



2820 The Plaza

Charlotte, North Carolina 28052



Available for Sale

1,020 SF Retail/Office on 0.22 AC

Property Overview

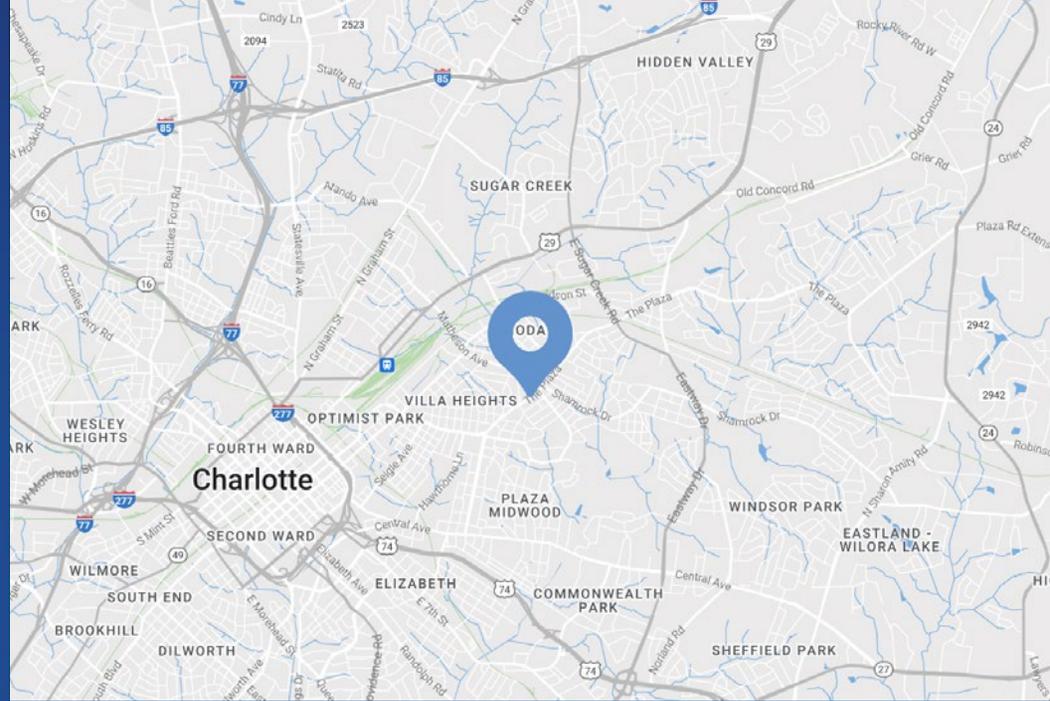
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2820 The Plaza offers 1,020 SF on 0.22 AC. The building is located on The Plaza in Charlotte's Plaza Hills neighborhood, ideally situated between NoDa and Plaza Midwood. With 2,500+ multi-family units recently built or under construction within a 2-3 minute drive, the area presents a prime opportunity for retail or office users in a high-growth corridor with strong demographics and increasing demand.

Property Details

Address	2820 The Plaza Charlotte, NC 28205
Availability	1,020 SF (Heated) on 0.22 AC
Parcel ID	09501130
Use	Retail/Office
Zoning	CG Charlotte Future 2040 Policy Neighborhood Center
Parking	2 parking spaces in front with 4-car parking lot at rear of building
Access	Easy access to Uptown, Plaza Midwood, and NoDa
Traffic Counts	The Plaza 30,000+ VPD
Additional Notes	New HVAC system, new windows installed in 2025, roof and electrical service replaced in 2021
Sale Price	Call for Pricing



Recent Building Improvements

- New HVAC system
- New laminate flooring throughout the building
- New paint throughout
- Remodeled bathroom
- New light fixtures
- New heat pump
- Addition of parking lot in the back of the premises, can easily get 6+ cars to the property
- Tree trimming and removal
- For leases with 3+ years, LL will paint the exterior any color the tenant wishes

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	16,155	118,559	297,912
Avg. Household Income	\$158,371	\$120,303	\$124,890
Median Household Income	\$105,207	\$78,250	\$76,545
Households	3,207	113,976	200,181
Daytime Employees	3,152	113,708	198,869







Contact for Details

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