

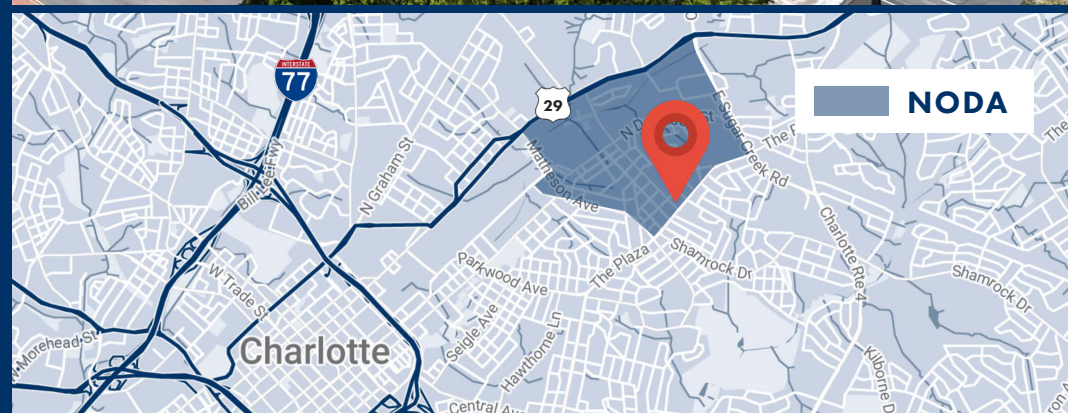
# REDEVELOPMENT OPPORTUNITY

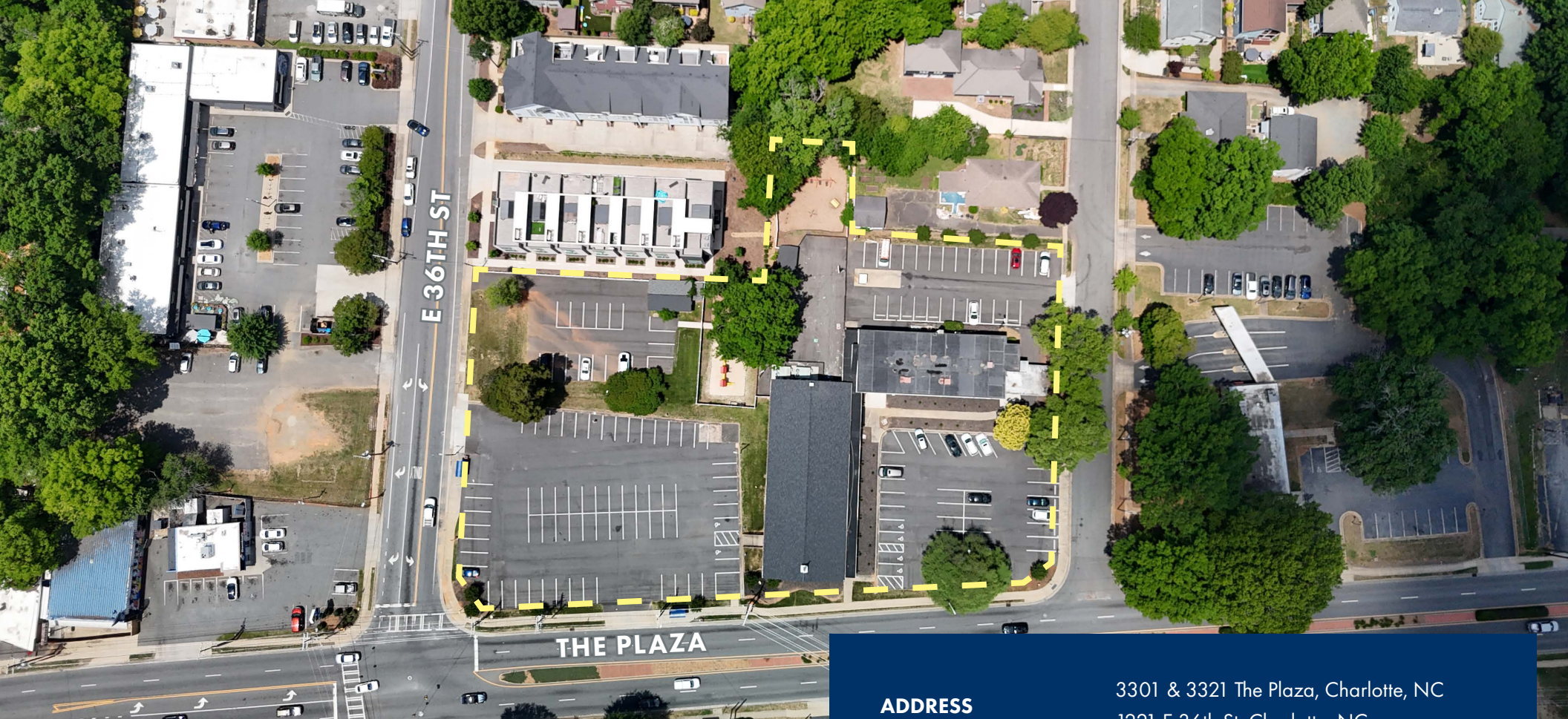
±2.194 AC | NODA/PLAZA-SHAMROCK



**3321 THE PLAZA**  
CHARLOTTE, NC 28205

**CONTACT STEWART HASTY**  
980.265.5361 | shasty@piedmontproperties.com





## PROPERTY SUMMARY

Three parcels totaling  $\pm 2.194$  acres in NoDa — Charlotte’s premier arts and entertainment district and one of the most sought-after development corridors in the region. Positioned along East 36th Street, the site offers immediate access to the neighborhood’s iconic dining, breweries, live music venues, and boutique retail that continue to drive residential and commercial demand in the area. The surrounding East 36th Street corridor continues to see a growing mix of new restaurants, retail, and mixed-use development expanding outward from North Davidson Street, NoDa’s main commercial hub.

NoDa’s momentum is well established — the light rail runs through the neighborhood, connecting directly to Uptown Charlotte and providing the kind of transit-oriented infrastructure that anchors long-term value. With limited available land in this submarket and continued pressure from both residential and commercial demand, sites of this scale rarely come to market. A compelling opportunity for developers, investors, and owner-users looking to plant a flag in one of Charlotte’s most vibrant and high-growth neighborhoods.

### ADDRESS

3301 & 3321 The Plaza, Charlotte, NC  
1221 E 36th St, Charlotte, NC

### ACREAGE

$\pm 2.194$  acres

### IMPROVEMENTS

**Church building:** built 1965,  $\pm 6,472$  SF,  
 $\pm 250$  seat capacity  
**Educational Building:** built 1965,  $\pm 8,770$   
SF, 2 story, multiple classrooms & offices

