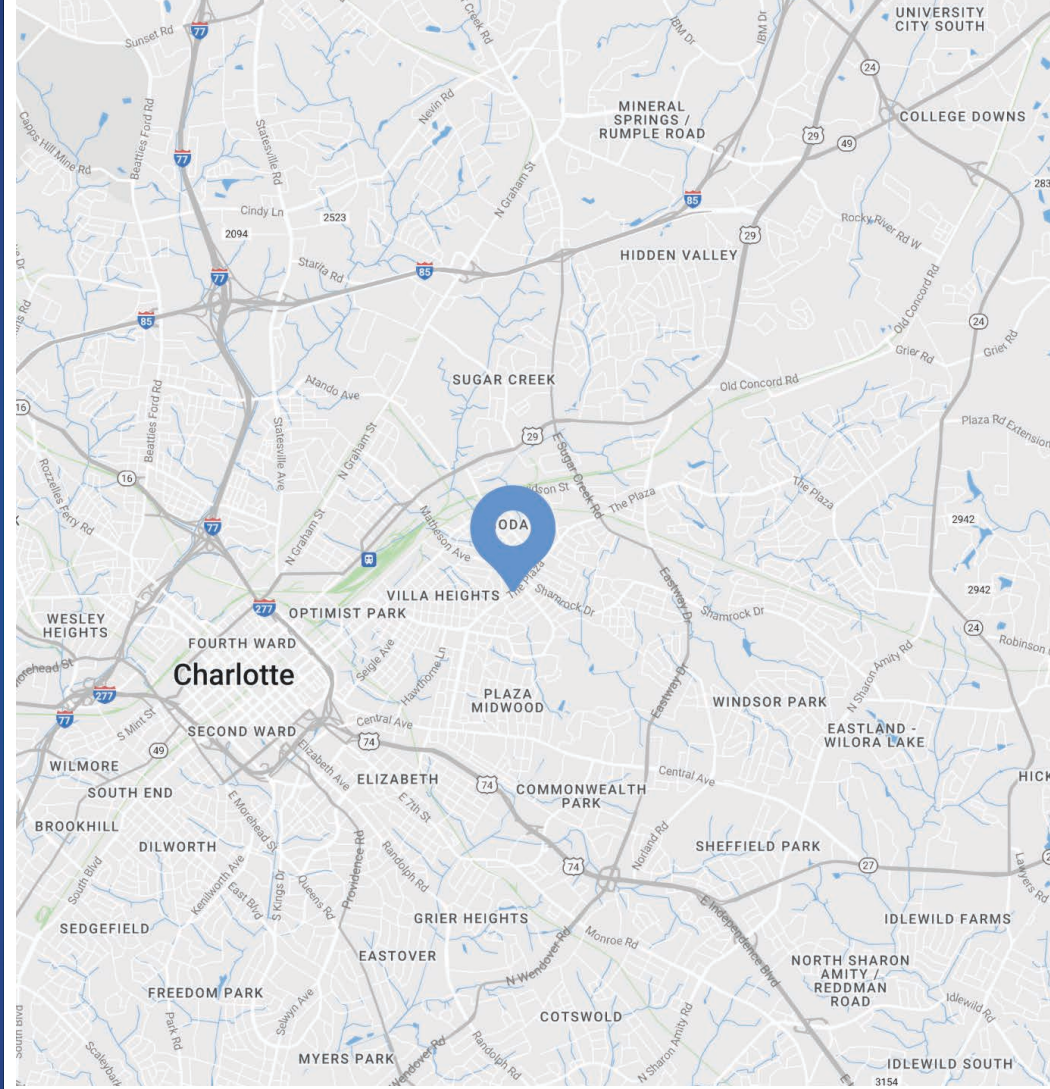
Parking Ample parking

Traffic Counts Central Avenue | 35,000 VPD

Lease Rate \$40/SF NNN

Additional Details Walking distance to retail, restaurants, high density residential, and upcoming developments

Access Easy access to Uptown, Plaza Midwood, and NoDa

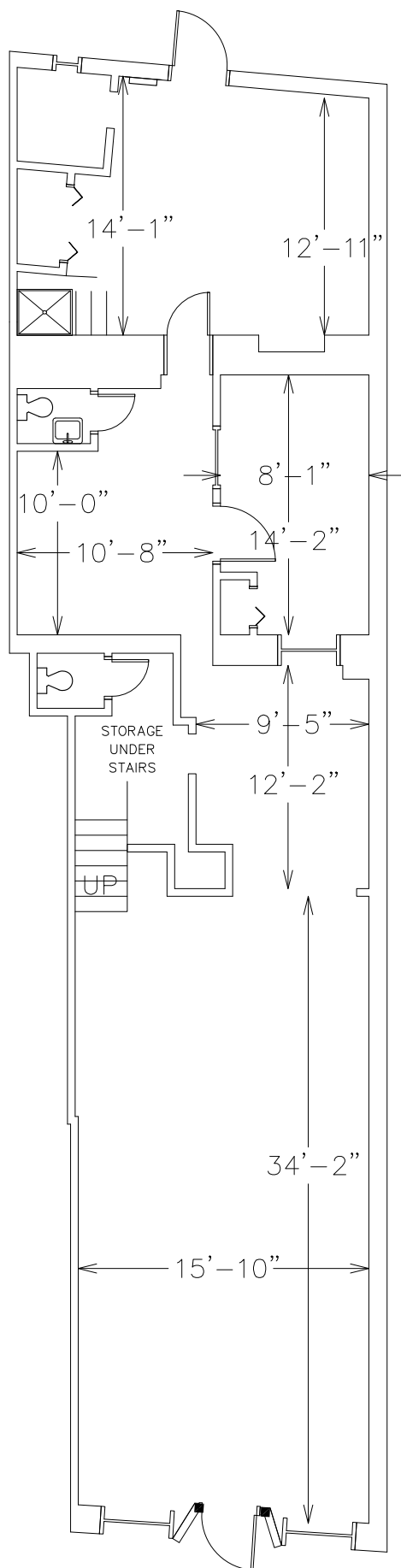


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	16,079	128,389	298,046
Avg. Household Income	\$133,661	\$124,062	\$107,420
Median Household Income	\$93,018	\$77,489	\$62,949
Households	8,487	64,005	134,791
Daytime Employees	13,752	152,144	243,337

Available

First Floor
+/- 1,486 SF



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.



Market Overview



 LYNX Silver Line (PROPOSED)

 LYNX Gold Line & Extension

Lynx Silver Line (Proposed)

ExtraSpace Storage


Piedmont Open IB Middle School
 1,088 Students

Lynx Gold Line Expansion

Intemperza

Squeeze
 YAF

STRABE

TUE SCOOPS

MIDWOOD
 SMOKEHOUSE

milkbread

FUEL

Central Ave

35,000 VPD

CENTRAL COFFEE CO.

Central Ave

skyla

 Skyla Credit Union Branch & Headquarters

Sharetea
 JUICE BAR
 faces, smoothies and more.

MOO BREW

SOUL KITCHEN

Site

WARMACK
 CHARLOTTE COLLECTIVE

Central Piedmont Community College
 50,000+ Students

CENTRAL PIEDMONT

113,000 VPD

Lynx Gold Line Street Car

COMMONWEALTH


12 AC Mixed-Use Redevelopment
 Retail & Restaurants
 383 Apartment Units
 Boutique Hotel
 400,000+ SF Office Space
 Green Space

Diamond

CM

WHISKEY

BURIAL

LEGION BREWING

UNDERCURRENT COFFEE

SUPPERLAND

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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.