



# Nova's Corner

1318 Pecan Avenue, Charlotte, NC 28205



**2nd Generation Retail Space for Lease**  
Up to +/- 5,446 SF Available in Plaza Midwood

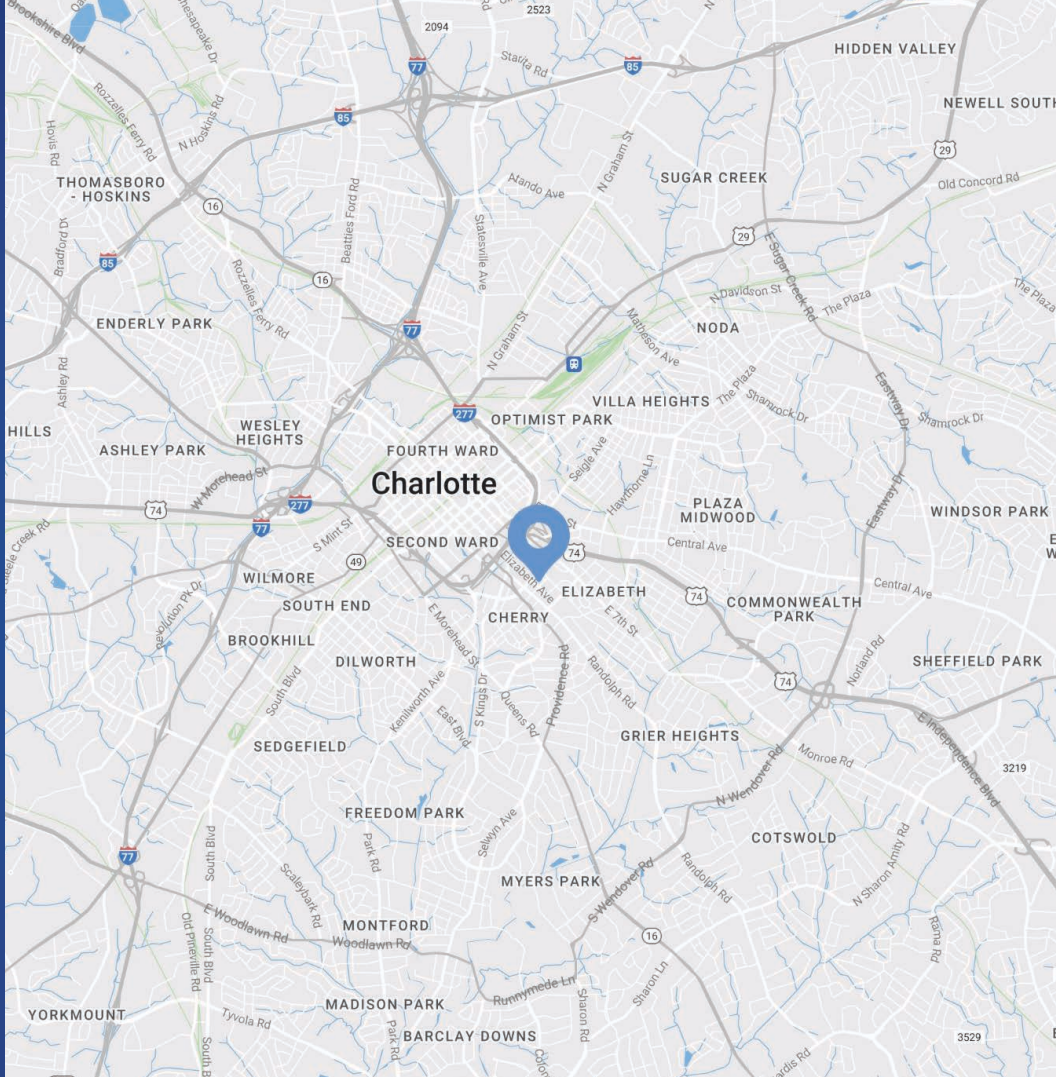
## Property Overview

# 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, office, fitness, and medical uses. There is a 2nd Generation retail space available that includes two covered patios equaling over +/- 1,200 SF and a small kitchen in place. Additionally, there is 2nd generation retail space perfect for fitness, medical, and general retail uses. 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>	First Floor: Up to +/- 5,446 SF 2nd Generation Retail Space Second Floor: +/- 1,205 SF Cold Dark Shell w/ TIA
<b>Use</b>	Retail, Restaurant/Bars, Office, Fitness, Medical
<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



