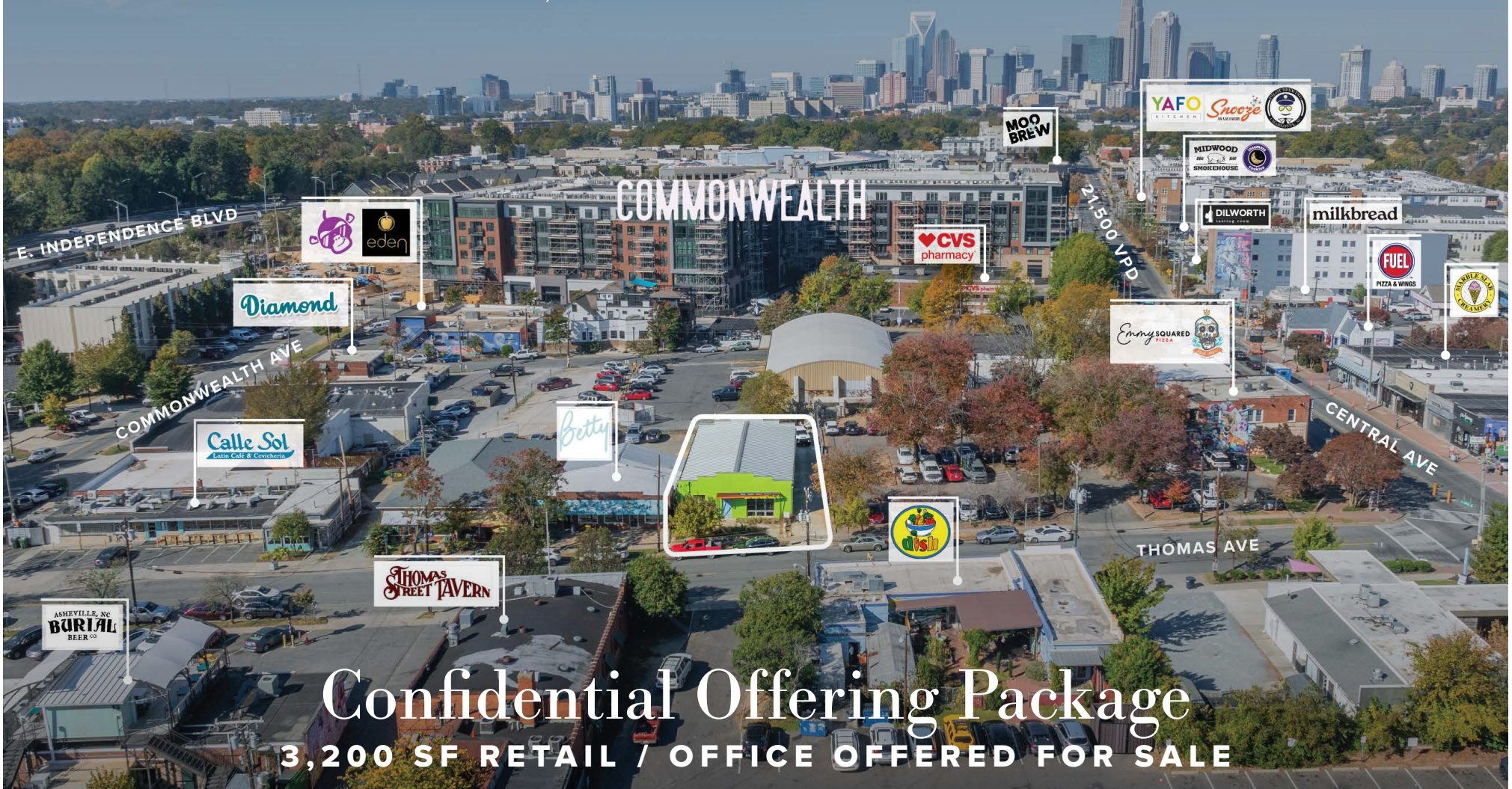


# 1221 Thomas Ave

CHARLOTTE, NC | PLAZA MIDWOOD | 28205



## Confidential Offering Package

3,200 SF RETAIL / OFFICE OFFERED FOR SALE

EXCLUSIVE ADVISOR:

