



# 1111 The Plaza

Charlotte, North Carolina, 28205

**Available for Lease**

**+/- 2,480 SF Retail/Office/Medical in Plaza Midwood**

Property Overview

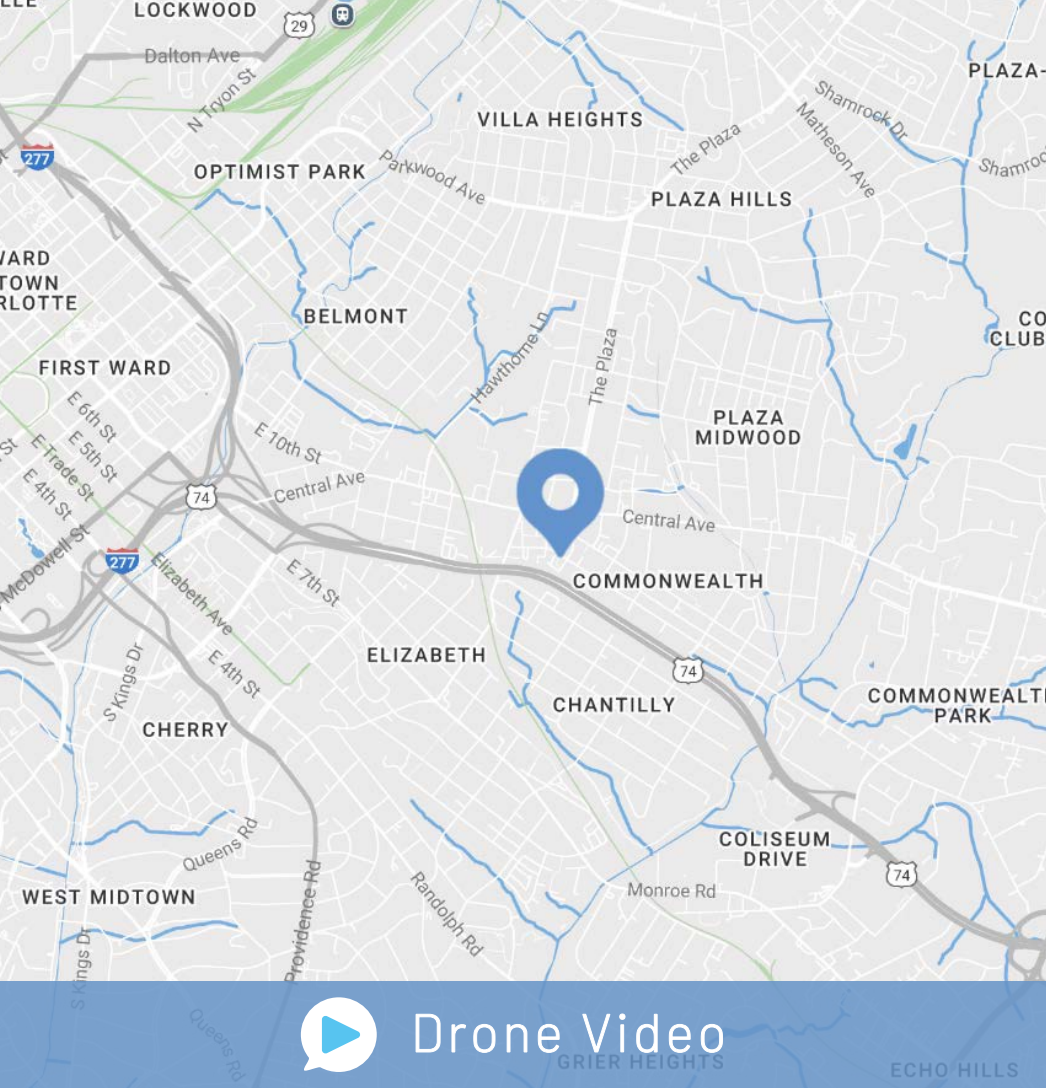
# 1111 The Plaza

## Available for Lease

± 2,480 SF available for lease in the heart of Plaza Midwood. The site is within walking distance of many of Plaza Midwood’s iconic retail destinations and popular restaurants. Surrounded by multi-family and mixed-use developments, this site presents an excellent opportunity to enter one of Charlotte’s most dynamic neighborhoods. This move-in-ready space offers ample parking and is ideal for retail, office, food & beverage, or medical office use.

