



2613 Central Avenue

Charlotte, North Carolina 28205



Available for Lease

+/- 10,650 SF in Plaza Midwood

Property Overview

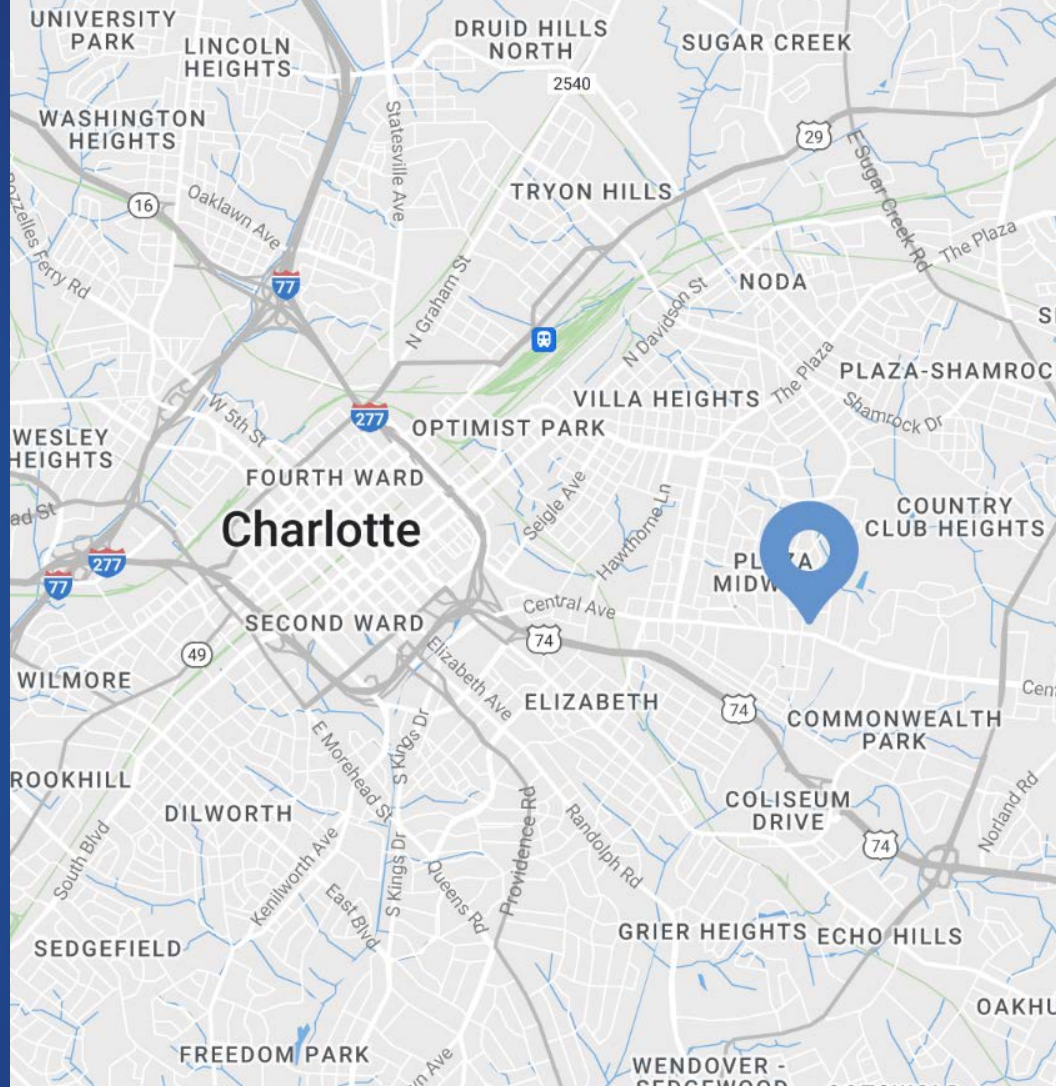
2613 Central Avenue Available for Lease

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	+/- 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
2024 Population	14,470	127,078	307,471
Avg. Household Income	\$137,103	\$125,965	\$120,646
Median Household Income	\$95,494	\$79,340	\$75,259
Households	7,121	61,307	139,117
Daytime Employees	4,516	130,445	212,644



Available

+/- 10,650 SF

Morningside 1

[Click to View Virtual Tour](#)

Morningside 2

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Morningside 3

[Click to View Virtual Tour](#)

