

# SUGAR MILL

## *Sugar Mill*

**925 SF - 7,000 SF**

Retail & Restaurant Opportunities  
Plaza Midwood | Belmont Neighborhood



**ASCENT**  
REAL ESTATE PARTNERS

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SUGAR MILL | 933 LOUISE AVE  
925 SF - 7,000 SF RETAIL & RESTAURANT OPPORTUNITIES

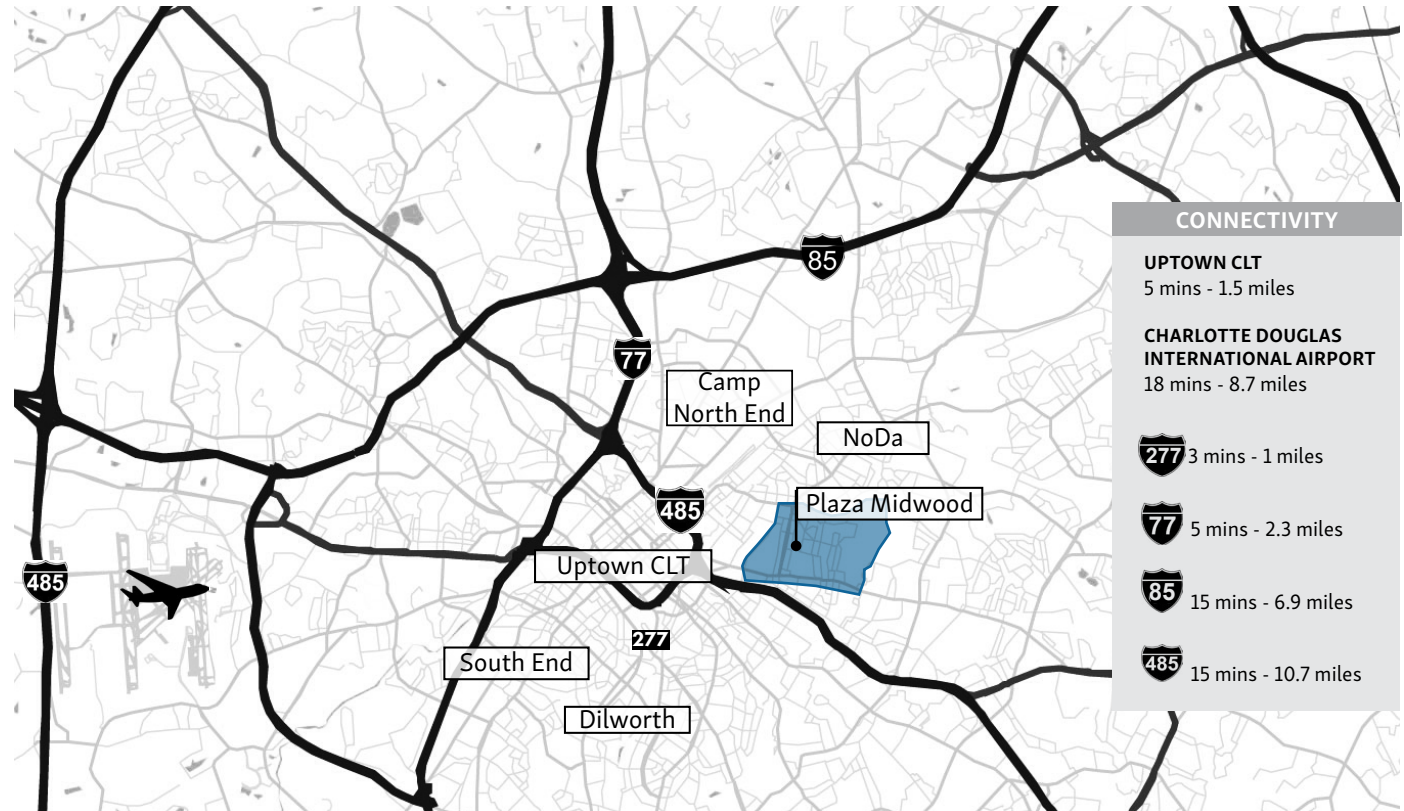
## NEIGHBORHOOD OVERVIEW

### HISTORIC PLAZA MIDWOOD

#### QUIRKY, INCLUSIVE, LIVELY

Plaza Midwood is a vibrant convergence point where innovative creativity intertwines with timeless Southern charm. Elegant historic homes and charming office spaces nestled beneath the shade of trees line one street, while colorful graffiti-adorned consignment shops filled with unique treasures line the next.

