



# 2820 The Plaza

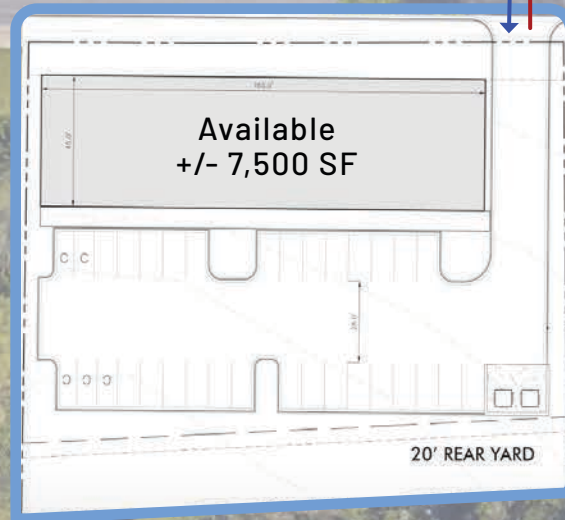
Charlotte, North Carolina 28052



Veterans of Foreign Wars

The Plaza

24,500 VPD



**CARIBBEAN  
FINGER'LICKIN**

Brook Rd

## Available for Lease or Ground Lease

+/- 7,500 SF Multi-Tenant Retail Building

## Property Overview

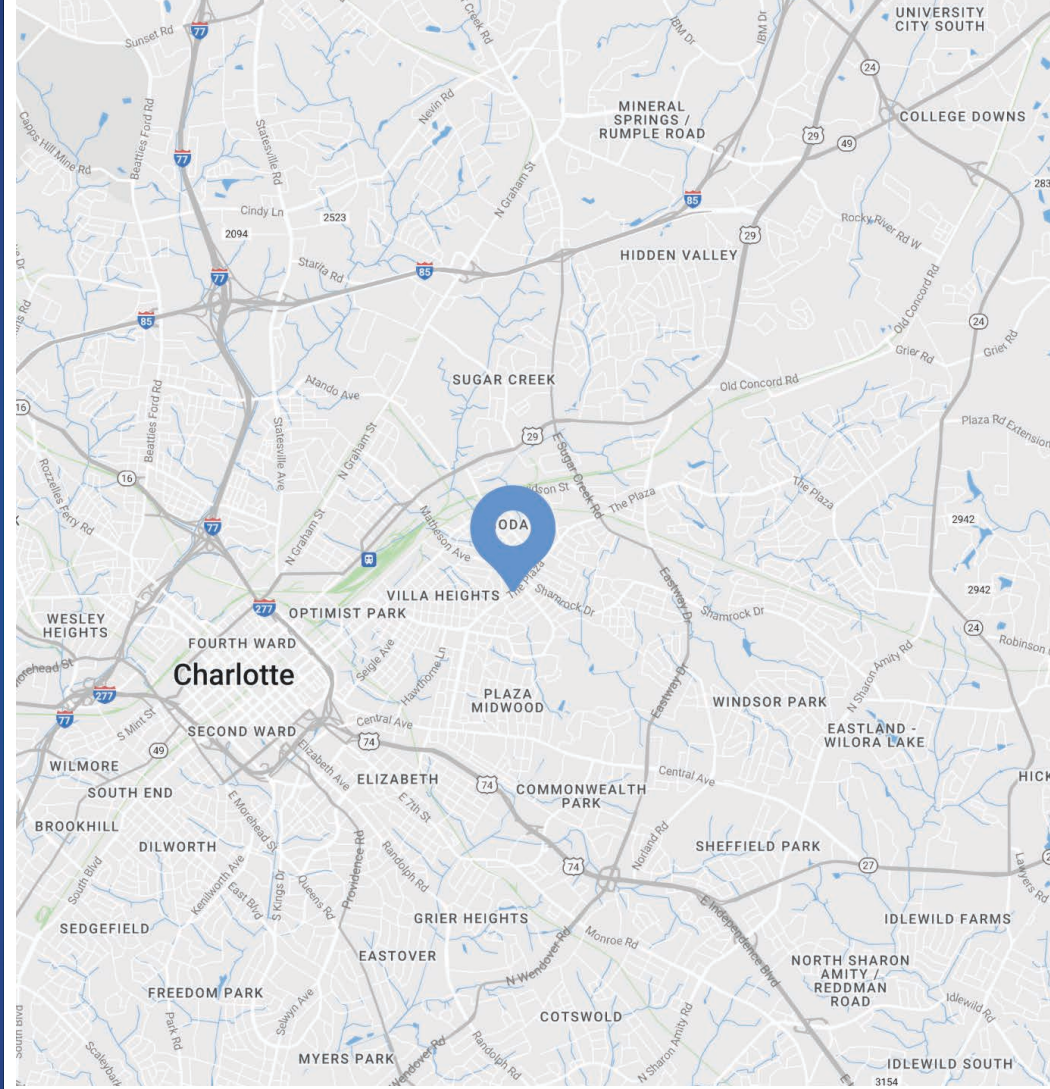
# 2820 The Plaza

## Available for Lease or Ground Lease

Multi-tenant retail building available on The Plaza in Charlotte's Plaza Hills, between NoDa and Plaza Midwood. The building will be new construction delivered as cold dark shell. This is an excellent opportunity for general retail users in a growing area with strong demographics.

