



Plaza Midwood Retail

1212 Pecan Avenue & 1801 Commonwealth Ave | Charlotte, NC 28205



Uptown



250 MultiFamily Units



323 MultiFamily Units



267 MultiFamily Units



237 MultiFamily Units



281 MultiFamily Units



Plaza Midwood



53 MultiFamily Units



Site

Available for Sale

+/- 0.59 AC with 14,988 SF

Confidentiality Statement

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Executive Summary

Introduction

Prime urban core redevelopment opportunity to acquire +/- 0.59 AC with +/-14,988 SF in Plaza Midwood steps from the new Commonwealth development. This location is an iconic site in the neighborhood, previously operating as a bar/restaurant with an adjacent retail lot (currently home to Smooth Monkey and Jackalope Jacks). Surrounded by development and walkable to various restaurants, retail, and multifamily, this is an excellent opportunity in one of Charlotte's most dynamic submarkets.

Offering Overview

- High-barrier-to-entry Plaza Midwood address
- Scarcity of similar sites in the submarket
- Immediately surrounded by retail, office, multi-family and mixed-use development
- Within one of Charlotte's most prestigious and active development corridors

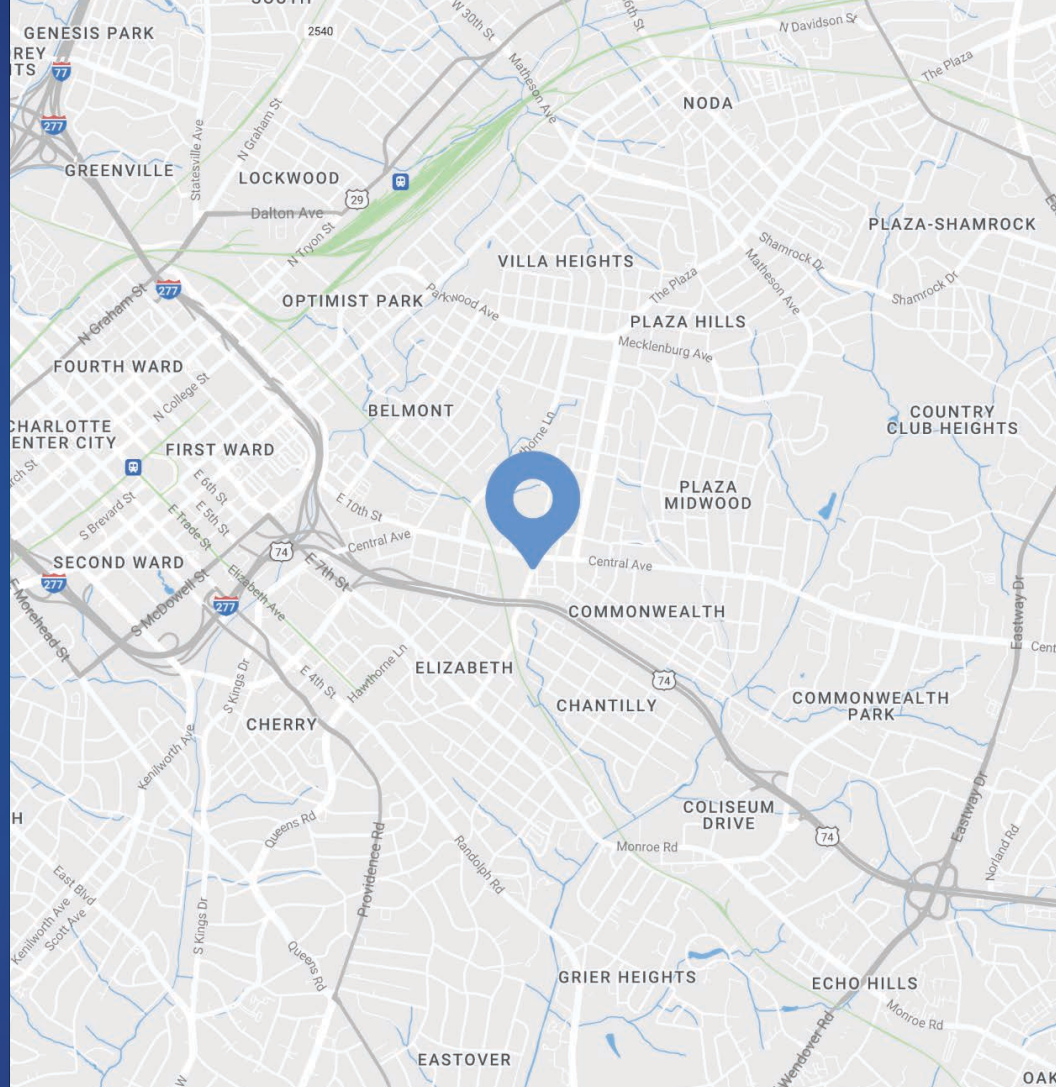
Property Overview

1212 Pecan Avenue & 1801 Commonwealth Ave Available for Sale

Unique opportunity to own an iconic parcel in the heart of Plaza Midwood. Property includes a second generation 8,000 SF bar/restaurant as well as an additional 7,000 SF of retail, currently home to Smooth Monkey and Jackalopes Jacks. Property is ideal for an owner operator, investor, or developer.