### CURRENT ZONING

CG - General Commercial Zoning District

### PARCEL ID

09109207, 09109205, 09109204



CVS



ARTISAN'S PALATE  
TRENDY NAIL BAR  
KHALI YOGA CENTER  
NODA BODEGA  
ANOTHER ROUND DISC  
GOLF & TAP ROOM

CHASERS BAR



NODA →  
±0.7 MILES

GIANT PENNY GROCERY STORE

THE PLAZA





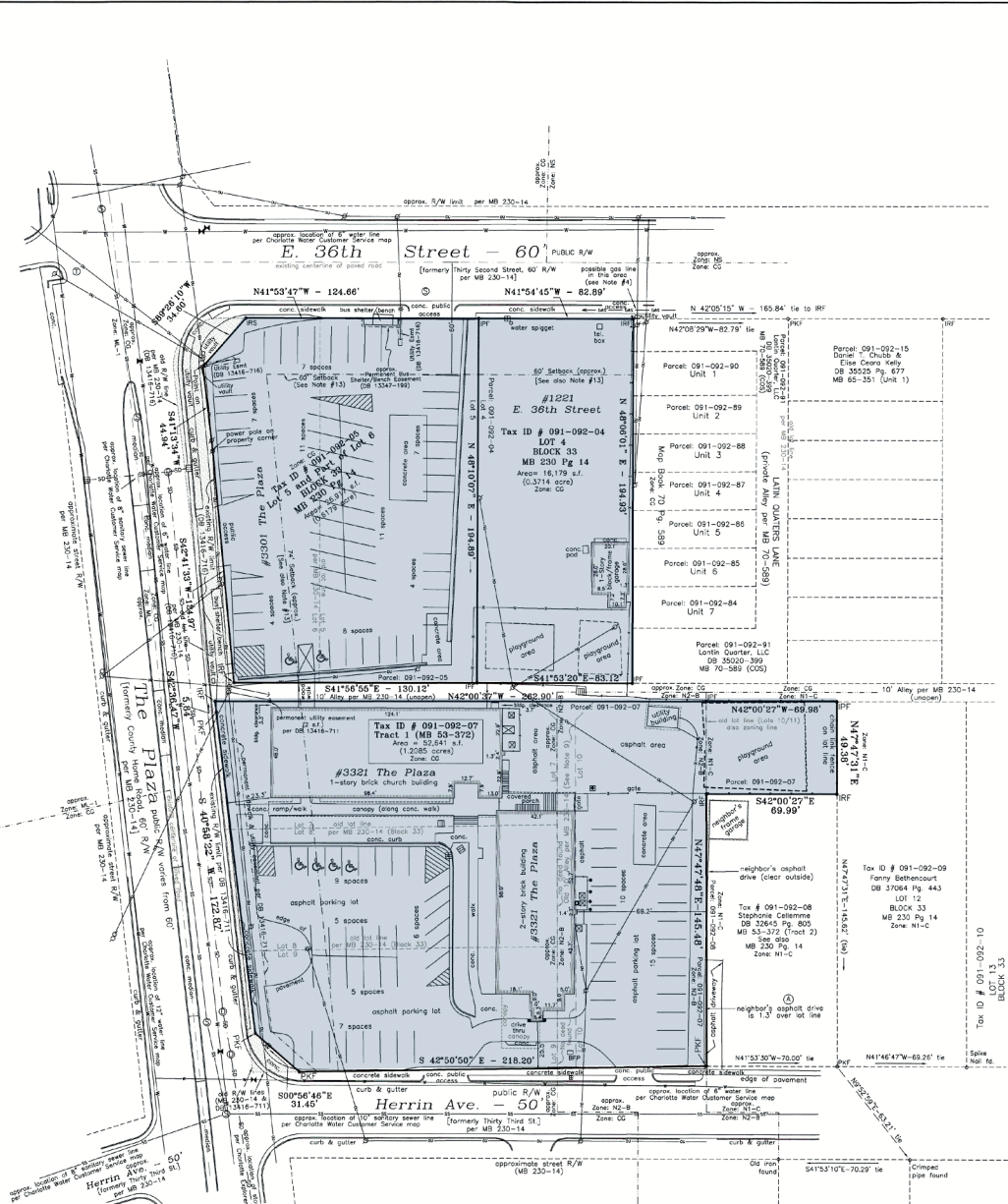
NoDa is one of Charlotte’s most recognizable and rapidly evolving neighborhoods, known for its creative culture, walkability, and strong urban appeal. Located just northeast of Uptown and connected by the Lynx Blue Line, the area blends historic character with a vibrant mix of restaurants, breweries, entertainment venues, and locally owned businesses that continue to attract new residents and investment.

With continued population growth and ongoing transit-oriented development, NoDa remains one of Charlotte’s most desirable in-town neighborhoods. Its combination of accessibility, established character, and proximity to Uptown continues to drive strong commercial and residential interest and long-term development activity throughout the area.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	14,570	119,258	310,736
<b>Median Age</b>	36.3	35.8	35.2
<b>Avg HH Income</b>	\$127,176	\$99,962	\$103,929
<b>Med HH Income</b>	\$92,357	\$70,065	\$72,080
<b>Households</b>	7,148	53,959	136,120

# NEIGHBORHOOD OVERVIEW

# SURVEY



I hereby certify to Plaza Baptist Church:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 16, and 17 of Table A thereof.

*Andrew C. Zoutewelle*  
 Andrew C. Zoutewelle, N.C. PLS L-3098  
 Date: 8-27-2024