From trendy breweries and charming bookstores to BBQ joints and beyond, Plaza Midwood offers a diverse array of experiences to suit every taste and interest. It's a neighborhood that truly has something special to offer to everyone who visits.



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## PROPERTY INFORMATION

### PROPERTY AVAILABILITY

- **7,397 SF End-cap space with patio**
- **Retail spaces ranging from 925 - 2,000 SF**
- End-cap space with patio ideal for restaurant, entertainment or retail use
- Several small retail spaces available ranging from 925 - 2,000 SF
- Minutes to popular neighborhoods including NoDa, Belmont and Plaza Midwood
- Located in Belmont Neighborhood home to a number of restaurants, boutiques and offices
- Property includes outdoor patio seating and abundant parking
- Call broker for pricing



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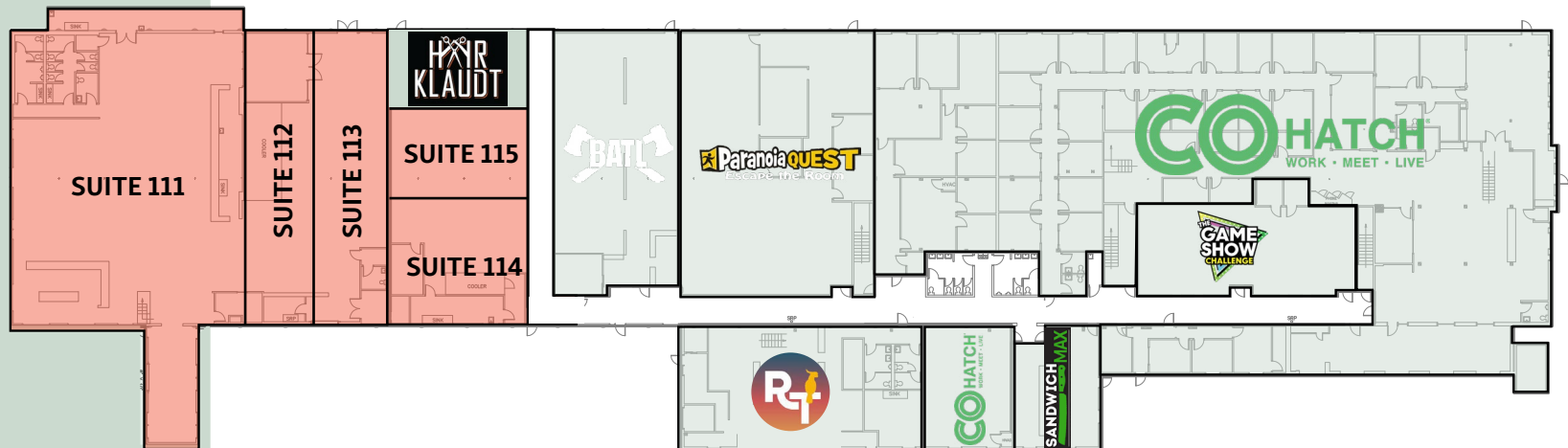
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## SITE PLAN