## 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

### Suites 110-120

+/- 2,724 SF 2nd Generation Retail with Small Kitchen

## Available

### Suites 130-140

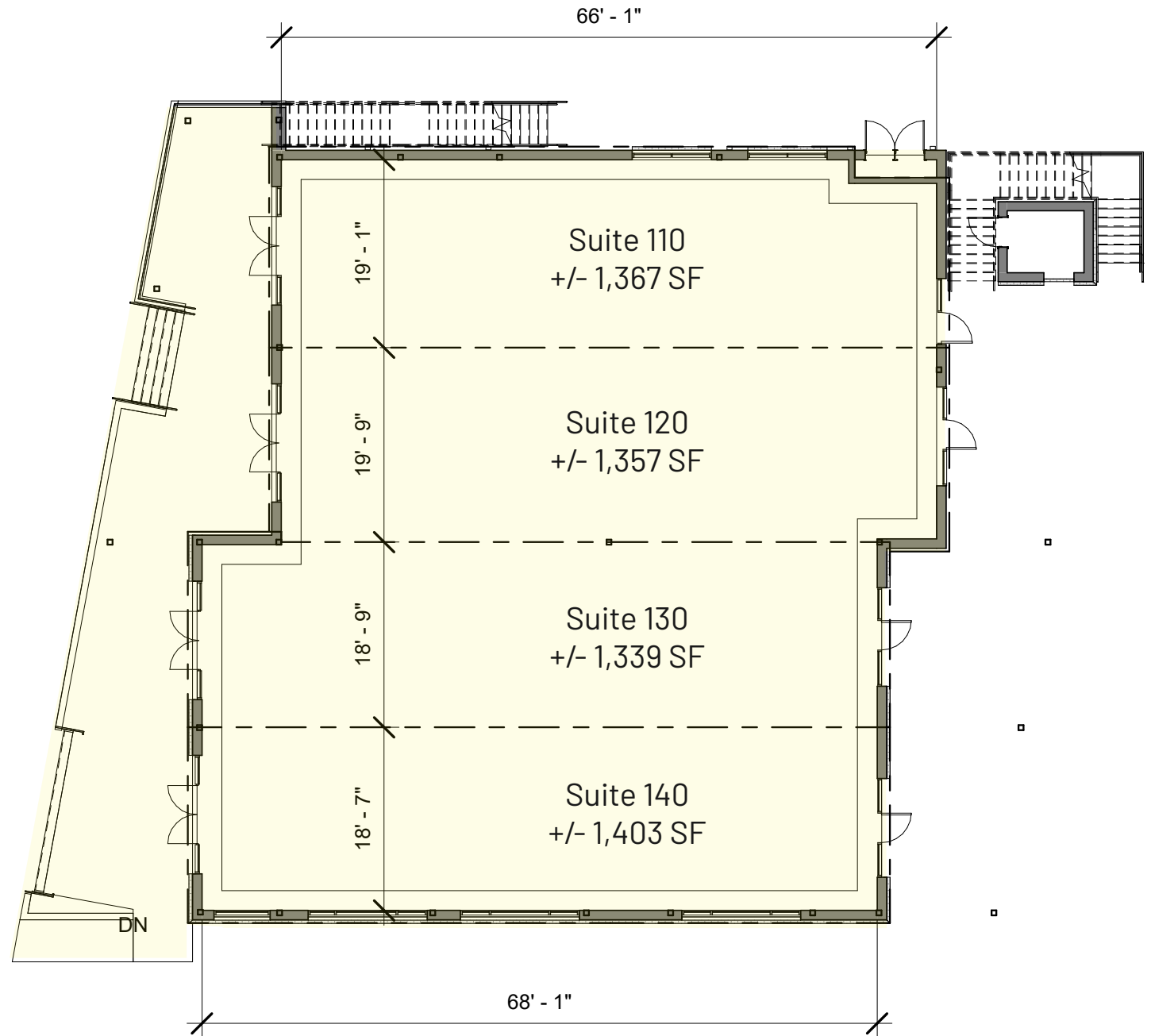
+/- 2,742 SF 2nd Generation Retail Vanilla Box

*Seeking fitness, medical, and general retail uses*

 [Virtual Tour](#)

