



2117 Commonwealth Ave

Charlotte, North Carolina, 28205

Available for Lease

+/- 2,030 SF Retail/Office/Medical in Plaza Midwood

Property Overview

2117 Commonwealth Ave Available for Lease

± 2,030 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, or medical office use.

Property Details

Address 2117 Commonwealth Ave | Charlotte, NC 28205

Availability +/- 2,030 SF Available for Lease

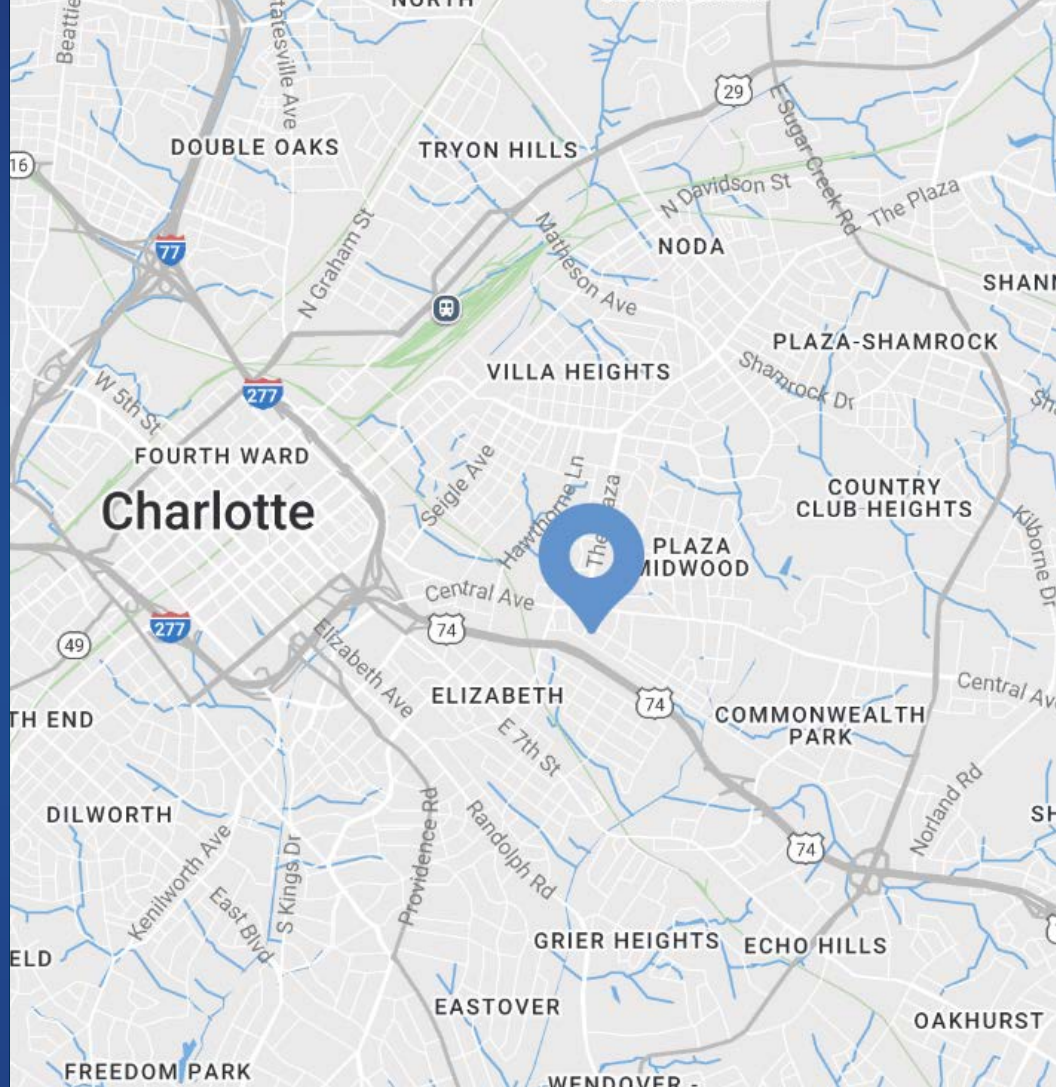
Use Retail, Office, Medical

Zoning NC

Parcels 12901206

Traffic Counts Central Ave | 21,500 VPD
Commonwealth | 6,439 VPD

Lease Rate Call for Leasing Details



