



2613 Central Avenue

Charlotte, North Carolina 28205



Available for Lease

+/- 1,550 - 10,650 SF Plaza Midwood Leasing Opportunity

Property Overview

2613 Central Avenue

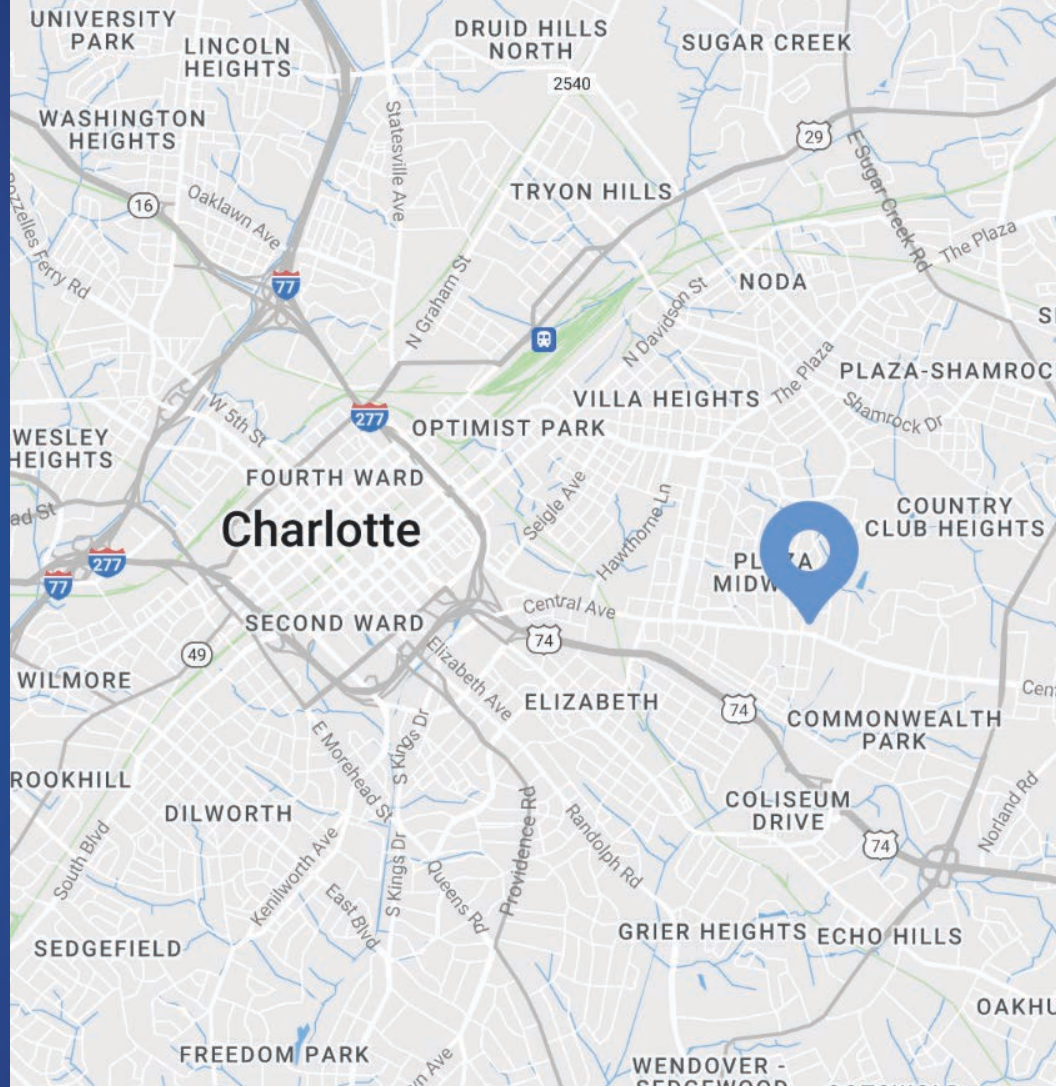
Available for Lease

Fantastic opportunity to lease up to +/- 10,650 in the Plaza Midwood area! The location on Central Avenue has high visibility and accessibility with ample parking. With frontage on both Central Ave and Morningside Dr.

The proximity to the Hwy 74 and the Gold Lightrail line is also a huge advantage, as it provides easy access for customers and employees alike. A great opportunity for a business looking to establish or expand its presence in the Plaza Midwood area.