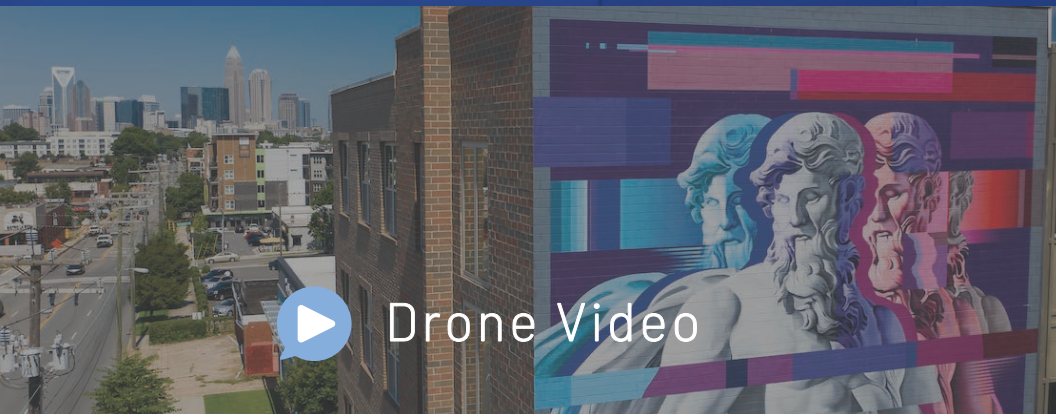
Property Details

Address	1212 Pecan Avenue & 1801 Commonwealth Avenue Charlotte, NC 28205
Availability	+/- 0.59 AC with 15,000 SF 8,000 SF Bar/Restaurant 7,000 SF Retail (Smooth Monkey and Jackalope Jacks)
Parcel ID	08117601, 08117602
Zoning	MUDD-0 and B-2 1801 Commonwealth - Zoning changes to NC (Neighborhood Center) on June 1st, 2023
Traffic Counts	Central Avenue 22,000 VPD
Sale Price	Call for Pricing



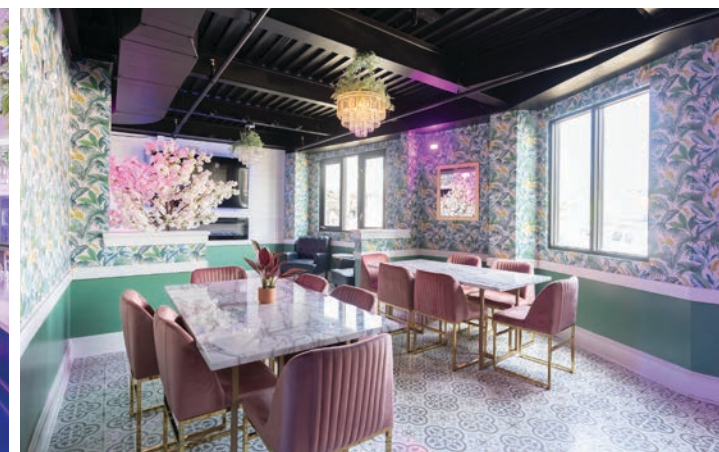
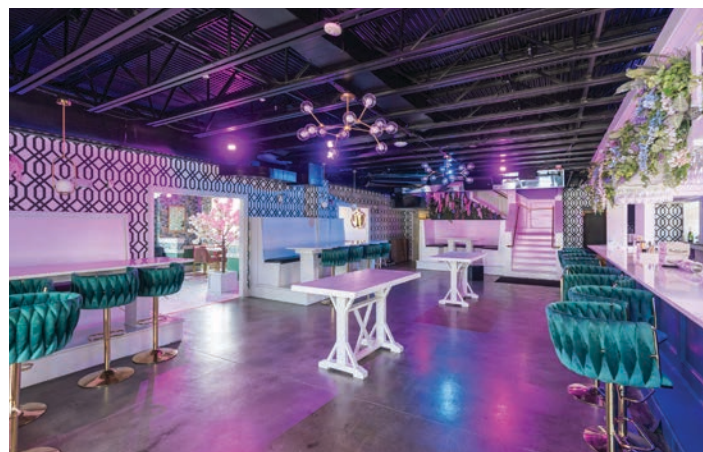
Demographics

