



# MITO STATION

1431 Elizabeth Avenue | Charlotte, North Carolina 28204



For Lease  
866.704.749.5736  
www.nichols.com

## Available for Lease

+/- 100 SF Single Office Suites in Elizabeth

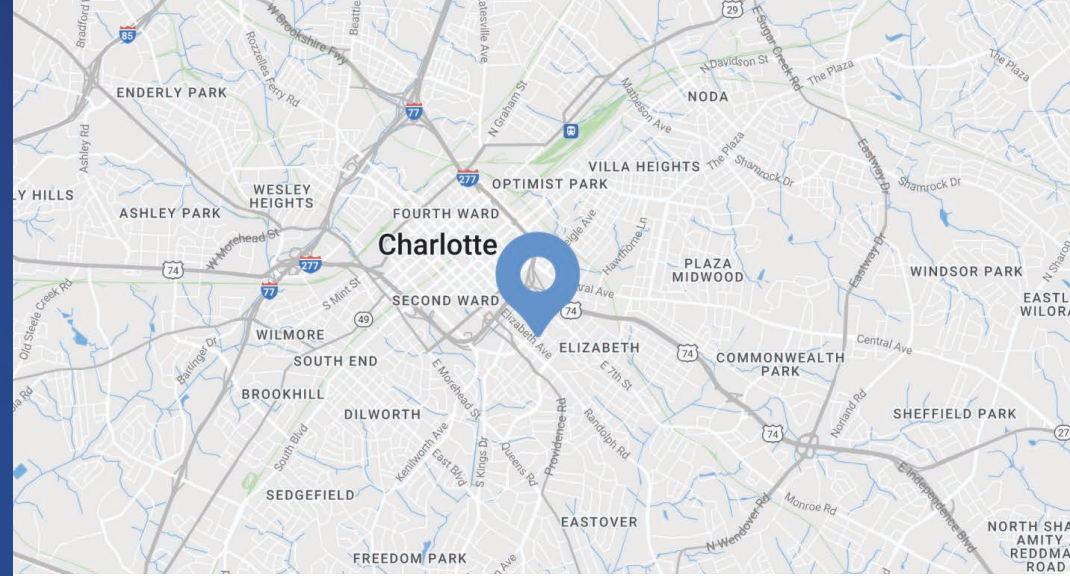
## Property Overview

# 1431 Elizabeth Avenue Available for Lease

Excellent coworking opportunity to lease flexible work space options designed to promote collaboration and innovation. This 1955 office building is located less than 1 mile from Uptown along the Lynx's Gold Line, and has strong demographics and great visibility. With 3 separate entrances, this building offers convenience, privacy, and a collaborative work space.

## Property Details

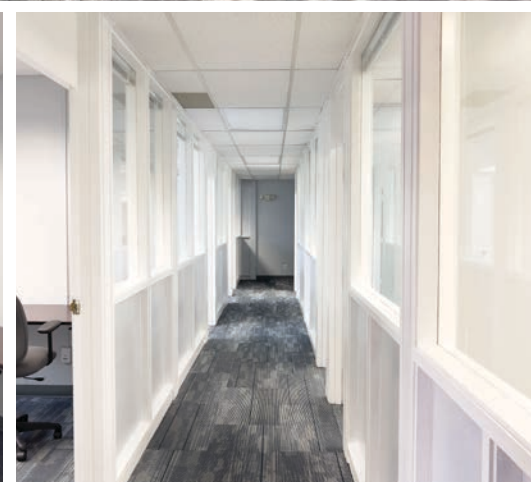
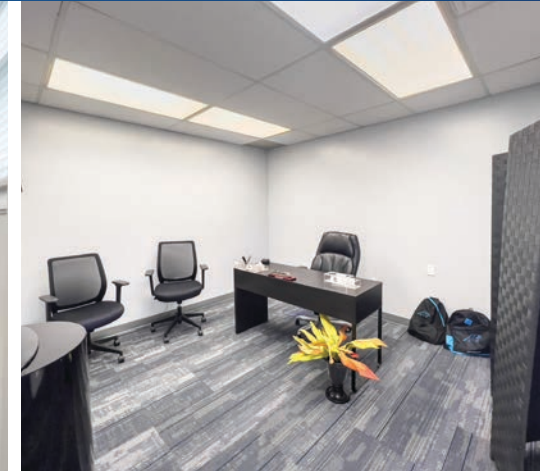
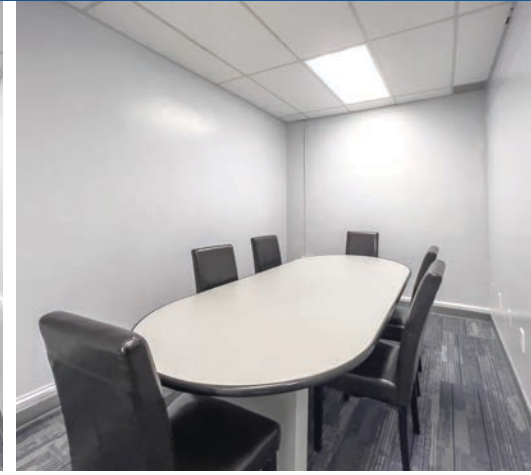
<b>Address</b>	1431 Elizabeth Avenue   Charlotte, NC 28204
<b>Availability</b>	+/- 100 SF Single Office Suites Available for Lease
<b>Zoning</b>	B-2
<b>Parking</b>	13 spaces
<b>Year Built</b>	1955
<b>Traffic Counts</b>	Elizabeth Avenue   6,600 VPD
<b>Lease Rate</b>	Call for Leasing Details

