

# FOR SALE

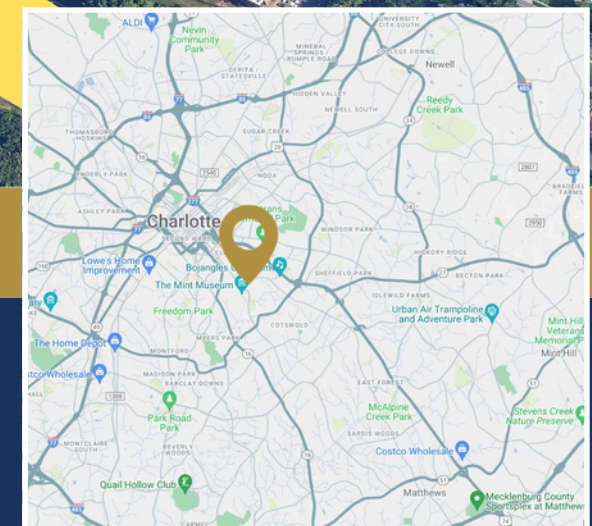
**FIRST & EARLY**  
PARTNERS  
COMMERCIAL REAL ESTATE ADVISORS



## RETAIL BUILDING

Charlotte, Mecklenburg County, NC

1504 Central Avenue Charlotte, NC 28205



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# PROPERTY DETAILS

Asking Price:	\$900,000
Parcel #:	08117650 (Mecklenburg County)
Year Built:	1940 (single story)
Total Lot Size:	0.044 Acres
Total Building Size:	1,833 RSF
Tenant:	Mama's Caribbean Grille
Lease Structure:	Modified Gross
Lease Expiration Date:	6/30/2026 (one 3 year option to extend)
Zoning:	NC (Neighborhood Center) *previously MUDD-O*
Jurisdiction:	Charlotte, Mecklenburg County
Access:	Central Avenue (22,000 VPD) & Pecan Avenue



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# MARKET OVERVIEW



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,464	146,913	333,023
Households	8,674	75,157	152,934
Families	3,660	28,918	73,164
Average Household Size	1.89	1.90	2.14
Owner Occupied Housing	3,622	23,096	53,897
Units Renter Occupied	5,052	52,061	99,037
Housing Units Median Age	37.4	34.9	35.6
Median Household Income	\$106,688	\$96,471	\$80,314
Average Household Income	\$154,041	\$147,399	\$130,153

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