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

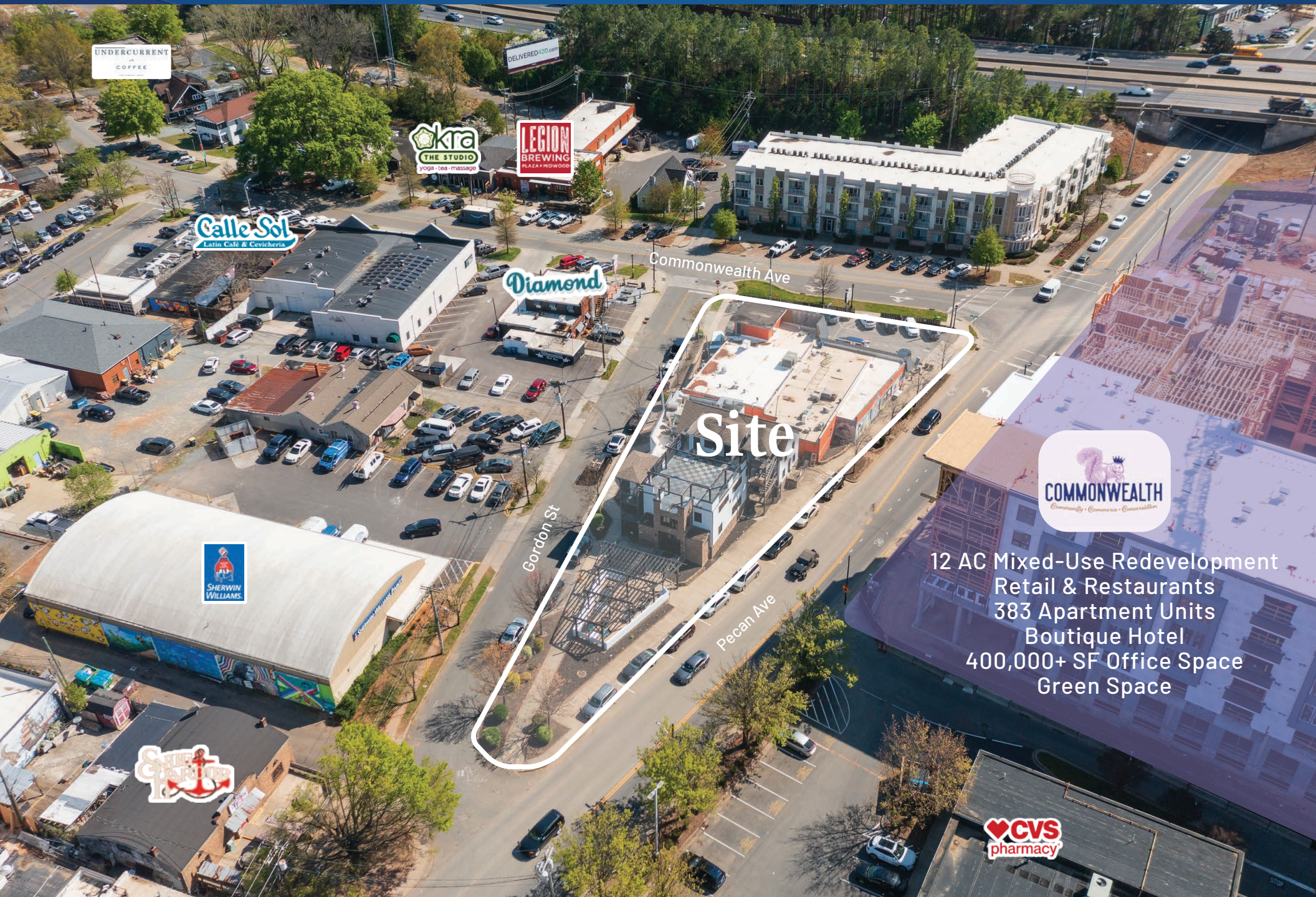


Drone Video

Property Photos



Site Overview



UNDERCURRENT
COFFEE

DELIVERED420.com

KRA
THE STUDIO
yoga • tea • massage

LEGION
BREWING
REALITY MOVIE

Calle Sol
Latin Café & Cevichería

Diamond

Commonwealth Ave

Gordon St

Pecan Ave

Site

SHERWIN
WILLIAMS

COMMONWEALTH
Community • Commerce • Conversation

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

Castle
Cafe

CVS
pharmacy



Chantilly

Elizabeth

Site

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

Central Ave

Plaza Midwood

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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.





BELMONT

PLAZA MIDWOOD

ELIZABETH

Piedmont Open IB Middle School
1,088 Students

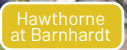
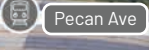
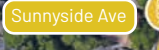
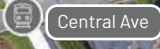
Central Piedmont Community College
50,000+ Students

COMMONWEALTH

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

LYNX Silver Line (PROPOSED)

LYNX Gold Line & Extension



Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

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.