Chad Markey

BROKER

Phone: (704) 900-9315

Email: [cmarkey@colony-commercial.com](mailto:cmarkey@colony-commercial.com)



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## Confidentiality Disclosure

This offering package has been prepared by Colony Commercial for the exclusive purpose of providing select information to qualified prospective buyers regarding the property located at 1221 Thomas Avenue (the "Property"). The contents of this package are confidential and proprietary, intended solely for the recipient's evaluation of a potential transaction involving the Property. While the information included is deemed reliable, Colony Commercial makes no representations or warranties, express or implied, regarding its accuracy or completeness. Recipients agree not to reproduce, distribute, or disclose this information to any third party without prior written consent from Colony Commercial.

Recipients are advised to perform their own independent investigation and analysis, as reliance on the information herein is solely at their own risk.



## PROPERTY HIGHLIGHTS



**Ample Size:** The property totals +/-3,200 SF on +/-0.167 AC.



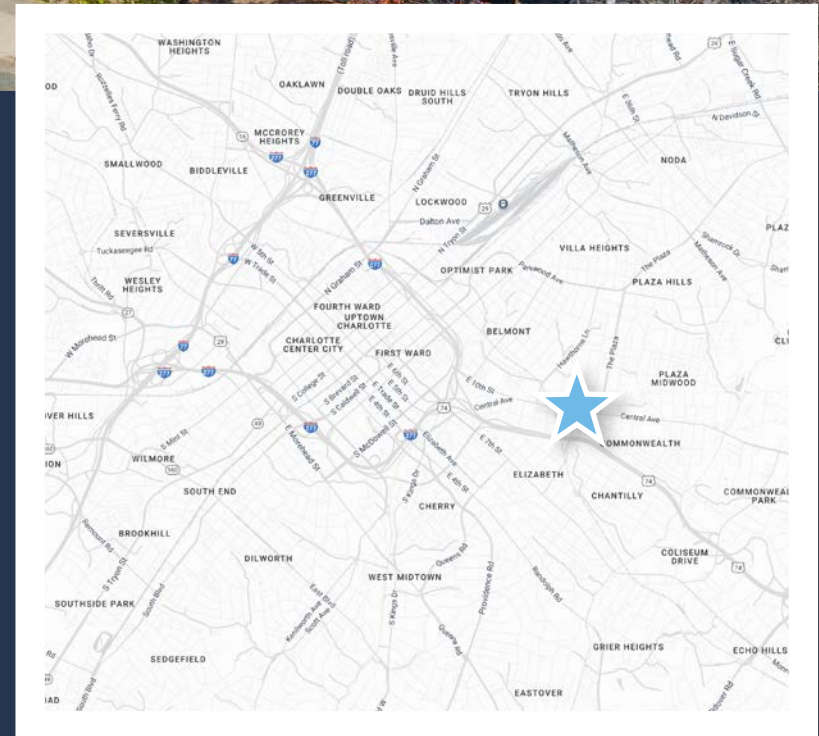
**Flexible Zoning:** The property's zoning designation "NC" (Neighborhood Center) allows for a wide variety of uses including office, retail, boutiques & restaurants.