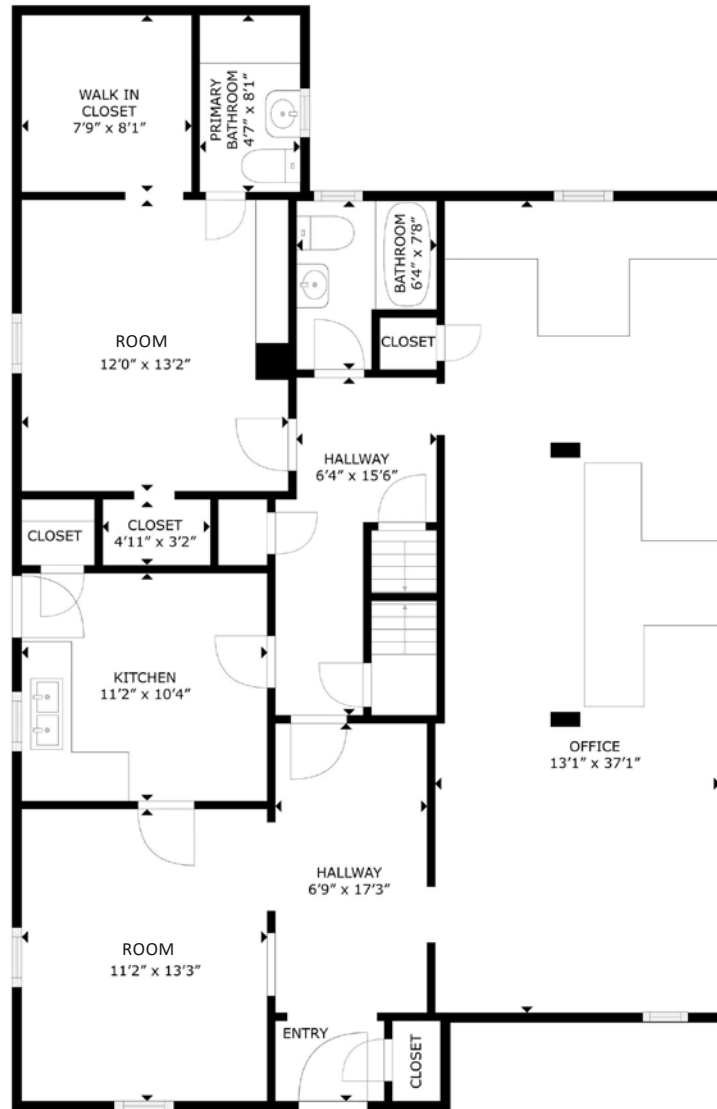
Demographics

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

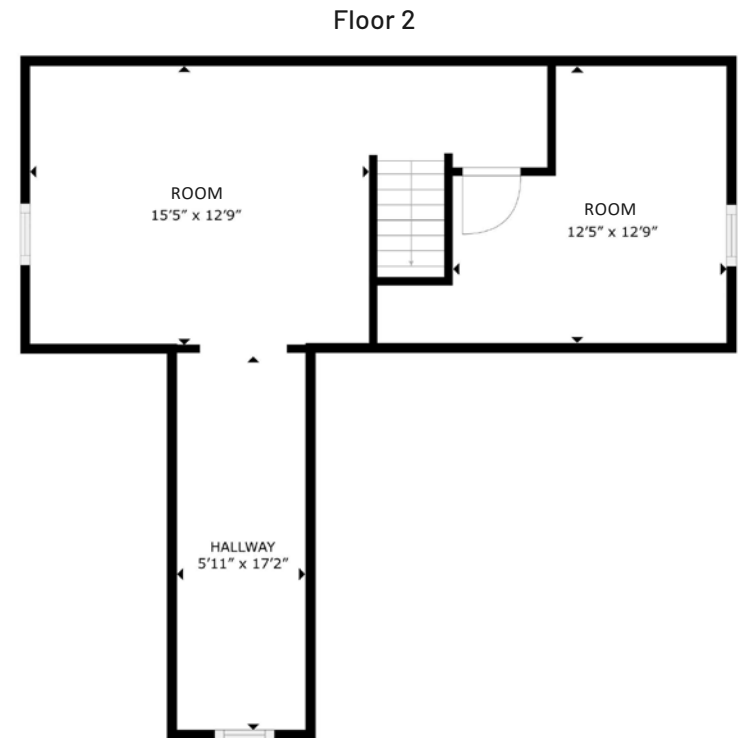
Available

+/- 2,030 SF

 Virtual Tour

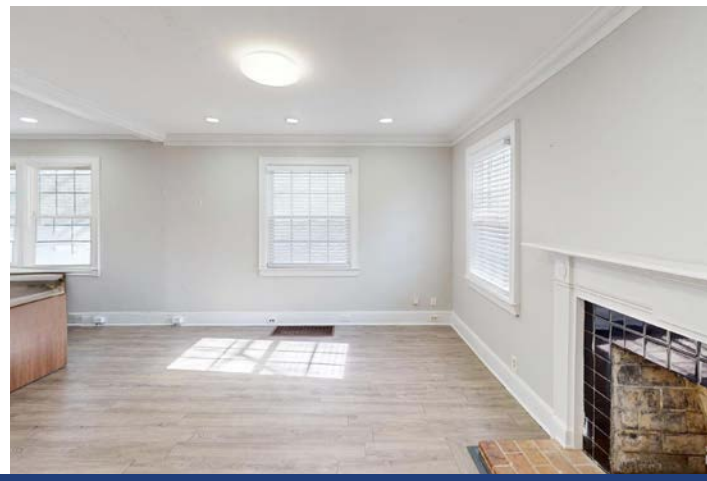
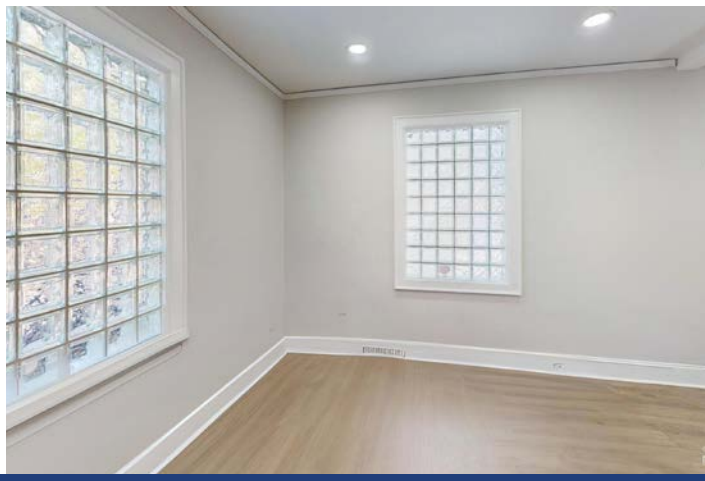
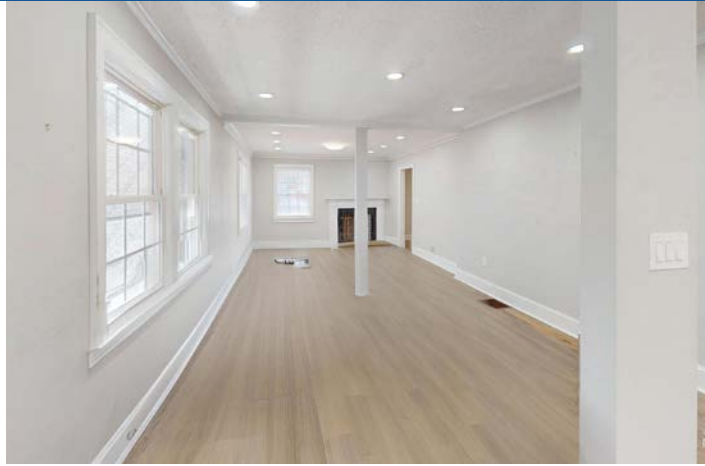


