



# 2613 Central Avenue

Charlotte, North Carolina 28205



**Available for Lease**

+/- 10,650 SF in Plaza Midwood

## Property Overview

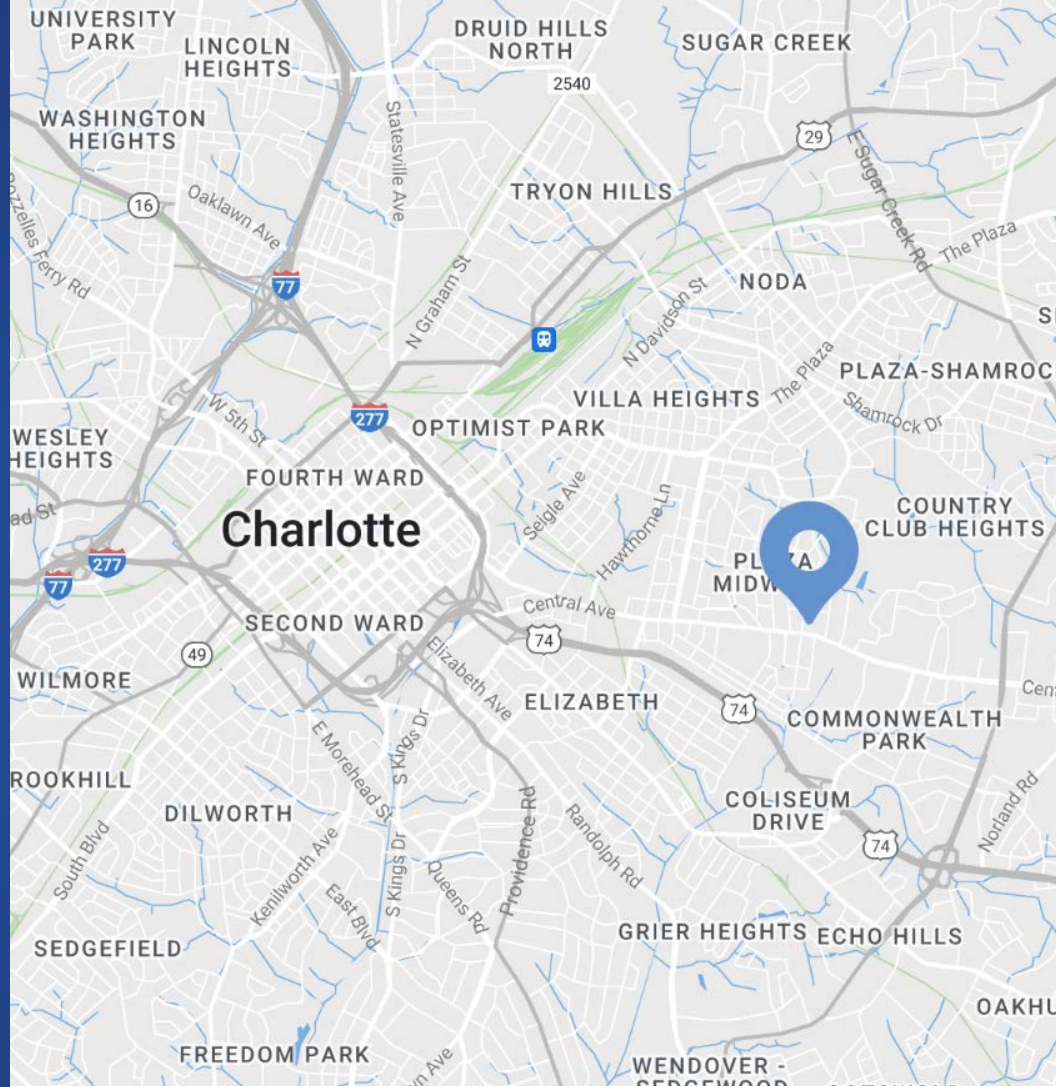
# 2613 Central Avenue Available for Lease

Fantastic opportunity to lease up to +/- 10,650 in the Plaza Midwood area! The location on Central Avenue has high visibility and accessibility with ample parking. With frontage on both Central Ave and Morningside Dr.

The proximity to the Hwy 74 and the Gold Lightrail line is also a huge advantage, as it provides easy access for customers and employees alike. A great opportunity for a business looking to establish or expand its presence in the Plaza Midwood area.