**Up to +/- 5,446 SF Available**

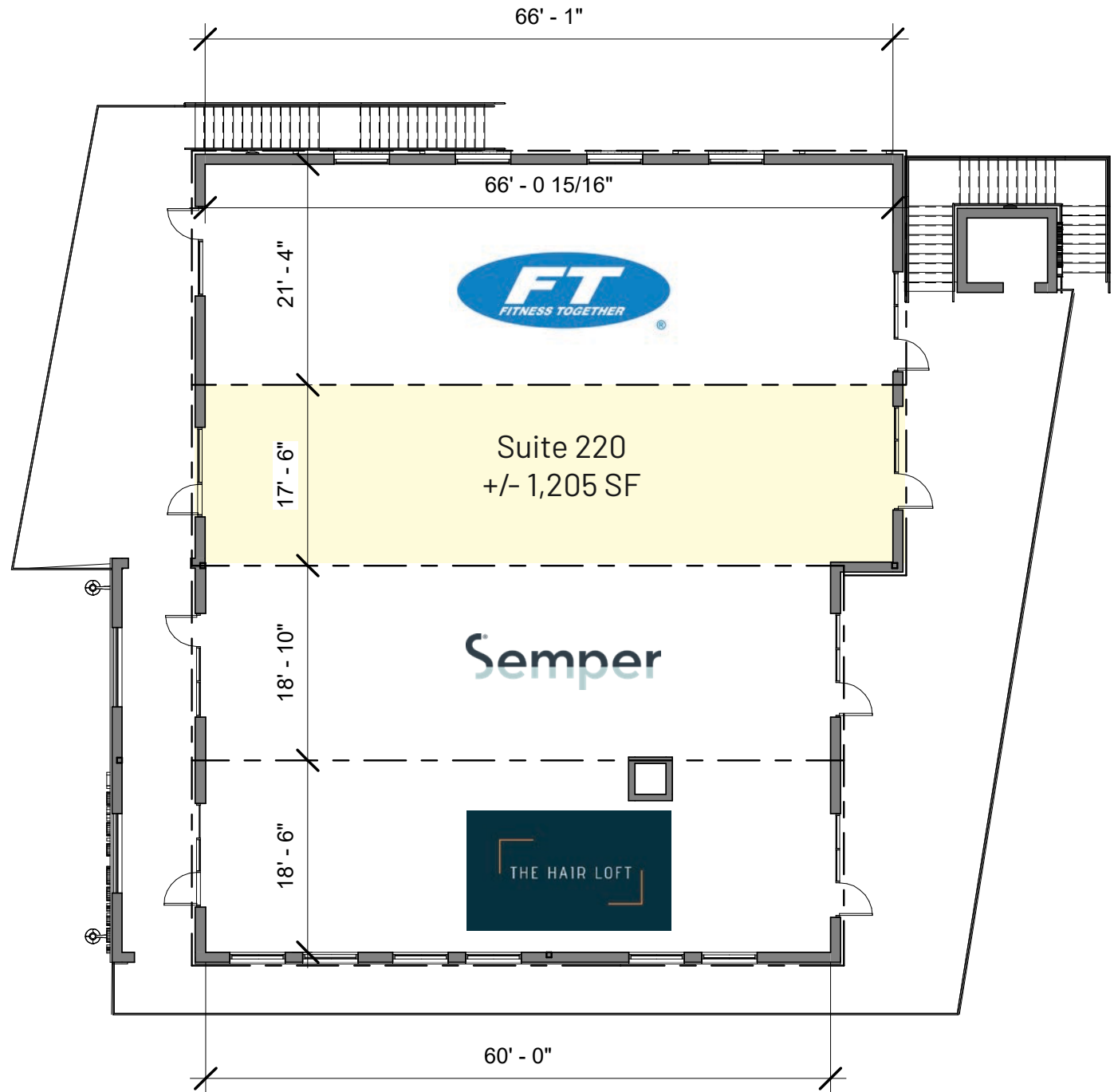
*\*Spaces can be combined*



## Available

### Suites 220

+/- 1,205 SF Cold Dark Shell with  
Tenant Improvement Allowance



# 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)

 LYNX Gold Line & Extension

# Site

Lynx Silver Line (Proposed)

ExtraSpace Storage



Piedmont Open IB Middle School  
1,088 Students







Skyla Credit Union Branch & Headquarters

Central Piedmont Community College  
50,000+ Students



Lynx Gold Line Street Car

35,000 VPD

113,000 VPD

WARMACK  
CHARLOTTE COLLECTIVE



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





MIDWOOD  
SMOKEHOUSE



FUEL

WORKMAN'S FRIEND  
High Life



Sharetea  
JUICE BAR

MOD BREW

COALTRANE'S  
KING

SOUL  
RESTAURANT



CM

WHISKEY

SUPPERLAND



LEGION BREWING

UNDERCURRENT COFFEE



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.