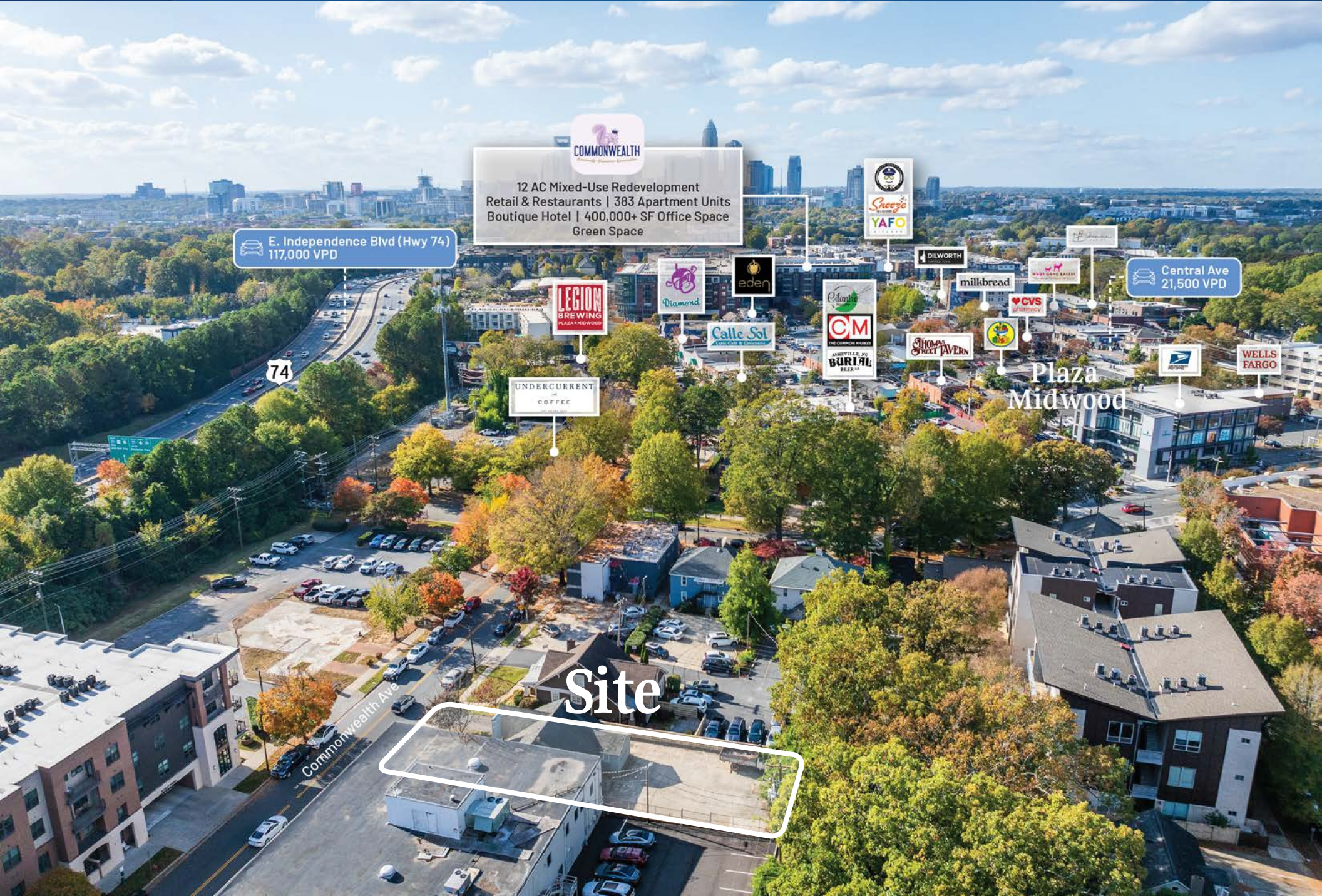
Floor 1



Floor 2

Interior Photos





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

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

LEGION BREWING
PLAZA MIDWOOD

Diamond

eden

Calle Sol
ARTISANAL COFFEE & BAKERY

CM
THE COMMON MARKET
ARTISANAL & BURIAL BEER CO.

Sneeze
YAFU

DILWORTH

milkbread

CVS
pharmacy

WAG GARD LASSY

Central Ave
21,500 VPD

UNDERCURRENT
COFFEE

THOMAS STREET TAVERN

Plaza
Midwood

WELLS FARGO



Site



 LYNX Silver Line (PROPOSED)

 LYNX Gold Line & Extension

Piedmont Open IB Middle School
1,088 Students

Elizabeth Traditional Elementary School
423 Students

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

Chantilly

Plaza Midwood

Site

Lynx Gold Line Future Stop
Morningside & Central

Lynx Silver Line (Proposed)