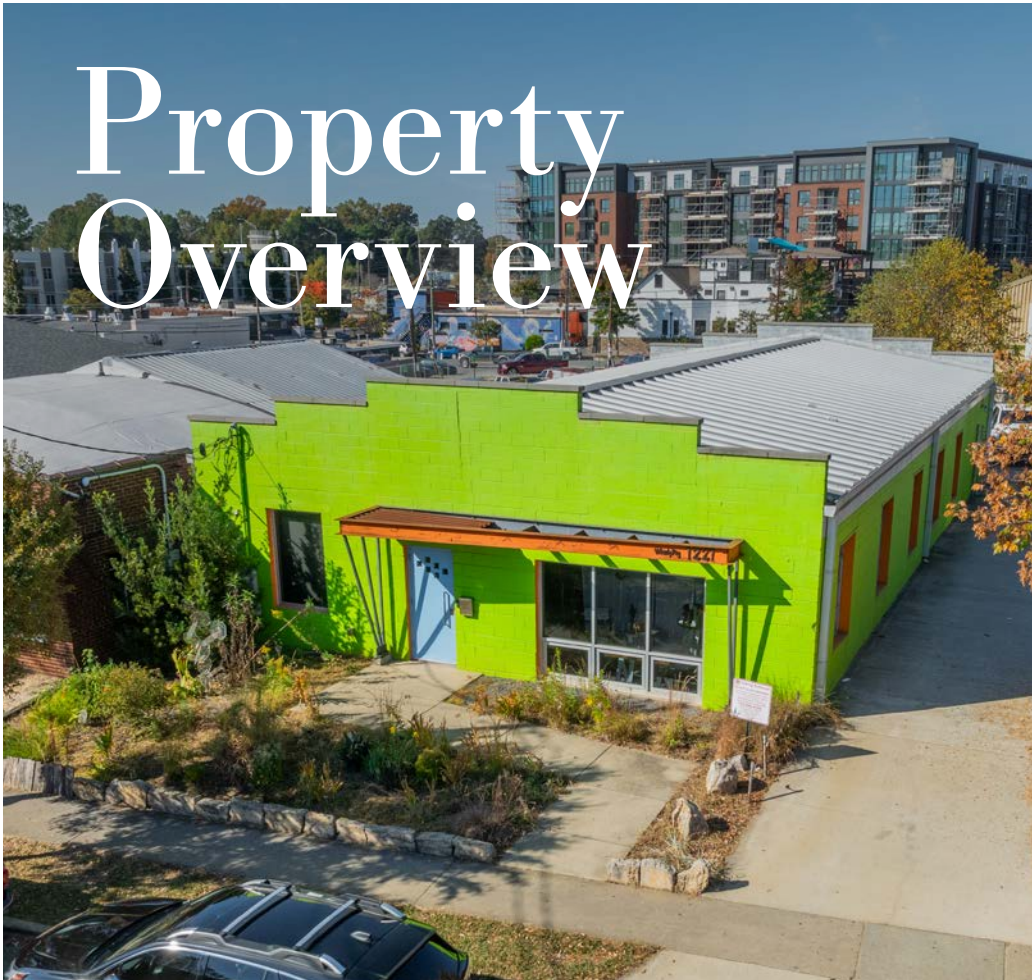
**Dynamic Location:** Located in the heart of Plaza Midwood, the property is surrounded by other retailers, restaurants, bars & multi-family developments.



**Dedicated Parking:** The property benefits from dedicated, private parking. A rare perk for Charlotte's growing retail corridors.



# Property Overview



Colony Commercial is pleased to present 1221 Thomas Avenue, a strategically located commercial asset positioned in the heart of Charlotte, NC. This property combines prime location, versatile use potential, and strong market fundamentals, making it an ideal acquisition for investors and businesses seeking expansion in the thriving Plaza Midwood neighborhood.

The property totaling +/- 3,200 SF underwent extensive renovations in 2016 and is poised to accommodate a wide range of commercial users, from professional services to boutique retailers. Strategically positioned with high visibility and traffic exposure, the property is conveniently located near Central Ave., Pecan Ave. & Independence Blvd., ensuring easy access for both employees and customers. With a thriving local economy and a strong mix of residential and commercial developments in the area, 1221 Thomas Ave offers an exceptional opportunity for businesses to establish their presence in one of Charlotte's most sought-after locations.

