



# Nova's Corner

1318 Pecan Avenue, Charlotte, NC 28205



## 2nd Generation Restaurant Space for Lease

+/- 5,446 SF Available in Plaza Midwood

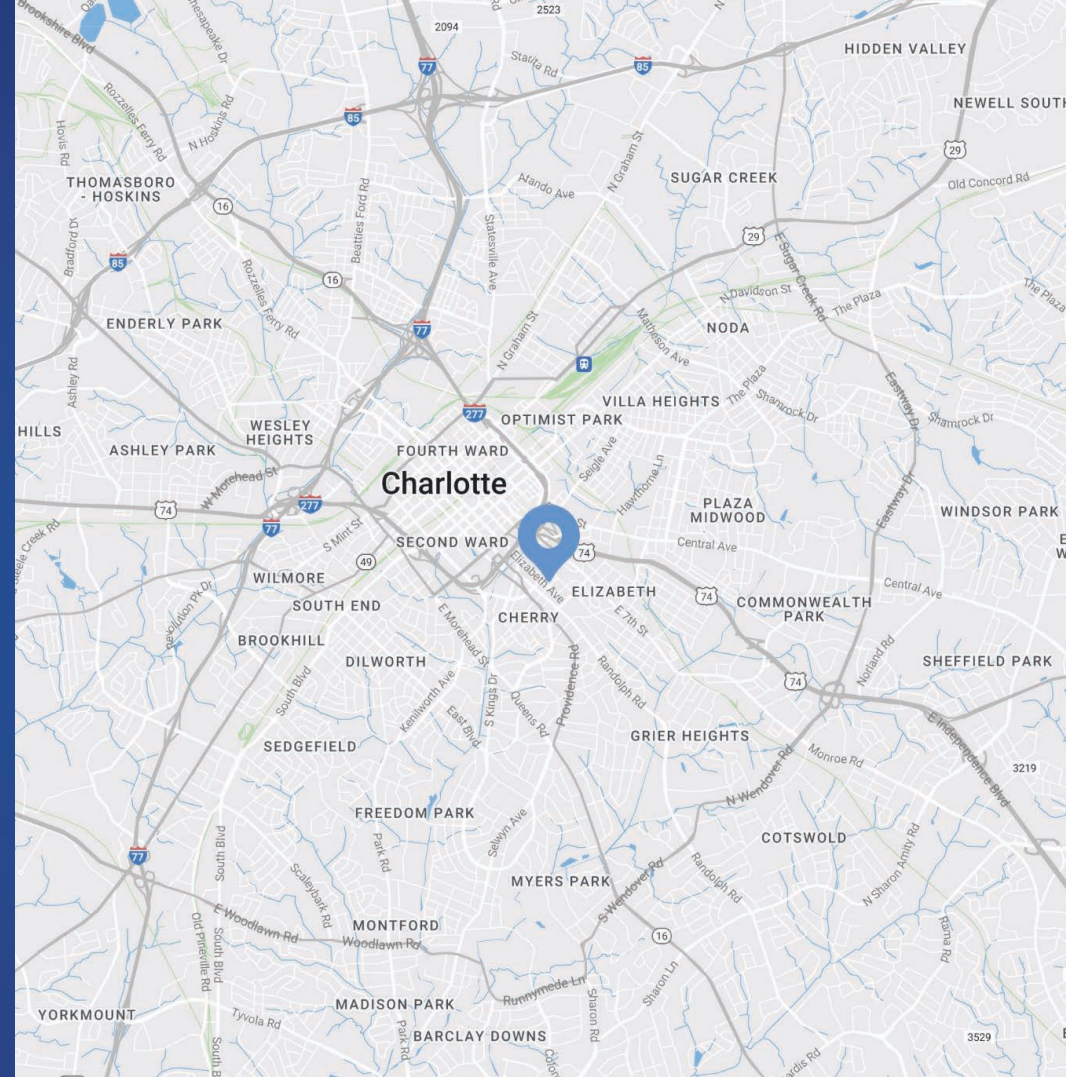
## Property Overview

# Nova's Corner Available for Lease

+/- 10,428 SF two level retail building in the heart of Plaza Midwood. Nova's Corner has two floors with spaces ideal for restaurant, retail, and office uses. This 2nd Generation Restaurant space includes two covered patios equaling over +/- 1,200 SF and a small kitchen in place. The site is within walking distance to numerous restaurants and retail shops and is a quick drive to Uptown, Midtown and the Interstates.