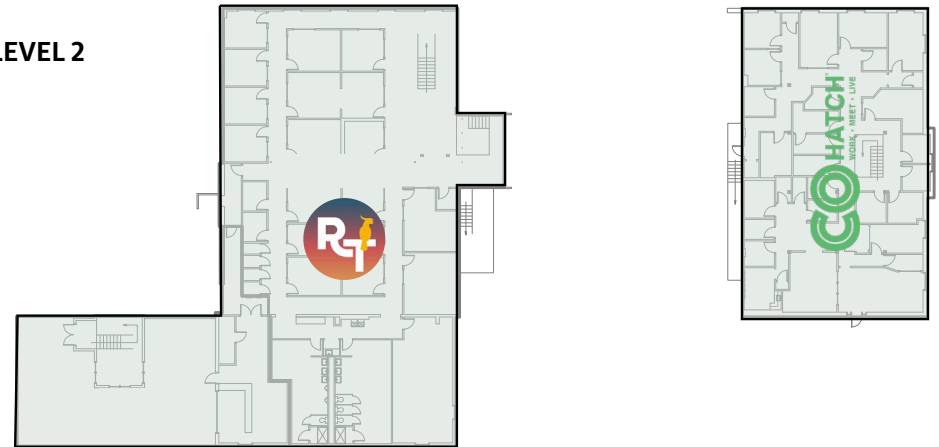
### SITE PLAN KEY

- AVAILABLE
- OCCUPIED

### LEVEL 1



### LEVEL 2



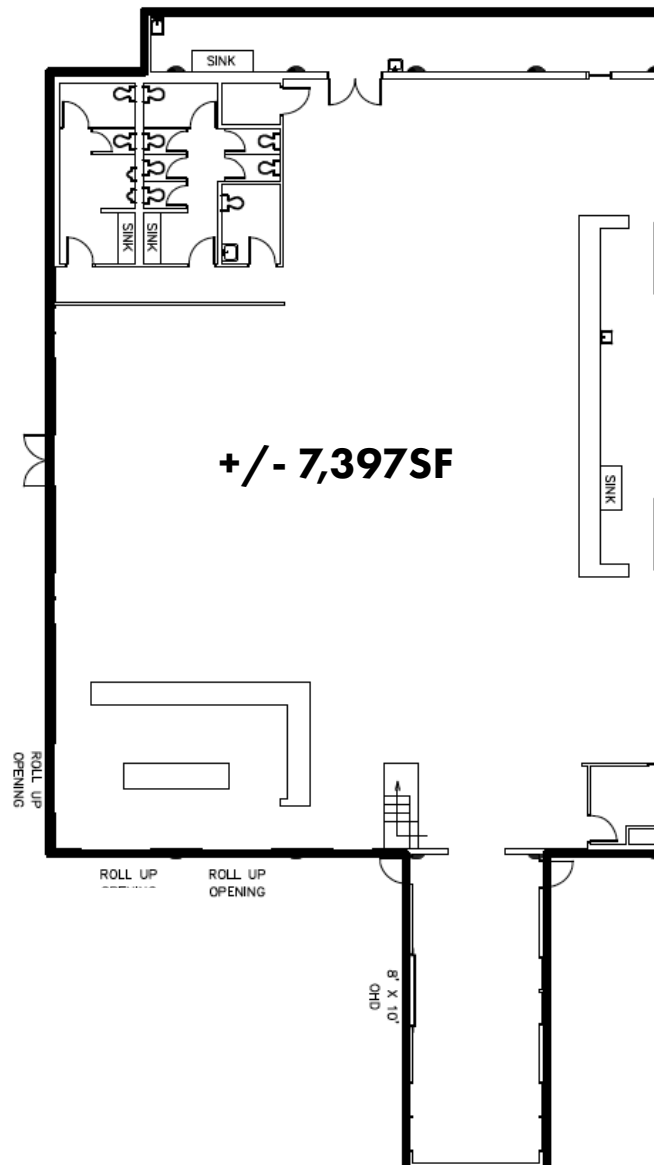
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## +/- 7,000 SF END-CAP FLOOR PLAN

End-Cap Space features  
a 7,000 square feet  
space with patio  
access.