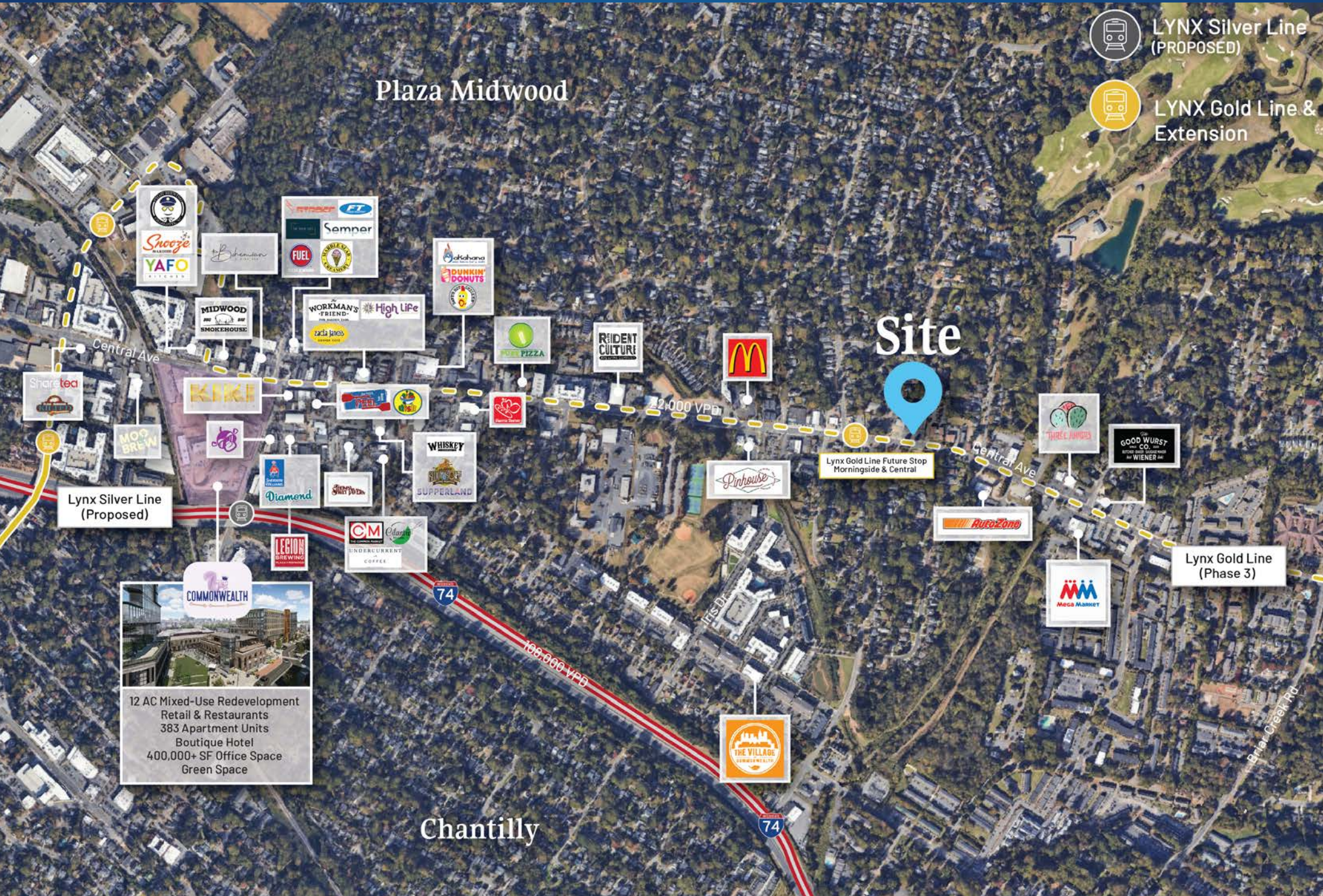
Morningside 4

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Morningside 5

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Plaza Midwood

Site

-  LYNX Silver Line (PROPOSED)
-  LYNX Gold Line & Extension

Lynx Silver Line (Proposed)

Lynx Gold Line Future Stop Morningside & Central

Lynx Gold Line (Phase 3)



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

Chantilly



Plaza Midwood

The go-to spot to meet, mingle, and unwind

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.

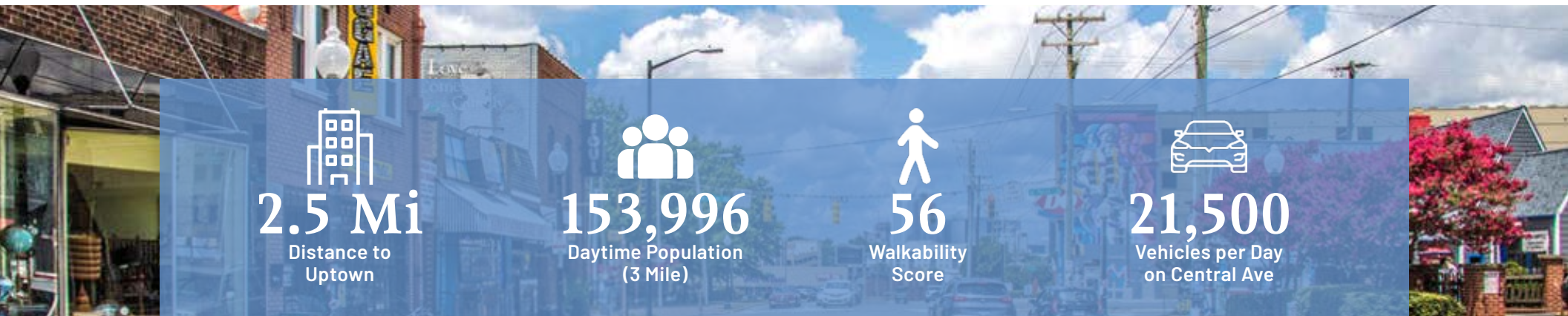


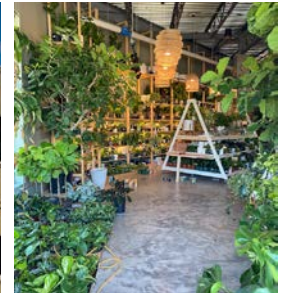

2.5 Mi
Distance to Uptown


153,996
Daytime Population (3 Mile)


56
Walkability Score


21,500
Vehicles per Day on Central Ave







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.