## Property Details

<b>Address</b>	1318 Pecan Avenue   Charlotte, NC 28205
<b>Square Footage</b>	+/- 5,446 SF 2nd Generation Restaurant Space (Can be Subdivided)   1st Floor
<b>Use</b>	Restaurant/Bars or Retail
<b>Building Size</b>	10,428 SF
<b>Parking</b>	Abundant parking
<b>Traffic Counts</b>	Central Avenue   25,500 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Notes</b>	Includes a small kitchen in place



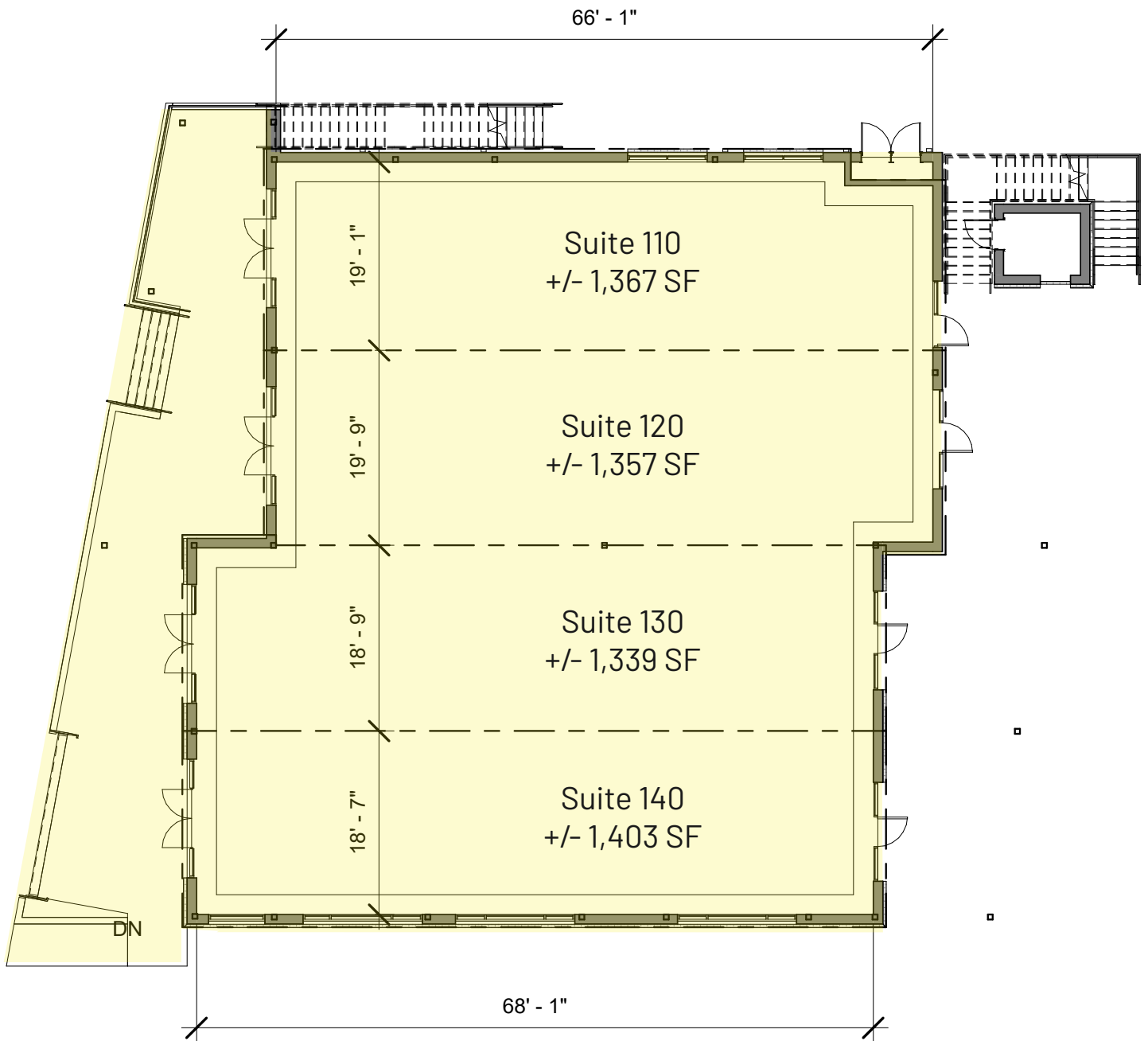
## Demographics

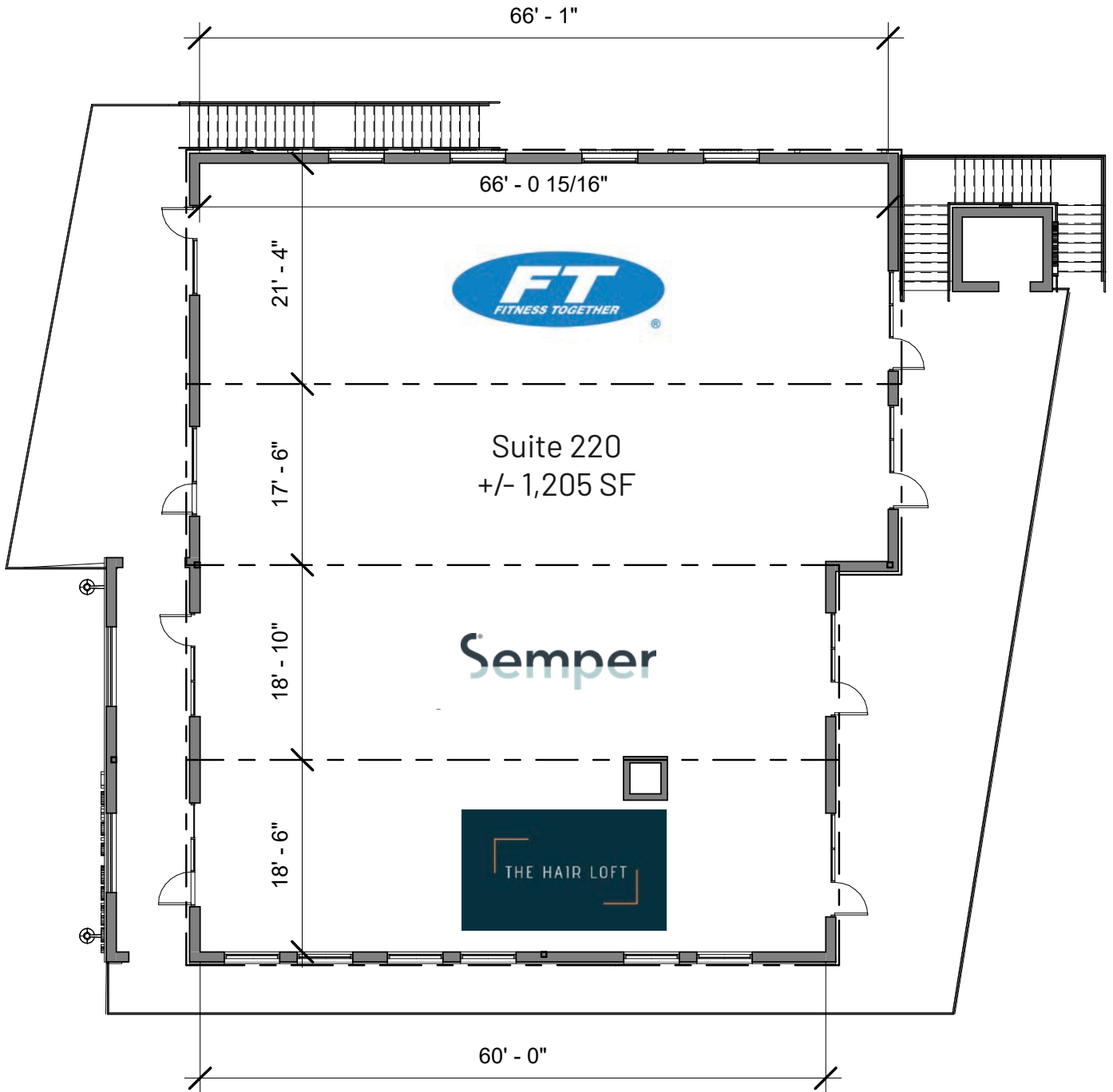
<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2023 Population</b>	15,824	130,370	299,481
<b>Avg. Household Income</b>	\$135,528	\$128,793	\$112,938
<b>Median Household Income</b>	\$92,893	\$81,068	\$67,366
<b>Households</b>	8,360	65,150	135,593
<b>Daytime Employees</b>	13,291	157,435	247,784