Property Details

Address	2613 Central Ave Charlotte, NC 28205
Availability	+/- 1,550 - 10,650 SF Available for Lease
Use	Retail
Parking	On-site parking
Zoning	Charlotte Future 2040 Policy Neighborhood Center
Traffic Counts	Central Avenue 22,000 VPD
Access	Easy access to Uptown, Plaza Midwood, and NoDa
Lease Rate	\$33/SF NNN
TICAM	\$7/SF



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	13,753	123,933	303,961
Avg. Household Income	\$127,832	\$117,974	\$113,039
Median Household Income	\$87,598	\$72,120	\$68,181
Households	6,813	59,588	136,262
Daytime Employees	4,822	141,300	224,391



Tenant Roster		
1A	Expansion Space Opportunity	1,500 SF
1	Bida Café Available April 2024	2,760 SF
2	Flowing Life Church Available April 2024	2,310 SF
3	Tattoo Shop Available May 2024	1,550 SF
4	Botanica Ogún Ogbe Tua Available April 2024	1,550 SF
5	Boost Mobile Available October 2024	2,480 SF

Morningside 1 | Bida Café

[Click to View Virtual Tour](#)

Morningside 2 | Flowing Life Church

[Click to View Virtual Tour](#)

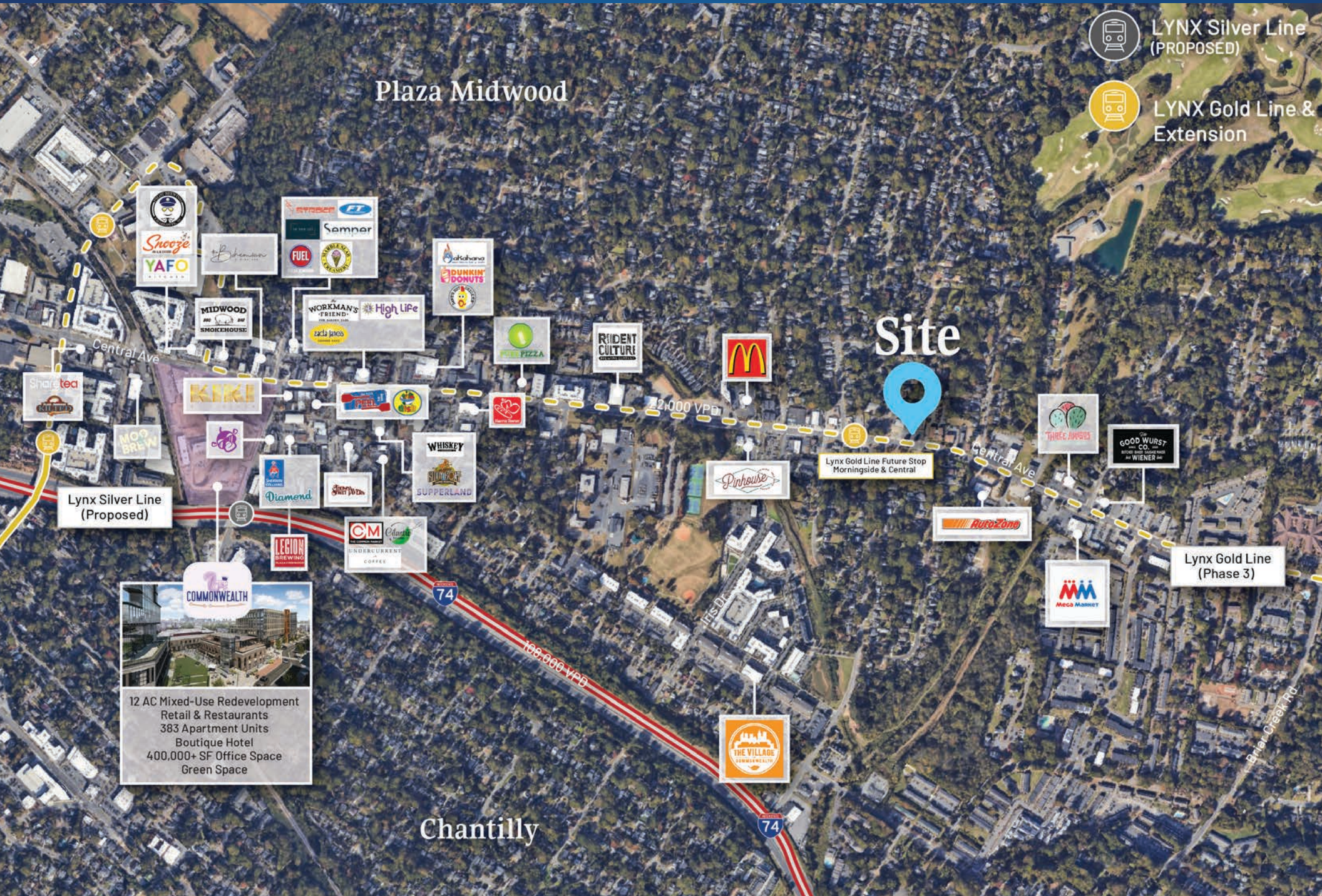
Morningside 3 | Tattoo Shop

[Click to View Virtual Tour](#)

Morningside 5 | Boost Mobile

[Click to View Virtual Tour](#)





LYNX Silver Line (PROPOSED)

LYNX Gold Line & Extension

Plaza Midwood

Site

Lynx Silver Line (Proposed)

Lynx Gold Line Future Stop Morningside & Central

Lynx Gold Line (Phase 3)



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

Chantilly

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.





Uptown

Plaza Midwood

Morningside Dr

Central Avenue

22,000 VPD

Site

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.