### GENERAL NOTES:

- Tax Identification Numbers of these parcels are: 091-092-04, 091-092-05 and 091-092-07 per Mecklenburg County GIS.
- Source of title for these properties are as follows:
  - Parcel 091-092-04: per Deed Book 25451 Page 969, all of Lot 4 in Block 33 as recorded in Map Book 230 Page 14 in Mecklenburg County Public Registry.
  - Parcel 091-092-05: per Deed Book 9045 Page 222, all of Lot 5 and portion of Lot 6 in Block 33 as recorded in Map Book 230 Page 14. See also Deed Book 13416 Page 716 for the right-of-way to the City of Charlotte.
  - Parcel 091-092-07: Deed Book 1179 Page 440, and Deed Book 1914 Page 343 in part of lots 7-9 and all of lot 10. No deed was found for the alley recorded in Map Book 230 Page 14. See Deed Book 13416 Page 711 for the right-of-way to the City of Charlotte. See also Map Book 53 Page 372 (as to Tract 1).
- Areas of these properties are shown herein (not including area of alley) as computed by coordinates.
- Utilities shown are per observed surface indications and the Charlotte Water Customer Service map. There may be additional utilities not shown. It is the contractor's responsibility to verify all utilities before beginning any design, excavation or grading. See "Caution Note".
- Per FEMA Flood Insurance Rate Map (FIRM) 3710456400 dated 11-16-2018, this property is entirely situated within Zone A (area outside of the 100 year Flood Zone).
- Per Mecklenburg County GIS, the current addresses for these properties are shown herein.
- To the best knowledge of the surveyor, there are no proposed changes in right-of-way lines. There is no evidence of any recent street or sidewalk construction or repairs at the time of this survey. East 36th Street is a "2+ Avenue" and the Plaza is an "4+ Avenue" frontage per the Charlotte Streets Map.
- No observed evidence of recent earth moving work or building construction at the time of this survey.
- Part of "The Property of North Carolina Realty Co." recorded in Map Book 230 Page 14 depicts 10-foot strips as shown herein. The alley between Lots 7-9 and Lot 10 in Block 33 may have been extinguished via acquisition of all adjoining tracts. However, no record of withdrawal or abandonment was found. See plot recorded in Map Book 53 Page 372.
- No observed evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
- No observed evidence of cemeteries or burial grounds on the subject property.
- The subject properties have direct physical vehicular access shown herein, to The Plaza, E. 36th Street and Herrin Avenue.
- Zoning of the subject properties, per GIS, is CG (General Commercial district), N2-B (Neighborhood 2 district), and N1-C (Neighborhood 1 district), which has the following standards:
  - CG zoning:
    - Min. front setbacks: 36' from back of curb (for 2-3) and 4-5 Lane Avenue of the Plaza), 60' from centerline of 36th Street and 74' from centerline of the Plaza).
    - Frontage build-to Line (BTL) (from front setback line) None (for 4-5 Lane Avenue)
    - Minimum BTL Build-To Percentage for Structure (S) None (for 4-5 Lane Avenue)
    - Min. setbacks: 10'
    - Min. Rearset: 20'
    - Min. Building Height: 50'
  - N2-B zoning:
    - Min. front setback: 24' (for Main street)
    - Min. front setback: 20' (for 2-3 Lane Avenue)
    - Min. setbacks: 2'
    - Min. Rearset: 20' (if abutting Neighborhood 1 place type)
    - Min. Rearset: 10' (if not abutting Neighborhood 1 place type)
    - Max. Building Height: 45' (for residential, Nonresidential or Mixed-Uses)
- (See also Table 5-2 Neighborhood 2 Zoning Districts Building Siting Standards)
- This survey does not reflect a complete zoning analysis. Any development of these properties is subject to the approval of the City of Charlotte.
- Total number of existing parking on these properties is 116 spaces, including:
  - 06 Handicapped-accessible spaces and
  - 110 Regular spaces.
 No bicycle/motorcycle parking space was found.
- Encumbrance notes:
  - See note (C) shown herein.
  - This survey does not reflect a complete title examination which may reveal additional easements, restrictions, and other matters of title; however, see the following:
    - Permanence Sidewalk & Utility Easement to City of Charlotte in Deed Book 13416 Page 711 (as to Parcel: 091-092-07), shown herein. [Note: The Temporary Construction Easement is not graphically shown because the project was completed.]
    - Easement to City of Charlotte in Deed Book 13416, Page 716 (as to Parcel: 091-092-05), shown herein. [Note: The Temporary Construction Easement is not graphically shown because the project was completed.]
    - Easement to Duke Energy Carolinas, LLC in Deed Book 38769 Page 449 (as to Parcel: 091-092-04 and 091-092-05) [Affects these properties; not shown herein due to insufficient description].
    - Permanence Bus Shelter/Bench Easement in Deed Book 13347 Page 199 (as to Parcel: 091-092-05) [Affects this property; shown herein].