## PROPERTY DETAILS

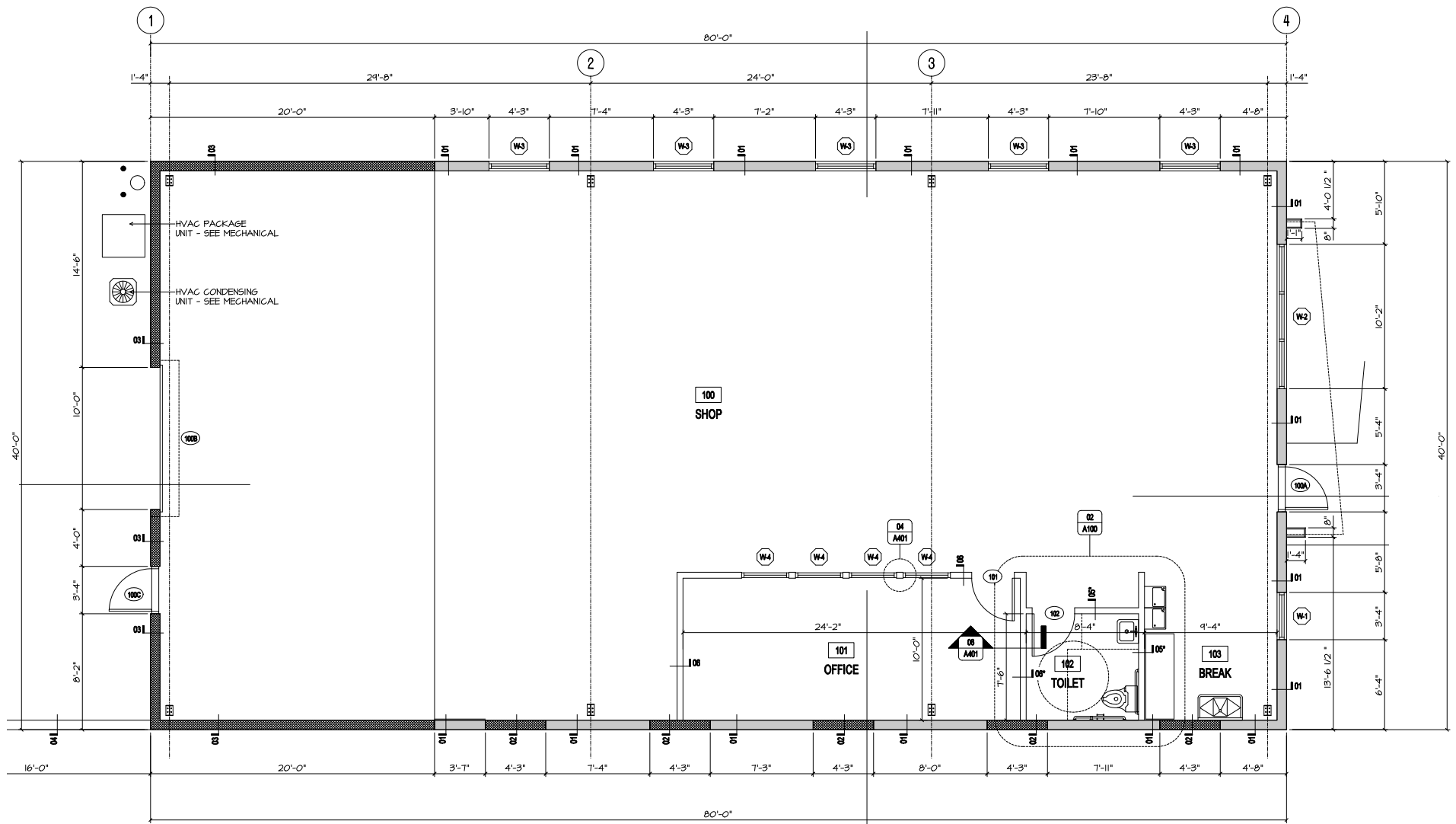
Address	1221 Thomas Avenue, Charlotte, NC 28205
Building SF (GLA)	+/- 3,200 SF
Land Size	+/- 0.167 AC
Year Built   Renovated	1948   2016
Parcel ID	08117642
Zoning	Neighborhood Center
Sales Price	<b>Call for Pricing</b>



## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
2024 Population	16,451	132,748	305,651
Avg. Household Income	\$141,666	\$138,147	\$122,128
Median Household Income	\$96,258	\$89,417	\$75,722
Households	8,852	66,660	137,633
Daytime Employees	16,203	154,518	250,480