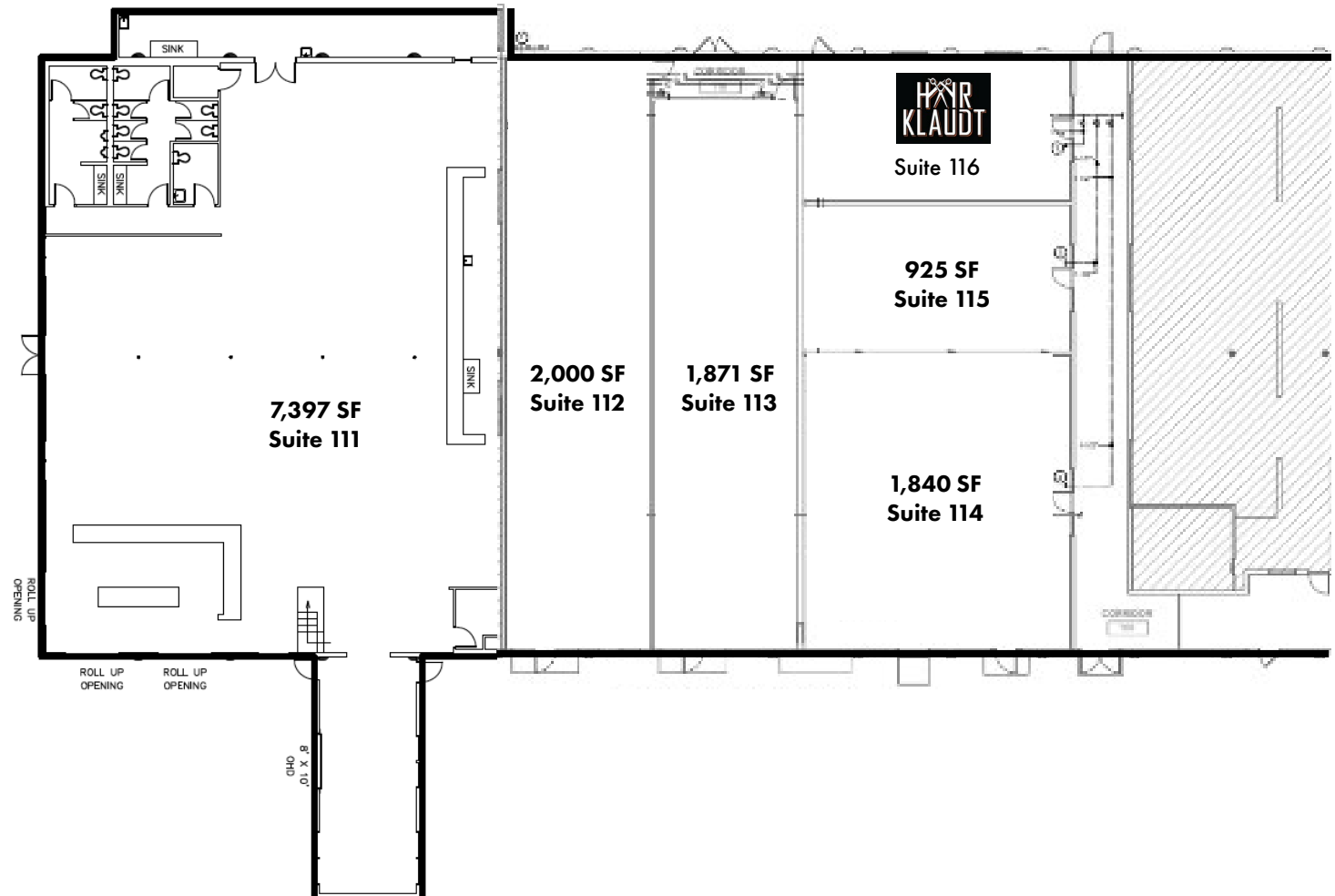


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## SUITES 1- 5 FLOOR PLAN



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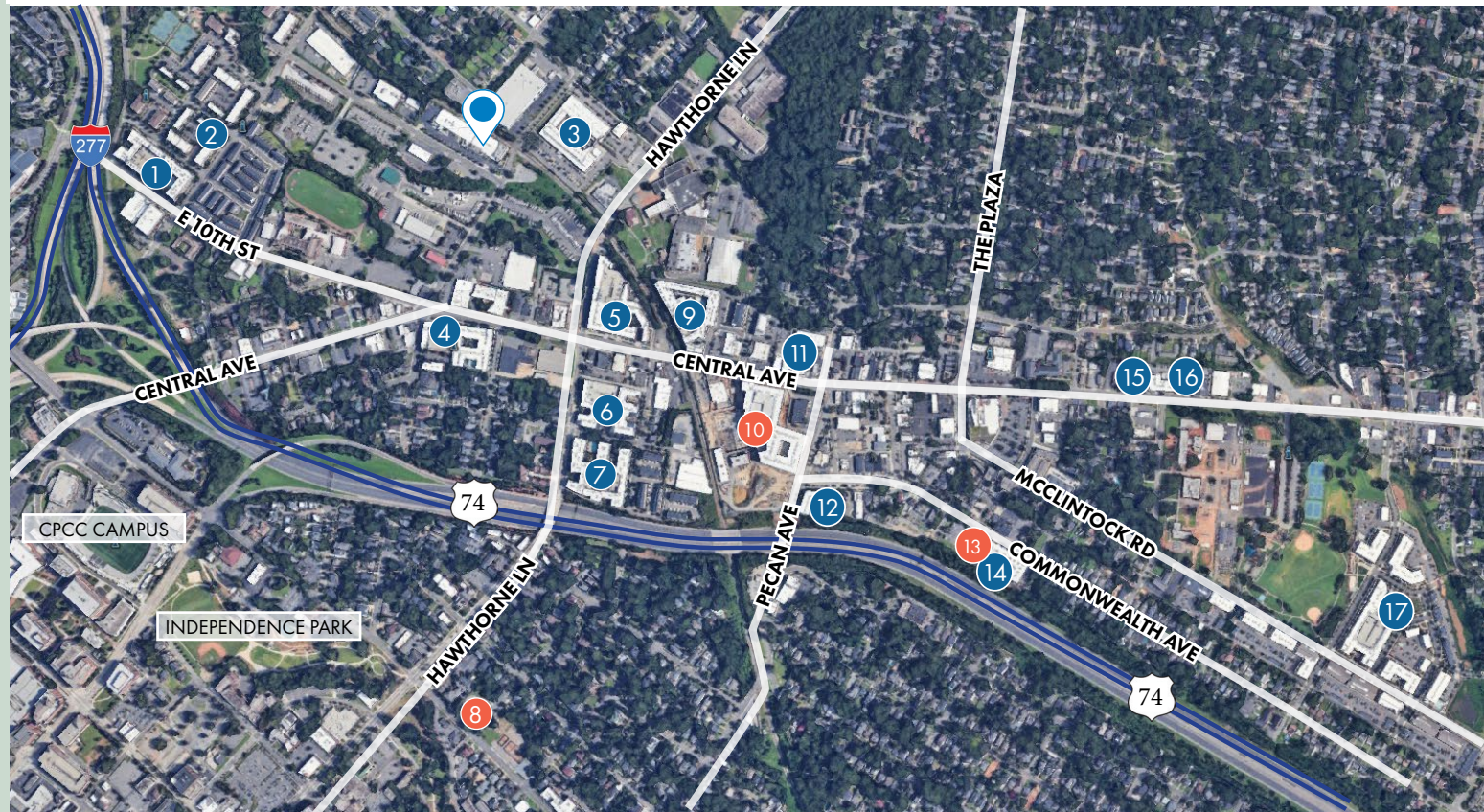
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## MULTI-FAMILY DEVELOPMENT

### MAP KEY

- COMPLETED
- PROPOSED/UNDER CONSTRUCTION

#	Apartment	Status	Units				
1	Vistas 707	Completed	190	9	One305 Central	Completed	281
2	Single Point	Completed	204	10	Commonwealth	Under Construction	383
3	The Lofts at Hawthorne Mill	Completed	149	11	The Nook Apartments	Completed	24
4	The Gibson	Completed	250	12	The Edison	Completed	53
5	Overton Row	Completed	323	13	The Julien Phase II	Proposed	175
6	808 Hawthorne	Completed	237	14	The Julien	Completed	105
7	Elizabeth Square	Completed	267	15	Marvel at Plaza Midwood	Completed	36
8	1801 E Seventh St	Proposed	175	16	Midwood Station	Completed	97
				17	The Village at Commonwealth	Completed	823