## Property Details

<b>Address</b>	2613 Central Ave   Charlotte, NC 28205
<b>Availability</b>	+/- 10,650 SF Available for Lease
<b>Use</b>	Retail
<b>Parking</b>	On-site parking
<b>Zoning</b>	Charlotte Future 2040 Policy   Neighborhood Center
<b>Traffic Counts</b>	Central Avenue   22,000 VPD
<b>Access</b>	Easy access to Uptown, Plaza Midwood, and NoDa
<b>Lease Rate</b>	\$33/SF NNN
<b>TICAM</b>	\$7/SF



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	14,470	127,078	307,471
<b>Avg. Household Income</b>	\$137,103	\$125,965	\$120,646
<b>Median Household Income</b>	\$95,494	\$79,340	\$75,259
<b>Households</b>	7,121	61,307	139,117
<b>Daytime Employees</b>	4,516	130,445	212,644



## Available

+/- 10,650 SF

Morningside 1

[Click to View Virtual Tour](#)

Morningside 2

[Click to View Virtual Tour](#)

Morningside 3

[Click to View Virtual Tour](#)

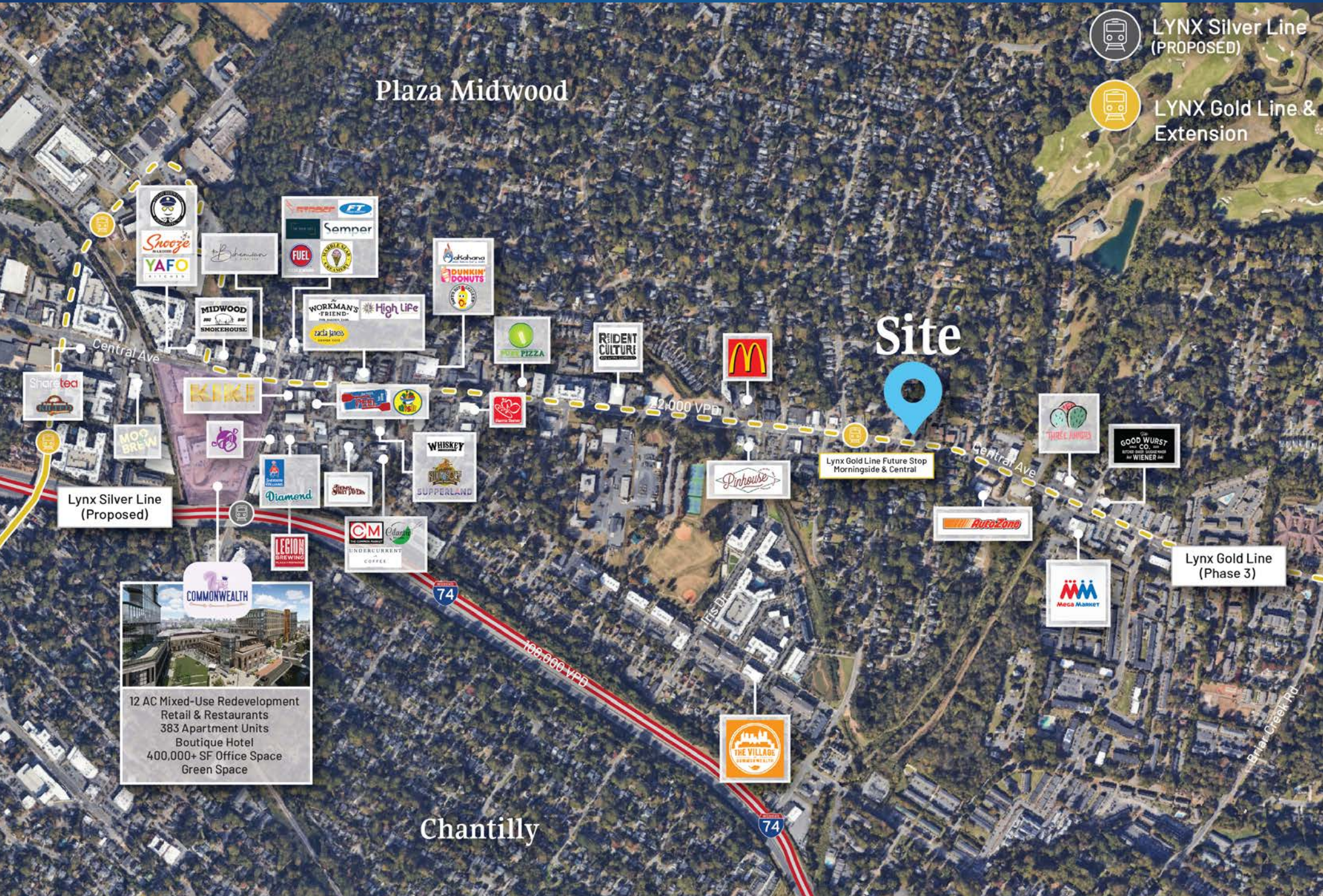
Morningside 4

[Click to View Virtual Tour](#)