## Available

+/- 5,446 SF 2nd Generation Restaurant  
(Can be Subdivided)

 Virtual Tour





# 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 Silver Line (Proposed)

ExtraSpace Storage  
 FAS

Piedmont Open IB Middle School  
 1,088 Students

Infermezzo

LYNX Silver Line (PROPOSED)

LYNX Gold Line & Extension

Site

Semper

Snooze  
 YAFO

MIDWOOD  
 SMOKEHOUSE

Bohemian

FUEL

TWO SCOOPS

Central Ave

CENTRAL COFFEE CO.

35,000 VPD

Central Ave

WORKMAN'S FRIEND  
 High Life

DUNKIN' DONUTS

skyla  
 Skyla Credit Union Branch & Headquarters

Sharetea  
 JUICE BAR

MOD BREW

COALTRANE'S  
 KICK

SOUL

Central Piedmont Community College  
 50,000+ Students

CENTRAL PIEDMONT

WARMACK  
 CHARLOTTE COLLECTIVE

Lynx Gold Line Street Car

113,000 VPD

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

Diamond

CM

WHISKEY

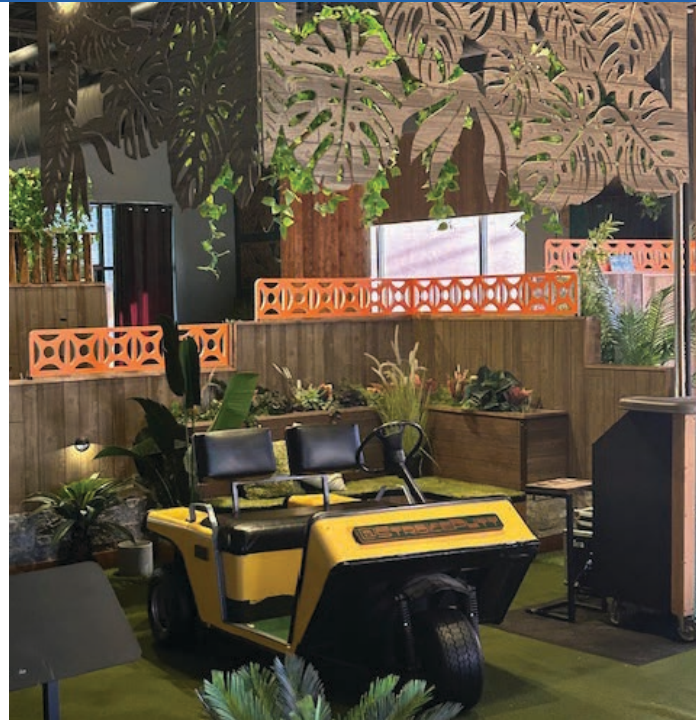
LEGION BREWING

UNDERCURRENT COFFEE

SUPPERLAND

74

Property 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.