



# 2808 The Plaza

Charlotte, North Carolina 28205



## Available for Lease

+/- 1,502 SF Retail, Office, Restaurant Space in Plaza Midwood

## Property Overview

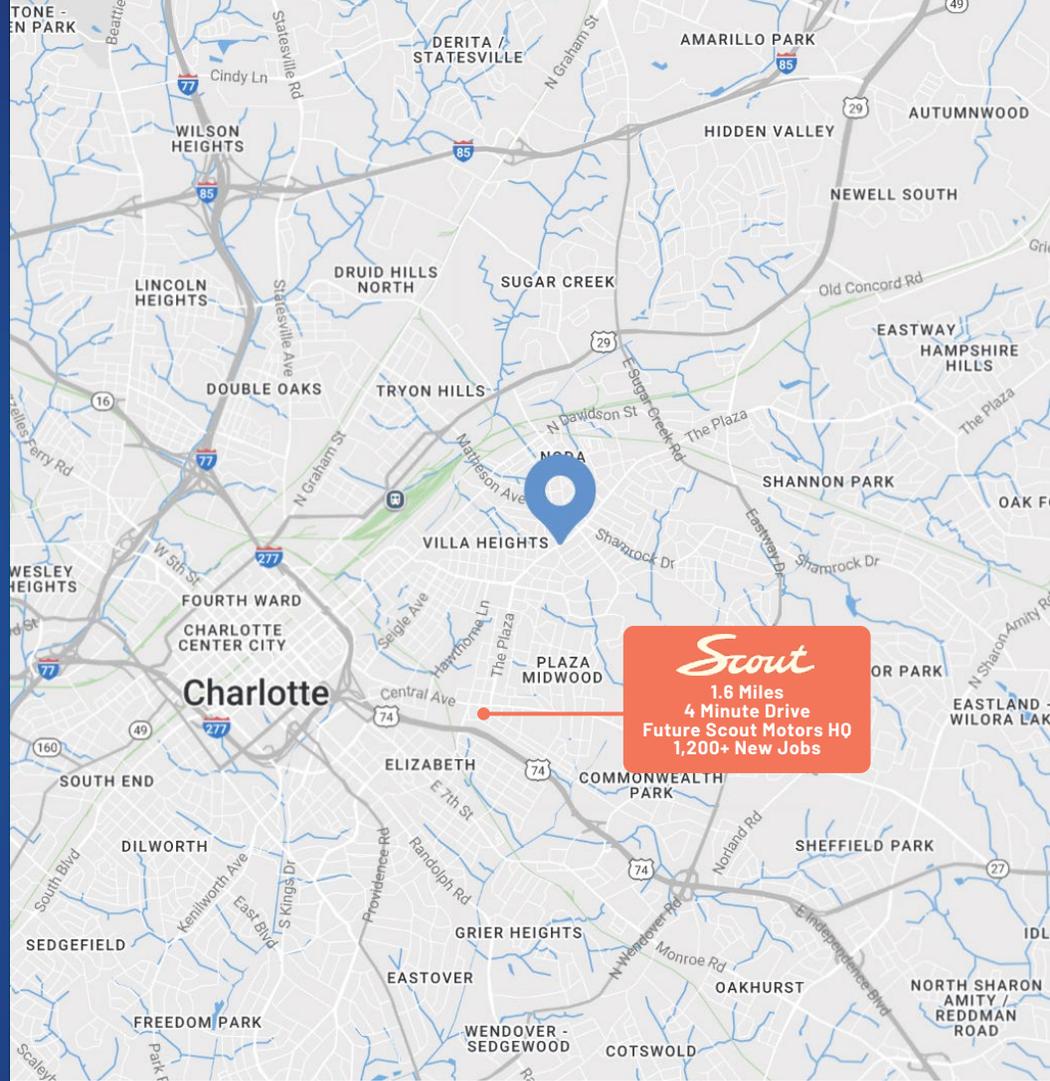
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2808 The Plaza offers 1,502 SF on 0.259 AC. The building is located on The Plaza in Charlotte's Plaza Hills neighborhood, ideally situated between NoDa and Plaza Midwood. Ideal work/live opportunity, the property sits in a high-growth corridor where land values have been appreciating for years. With 2,500+ multi-family units recently built or under construction within a 2-3 minute drive and the Scout Motors Future HQ bringing 1,200+ new jobs to the area, the area presents a prime opportunity for retail, office, or restaurant users supported by strong demographics and increasing demand.

## Property Details

<b>Address</b>	2808 The Plaza   Charlotte, NC 28205
<b>Availability</b>	+/- 1,102 SF First Floor +/- 400+ SF Second Floor
<b>Acres</b>	+/- 0.259 AC
<b>Parking</b>	2 parking spaces in front, significant parking in rear
<b>Zoning</b>	CG (Commercial General) Charlotte Future 2040 Policy   NC (Neighborhood Center)
<b>Use</b>	Retail, Office, Restaurant   Ideal work/live opportunity
<b>Access</b>	Easy access to Uptown, Plaza Midwood, and NoDa
<b>Traffic Counts</b>	The Plaza   30,000+ VPD
<b>Recent Improvements</b>	New 200-amp electrical service
<b>Lease Rate</b>	\$34/SF Gross, LL pays taxes and insurance on the property



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	15,766	117,975	298,389
<b>Avg. Household Income</b>	\$160,519	\$120,884	\$124,852
<b>Median Household Income</b>	\$107,126	\$78,539	\$76,446
<b>Households</b>	8,408	58,351	135,788
<b>Daytime Employees</b>	3,250	115,080	200,593



Interior 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.