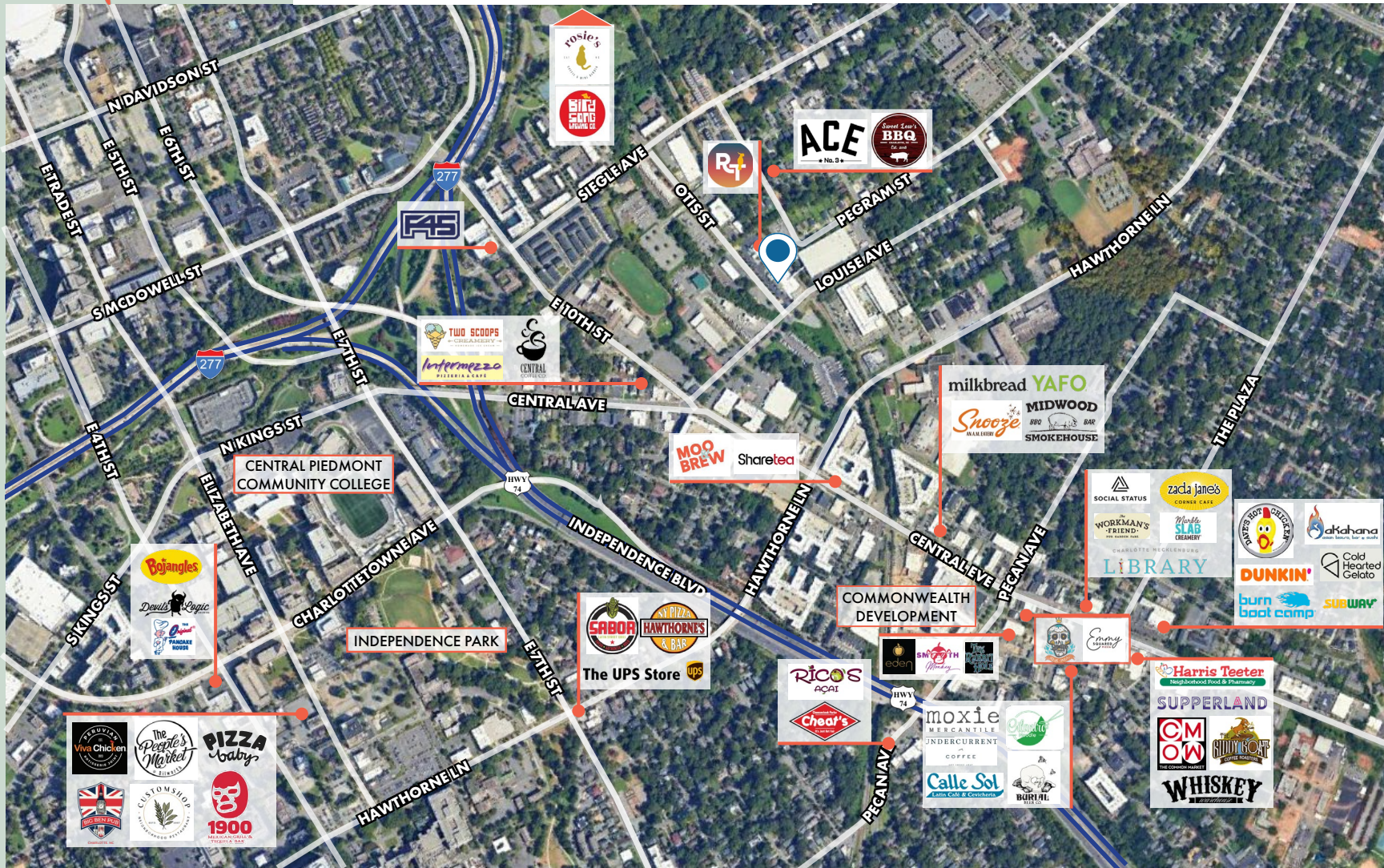
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1,500 SF - 16,000 SF RETAIL & RESTAURANT OPPORTUNITIES

## RETAILER MAP





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COMING SOON:  
COMMONWEALTH

12 ACRES

Mixed-Use Development

100K SF

Retail

400K SF

Office Phase 1 + 2

383

Residences

AMPLE

Green space



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## AREA DEVELOPMENT

A groundbreaking project known as Commonwealth is on the horizon for Plaza Midwood in Charlotte, spanning 12 acres in the heart of the community. Already under construction, the first phase of construction is poised to redefine the landscape of Central Square on Central and Pecan avenues. The transformative endeavor is a collaborative effort between developer Crosland Southeast and Nuveen Real Estate.