Morningside 5

[Click to View Virtual Tour](#)





# Plaza Midwood

## Site

-  LYNX Silver Line (PROPOSED)
-  LYNX Gold Line & Extension

Lynx Silver Line (Proposed)

Lynx Gold Line Future Stop Morningside & Central

Lynx Gold Line (Phase 3)



**COMMONWEALTH**

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

# Chantilly

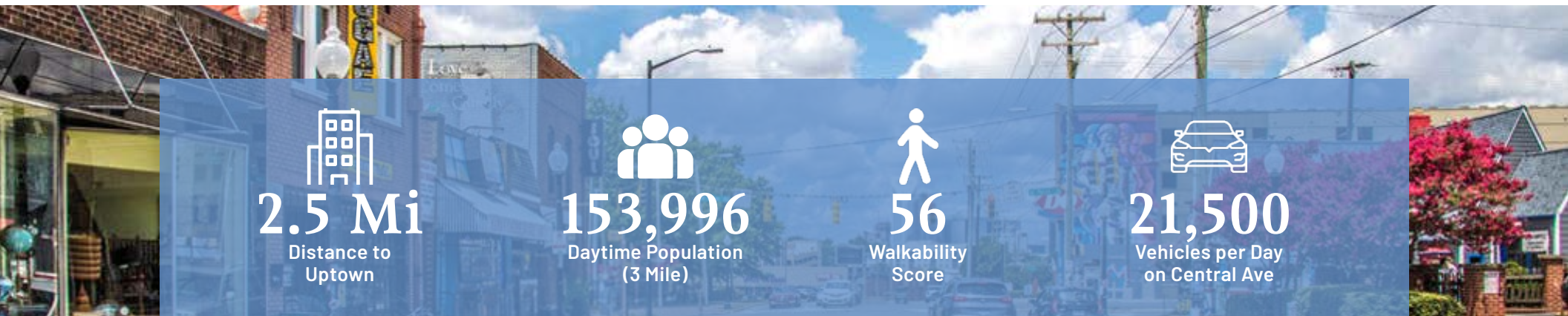
- Sharetea
- MOO BREW
- Shoogie
- YAFO
- Midwood Smokehouse
- Workman's Friend
- High Life
- Worship
- Semper
- FUEL
- AMERICAN FUEL
- Alabama
- DUNKIN' DONUTS
- PIZZA
- RESIDENT CULTURE
- McDonald's
- Pinhouse
- AutoZone
- THREE JUNKIES
- GOOD WURST CO.
- MEGA MARKET
- THE VILLAGE COMMONWEALTH
- LEGION BREWING
- CM COFFEE
- UNDERCURRENT COFFEE
- WHISKEY SUPPERLAND
- DIAMOND
- SILVERWOOD
- 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.

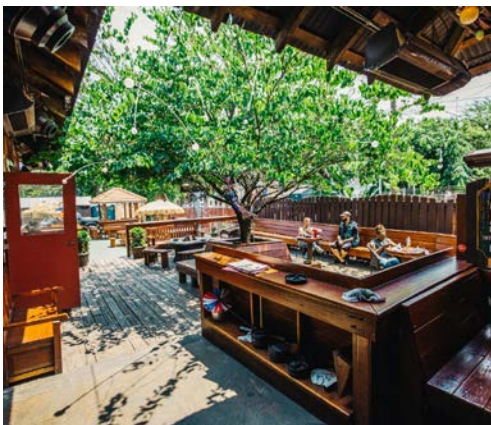
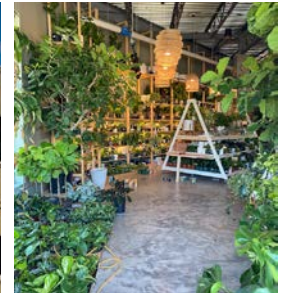


  
**2.5 Mi**  
Distance to Uptown

  
**153,996**  
Daytime Population (3 Mile)

  
**56**  
Walkability Score

  
**21,500**  
Vehicles per Day on Central Ave





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.