# Floor Plan







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

**1221 Thomas Ave**  
 3,200 SF RETAIL / OFFICE

**DEMOGRAPHIC SNAPSHOT (2024)**

 **132,748**  
**POPULATION**  
 3-Mile Radius

 **\$138,147**  
**AVG HH INCOME**  
 3-Mile Radius

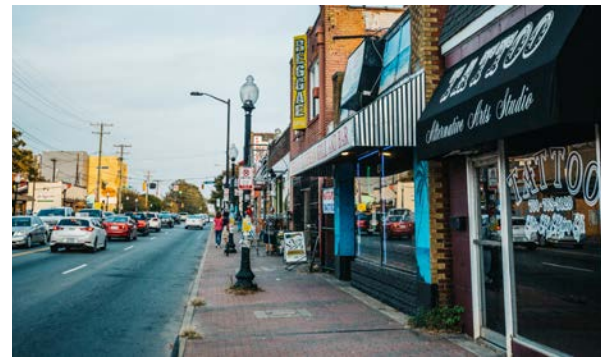
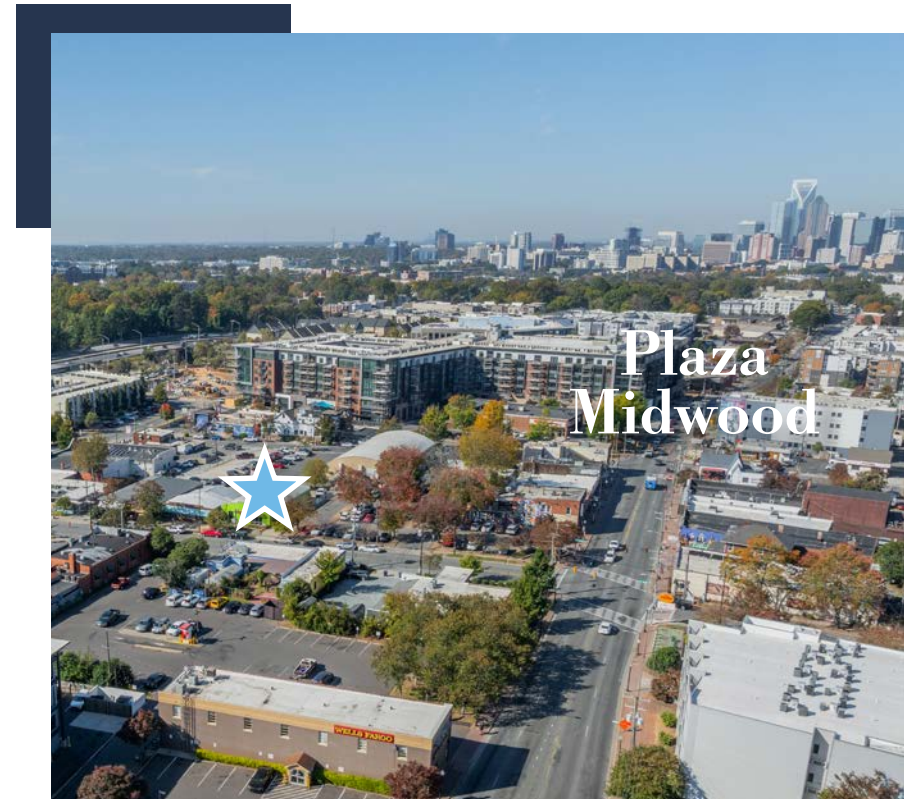
 **154,518**  
**DAYTIME POPULATION**  
 3-Mile Radius

 **21,500 VPD**  
**TRAFFIC COUNTS**  
 Central Avenue

# Plaza Midwood

Just a short cruise from Uptown Charlotte, Plaza Midwood is a beautiful neighborhood with rich history, but also a bright future. This one of Charlotte's most dynamic submarkets, booming with great food, retail, office, craft beer, fitness, and more. As Charlotte continues to grow, developers have eyed Plaza Midwood as a prime area for investment.

Currently under construction nearby is The Commonwealth, a mixed-use development that is slated to completely transform the Plaza Midwood neighborhood, bringing new office, retail, and multi-family to the area.





COMMONWEALTH

E. INDEPENDENCE BLVD



Diamond

Calle Sol  
Latin Café & Cevicheria



moxie  
MERCANTILE

THOMAS AVE

THOMAS  
STREET TAVERN



## Contact Information



EXCLUSIVE ADVISOR:

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**BROKER**

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