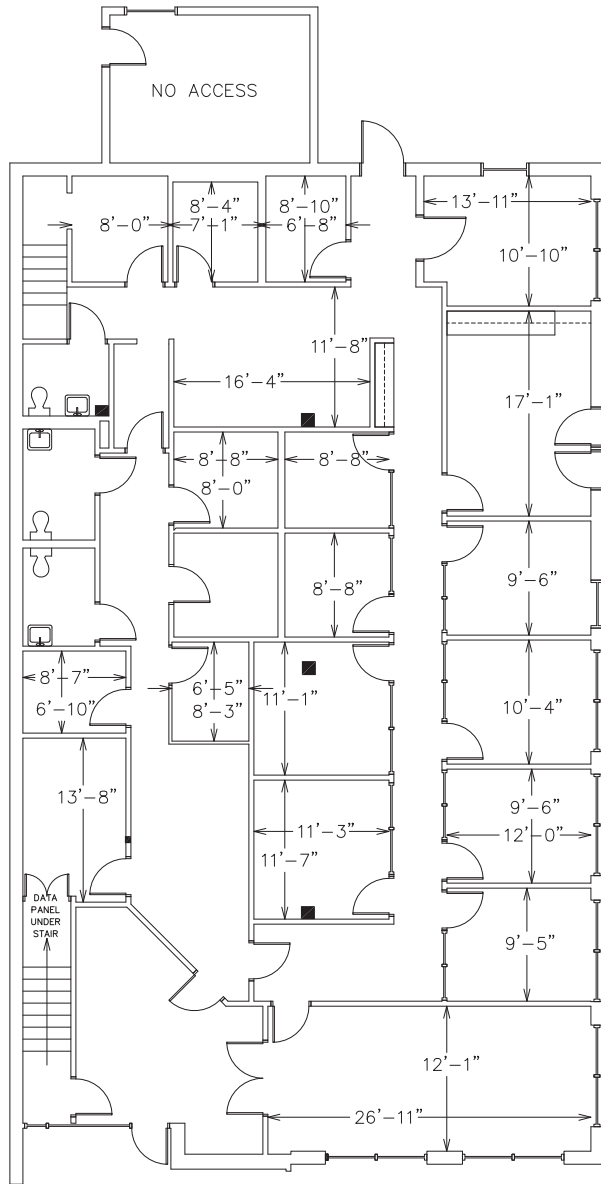


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	17,571	133,009	282,860
<b>Avg. Household Income</b>	\$110,755	\$117,225	\$98,272
<b>Median Household Income</b>	\$70,706	\$74,957	\$58,701
<b>Households</b>	8,908	62,445	123,199
<b>Daytime Employees</b>	39,664	154,384	258,164

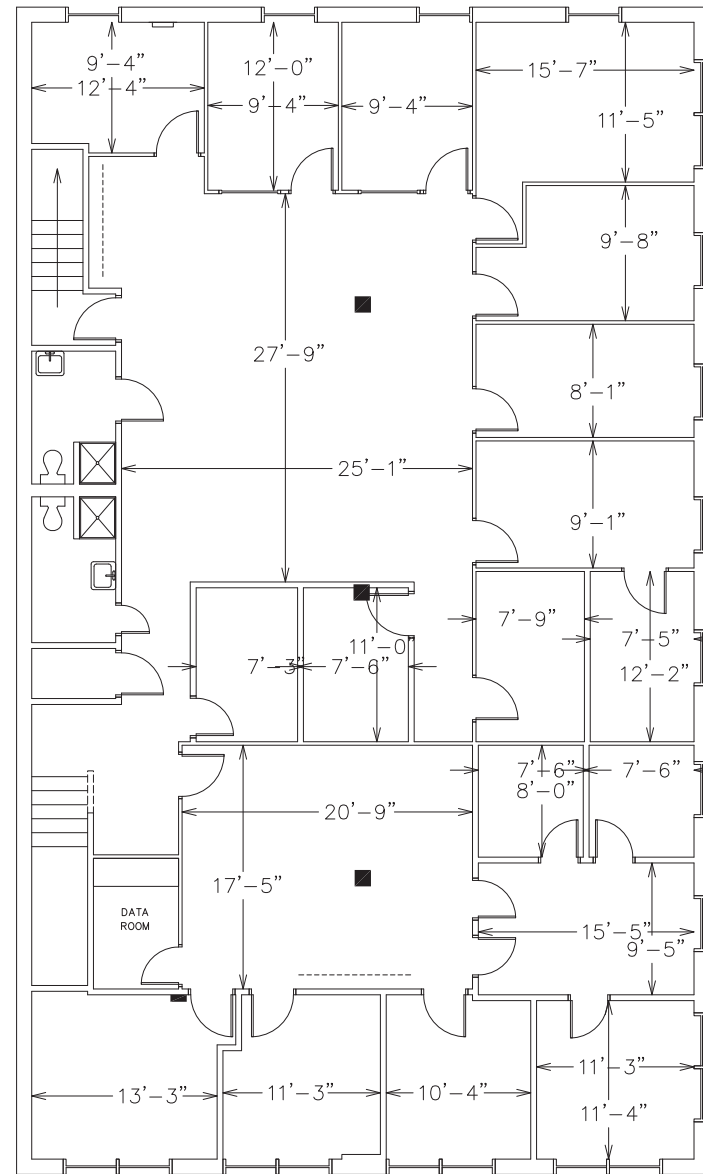
# Interior Photos





First Floor

+/- 100 - 800 SF Available



Second Floor

+/- 800 SF Available

# 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





# MITO STATION

Lynx Gold Line

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.