Envisioned as a vibrant mixed-use destination, Commonwealth will feature 383 upscale apartments, a variety of retail and dining establishments, a charming boutique hotel, and more than 400,000 square feet of office space. Additionally, the project will seamlessly integrate two historic brick mill buildings into its design.

In an effort to honor Plaza Midwood's rich cultural heritage, community input has played a pivotal role in shaping the development. Emphasizing the preservation of the neighborhood's identity as a haven for local entrepreneurs and artists, the plans include provisions for affordable housing, incubator spaces supporting small businesses, and potentially a performance venue for local creatives.

Scheduled for completion in multiple phases by 2026, the initial phase will introduce luxury apartments and a contemporary office complex. Subsequent stages will introduce additional office space and a boutique hotel, contributing to the project's dynamic blend of residential, commercial, and hospitality elements.

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SINCE 1945

NEVER  
COOKIE CUTTER  
BELMONT

SINCE 1945

"SWEETEST EXPERIENCES"  
LITERALLY AND FIGURATIVELY



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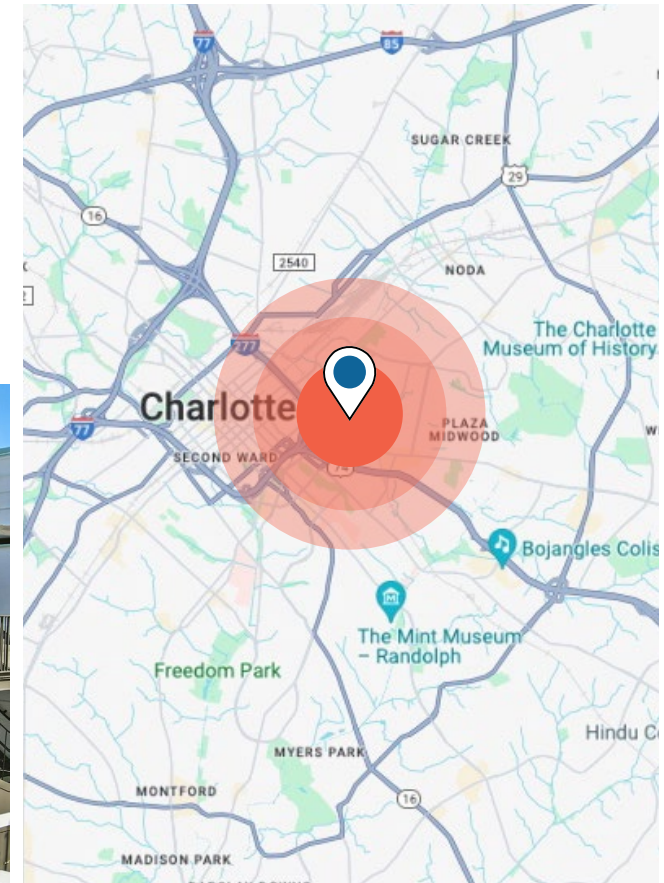
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## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,921	138,669	307,158
Projected Population (2028)	21,083	144,807	316,013
Median Age	36.2	36.8	36.5
Household Income	\$104,539	\$108,421	\$93,613
Median Home Value	\$421,396	\$396,120	\$326,015
Employees	16,669	142,540	219,134



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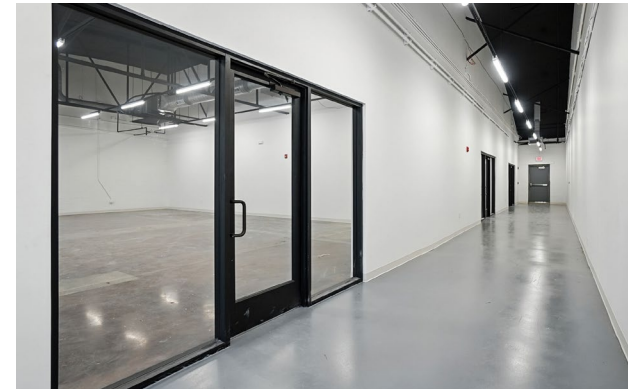




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## PROPERTY PHOTOS

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