Property Details

Address	1111 The Plaza   Charlotte, NC 28205
Availability	+/- 2,480 SF Available for Lease
Use	Retail, Office, Medical
Zoning	CAC-2 (CD)
Parcels	08117612
Traffic Counts	Central Ave   21,500 VPD Commonwealth Ave S   6,439 VPD
Lease Rate	Call for Leasing Details



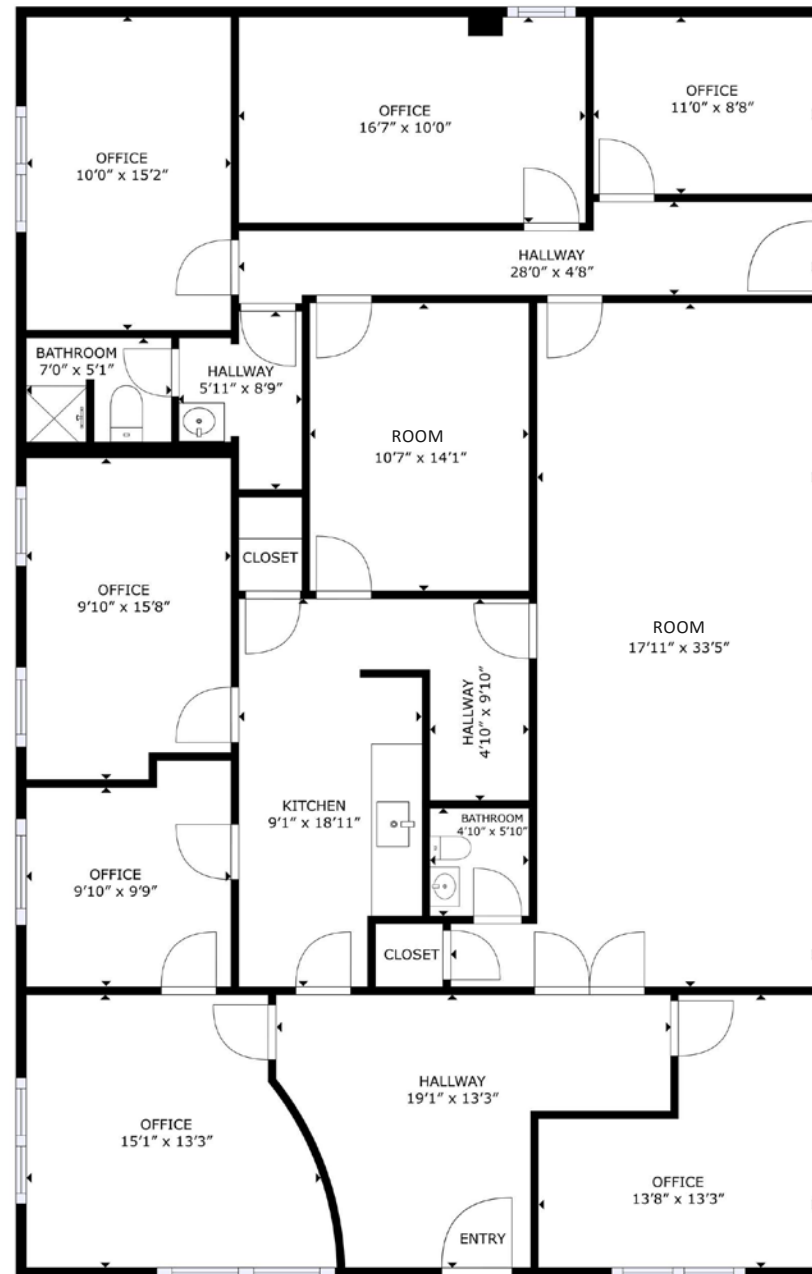
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	16,597	132,801	302,553
Avg. Household Income	\$141,161	\$138,781	\$122,532
Median Household Income	\$95,267	\$89,143	\$76,088
Households	8,860	66,509	138,011
Daytime Employees	17,223	153,996	257,930

Available

+/- 2,480 SF

 Virtual Tour



## Interior Photos



Site Overview



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



Central Ave  
21,500 VPD

E. Independence Blvd (Hwy 74)  
117,000 VPD



Plaza  
Midwood



UNDERCURRENT  
COFFEE

Site

Commonwealth Ave

## Market Overview





# Plaza Midwood

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

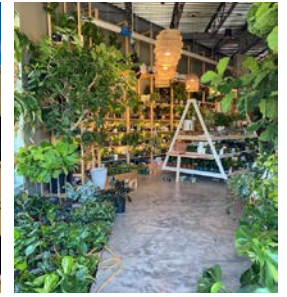
Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, 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



## Available Properties Nearby





Contact for Details

## Taylor Barnes

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taylor@thenicholscompany.com

## John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

Office (704) 373-9797

Fax (704) 373-9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.