### SYMBOL LEGEND

- light pole
- utility pole
- water meter
- water valve
- utility vault
- vehicular barrier
- sanitary sewer line (approx.)
- storm drainage line (approx.)
- overhead utility wires
- power line
- fence line
- underground gas line
- air conditioner
- catch basin/yard inlet
- cleatpost
- conc. concrete
- fire hydrant
- gas meter
- guy wire anchor
- handicapped accessible parking
- iron pipe found
- R/F/S iron rebar found/set
- P/F/S PK nail found
- MB/UB rebar map, coord references
- R/W right of way
- sanitary sewer manhole
- square feet (by coordinates)
- storm drain manhole
- telephone manhole
- BFP back flow preventer
- COS common open space
- no parking area
- the right-of-way to the City of Charlotte (see DB 13416-711 and DB 13416-716)

ALTA/NSPS LAND TITLE SURVEY  
**3301-3321 THE PLAZA & 1221 E. 36TH STREET**  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 PLAZA BAPTIST CHURCH (OWNER)  
 Survey Date: August 7, 2024

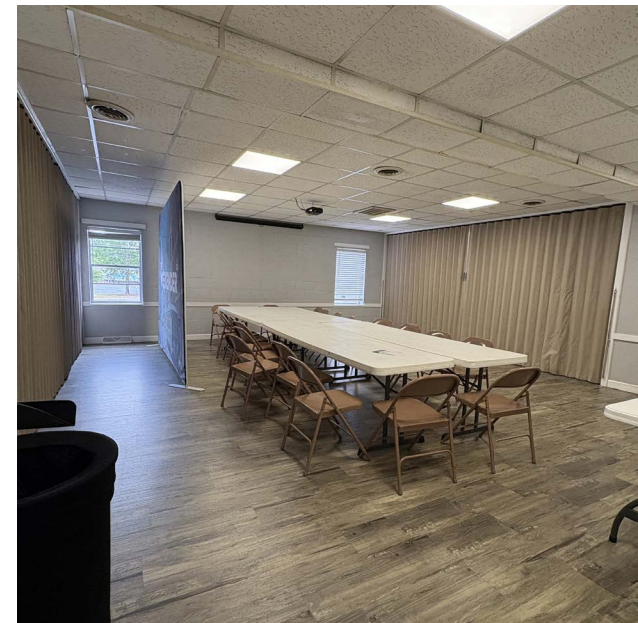
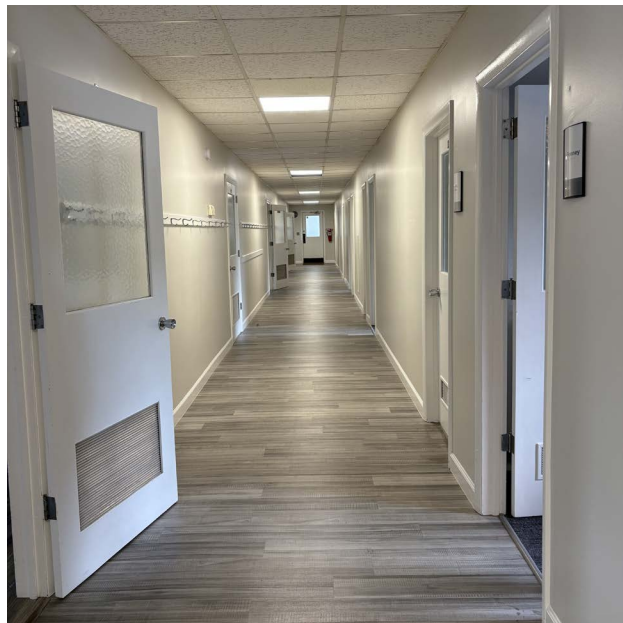
Scale: 1" = 30'

**A.G. ZOUTEWELLE SURVEYORS**  
 1418 East Fifth St., Charlotte, NC 28204  
 Phone: 704-372-2844 Fax: 704-372-9555  
 Form License Number: C-1054

CALL BEFORE YOU DIG  
 1-800-632-4949

\*\*\* CAUTION NOTE \*\*\*  
 THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.  
 THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATION.

# PHOTOS





# CONTACT

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[shasty@piedmontproperties.com](mailto:shasty@piedmontproperties.com)