## Property Details

<b>Address</b>	2820 The Plaza   Charlotte, NC 28205
<b>Availability</b>	+/- 7,500 SF Multi-Tenant Retail Building Available for Lease or Ground Lease
<b>Parcel ID</b>	09501127
<b>Acreage</b>	+/- 0.465 AC
<b>Use</b>	Retail
<b>Zoning</b>	B-1
<b>Parking</b>	Ample parking - 33 spaces
<b>Access</b>	Easy access to Uptown, Plaza Midwood, and NoDa
<b>Traffic Counts</b>	The Plaza   24,500 VPD
<b>Lease Rate</b>	\$34/SF NNN

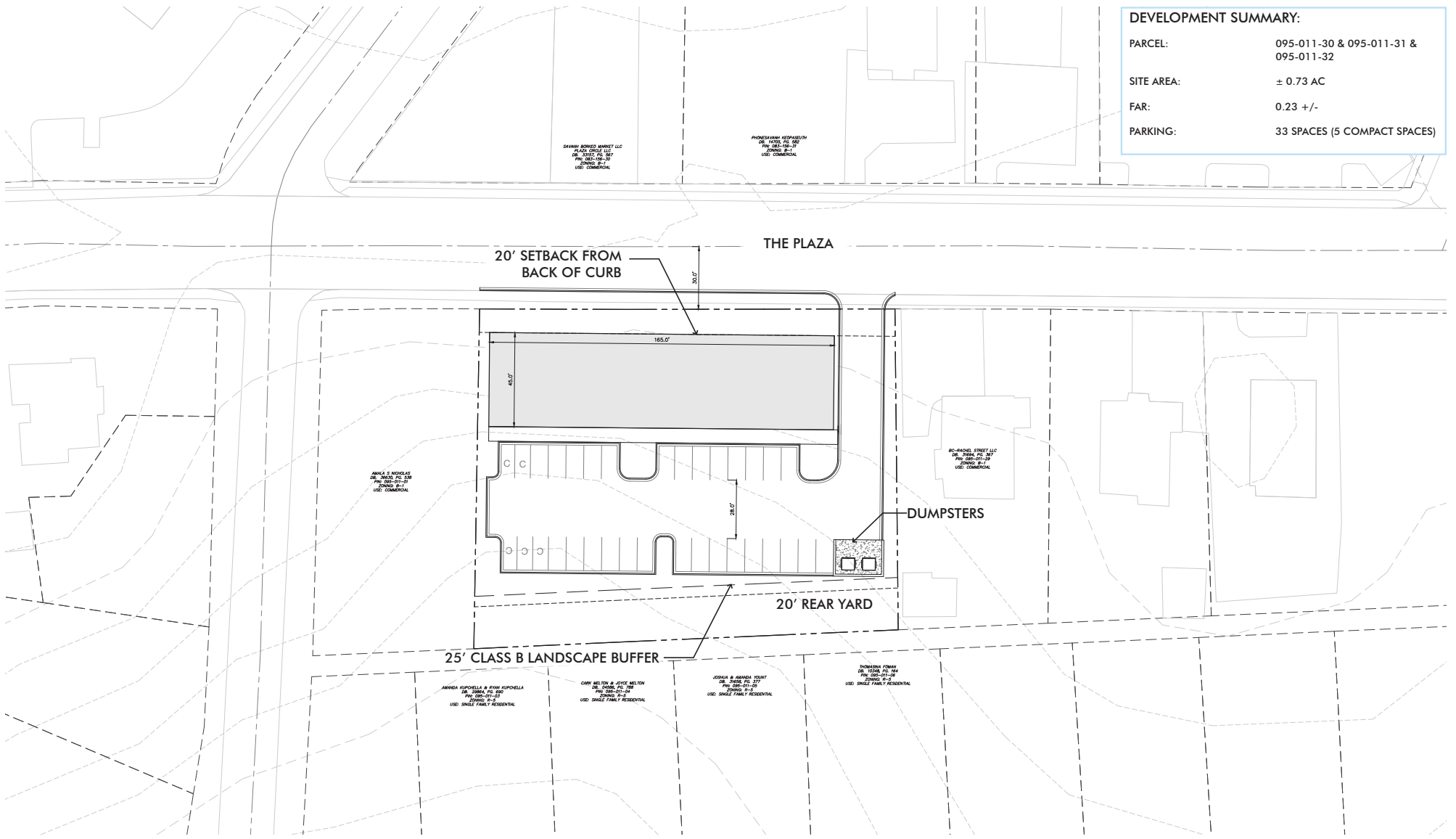


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2021 Population</b>	14,061	118,711	290,278
<b>Avg. Household Income</b>	\$106,037	\$87,742	\$89,555
<b>Median Household Income</b>	\$71,126	\$55,241	\$54,962
<b>Households</b>	6,577	51,433	120,519
<b>Daytime Employees</b>	2,828	110,088	207,736



DEVELOPMENT SUMMARY:	
PARCEL:	095-011-30 & 095-011-31 & 095-011-32
SITE AREA:	± 0.73 AC
FAR:	0.23 +/-
PARKING:	33 SPACES (5 COMPACT SPACES)





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.