74

74

21,500 VPD

19,500 VPD

117,000 VPD

Central Ave

Hawthorne Ln

Morningside Dr

E-71st St

Fig Tree
SABOR
ups

CM
WHISKY
WELLS FARGO
STONIS STREET TAVERN
VIRTUAL
SUPERLAND
Emmys SQUARED

skyla
CENTRAL

HARAZ
MOO BREW

Snooze
YAFO
milkbread

FUEL
WORKMAN'S
Calle Sol
Diamond

DUNKIN' DONUTS
Selvato

PIZZA
SOUTHERN STRAIN

IDENT CULTURE

McDonald's

Pinhouse

THE VILLAGE
COMMONWEALTH

eden
LEGION BREWING
UNDERCURRENT COFFEE

COMMONWEALTH

Intermezzo

hygge
BAT

Behrman

WOLFGANG PUCK
ZUCA JUICE
High LIFE

UNIVERSITY OF CHICAGO

FUEL

WOLFGANG PUCK
ZUCA JUICE
High LIFE

Red Bull

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THE VILLAGE
COMMONWEALTH



Plaza Midwood

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

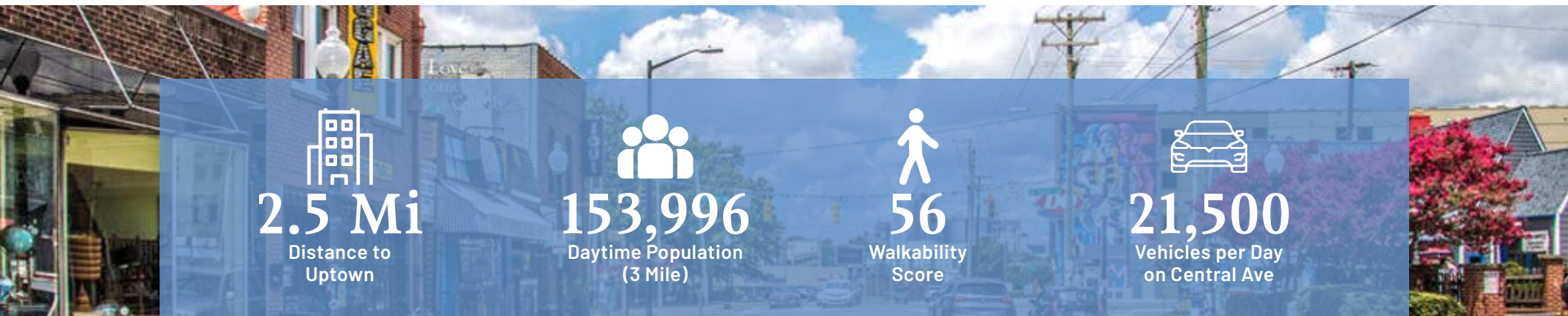
Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops,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

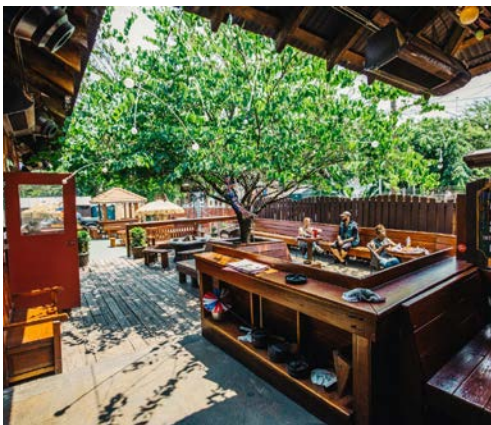
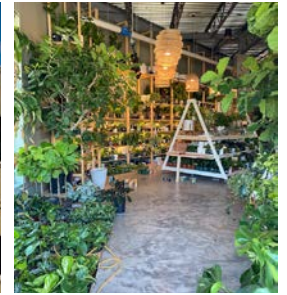

2.5 Mi
Distance to Uptown


153,996
Daytime Population (3 Mile)


56
Walkability Score


21,500
Vehicles per Day on Central Ave





Available Properties Nearby



Calle Sol
Latin Café & Cevicheria

Pecan Ave

ASHEVILLE, NC
BURTAL
BEER CO

Cilantro
Noodle

CM
THE COMMON MARKET

WHISKEY

SIDY GOAT
COFFEE ROASTERS

Nandina St

McClintock Rd

2138 McClintock Rd
+/- 2,045 SF Neighborhood
Commercial/Education/Residential

LEGION
FRIENDS & BEER

UNDERCURRENT
COFFEE

1111 The Plaza
+/- 2,480 SF Retail/Office/Medical

2117 Commonwealth Ave
+/- 2,030 SF Retail/Office/Medical

Commonwealth Ave

2133 Commonwealth Ave
Available 2/01/24
+/- 1,736 SF Retail/Office/Medical

74

117,000 VPD

THE
JULIEN



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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.