



PLAZA HILL

RETAIL SPACES AVAILABLE FOR LEASE

2501 THE PLAZA, CHARLOTTE, NC 28205



ASCENT
REAL ESTATE PARTNERS



PROPERTY INFORMATION

- Plaza Hill is a 21,091 SF neighborhood retail center anchored by a strong mix of high-traffic tenants, including HOTWORX, Summit Coffee, and Humbug.
- Ideally positioned between the popular neighborhoods of Plaza Midwood and NoDa, providing direct access to two of Charlotte's fastest-growing consumer markets.
- Located along The Plaza, with approximately 25,000 vehicles per day, the property offers exceptional visibility and exposure to daily traffic.
- Available suites range from 1,499 SF to 2,106 SF and are delivered in vanilla box condition, providing an ideal opportunity for retailers, service providers, and restaurant users seeking a highly visible location.
- Ample surface parking is available on-site.



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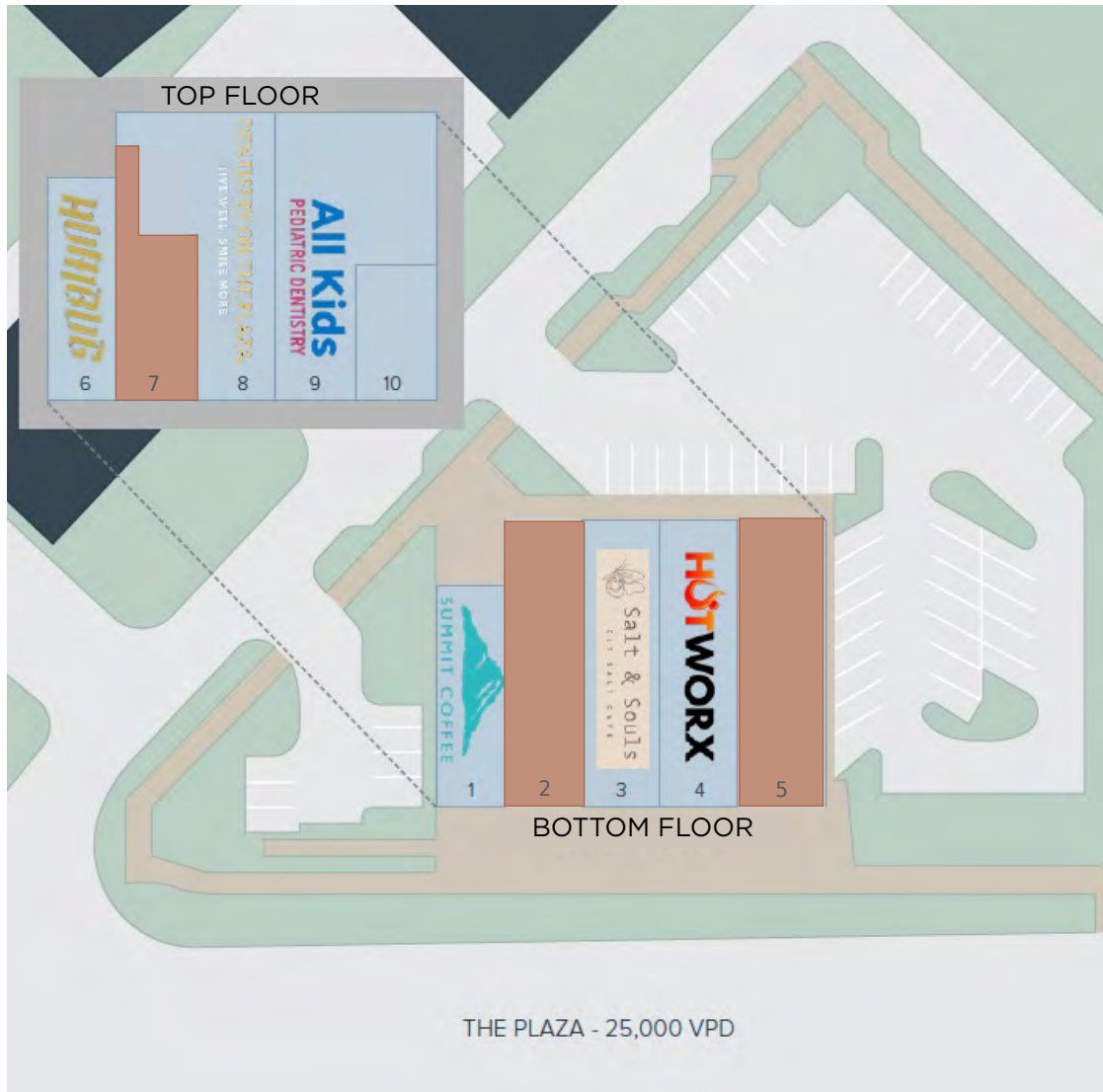
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SITE PLAN

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SUITE	TENANT	SF
1	Summit Coffee	
2	AVAILABLE NOW	2,106 SF Vanilla Box
3	Salt & Souls	
4	HotWorx	
5	AVAILABLE NOW	2,171 SF Vanilla Box
6	Humbug	
7	AVAILABLE 03/2027	1,499 SF 2nd Gen Retail
8	Dentistry on the Plaza	
9	All Kids Pediatric Dentistry	
10	Modern Classics	

AREA MAP

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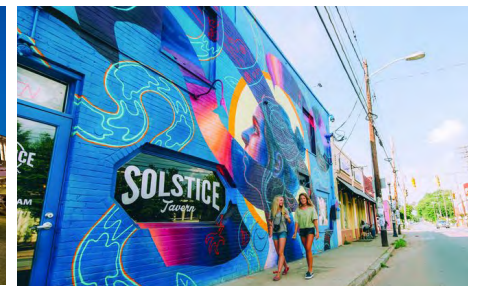
THE NEIGHBORHOOD

Positioned between the dynamic neighborhoods of Plaza Midwood, NoDa, and Optimist Park, Plaza Hill benefits from its location within one of Charlotte's most active and rapidly evolving urban corridors. These highly sought-after neighborhoods are known for their mix of restaurants, breweries, entertainment venues, creative office space, and dense residential growth, attracting a diverse customer base from across the region. Plaza Hill offers retailers and service providers the opportunity to leverage the strong demographics, neighborhood connectivity, and sustained growth.

PLAZA MIDWOOD

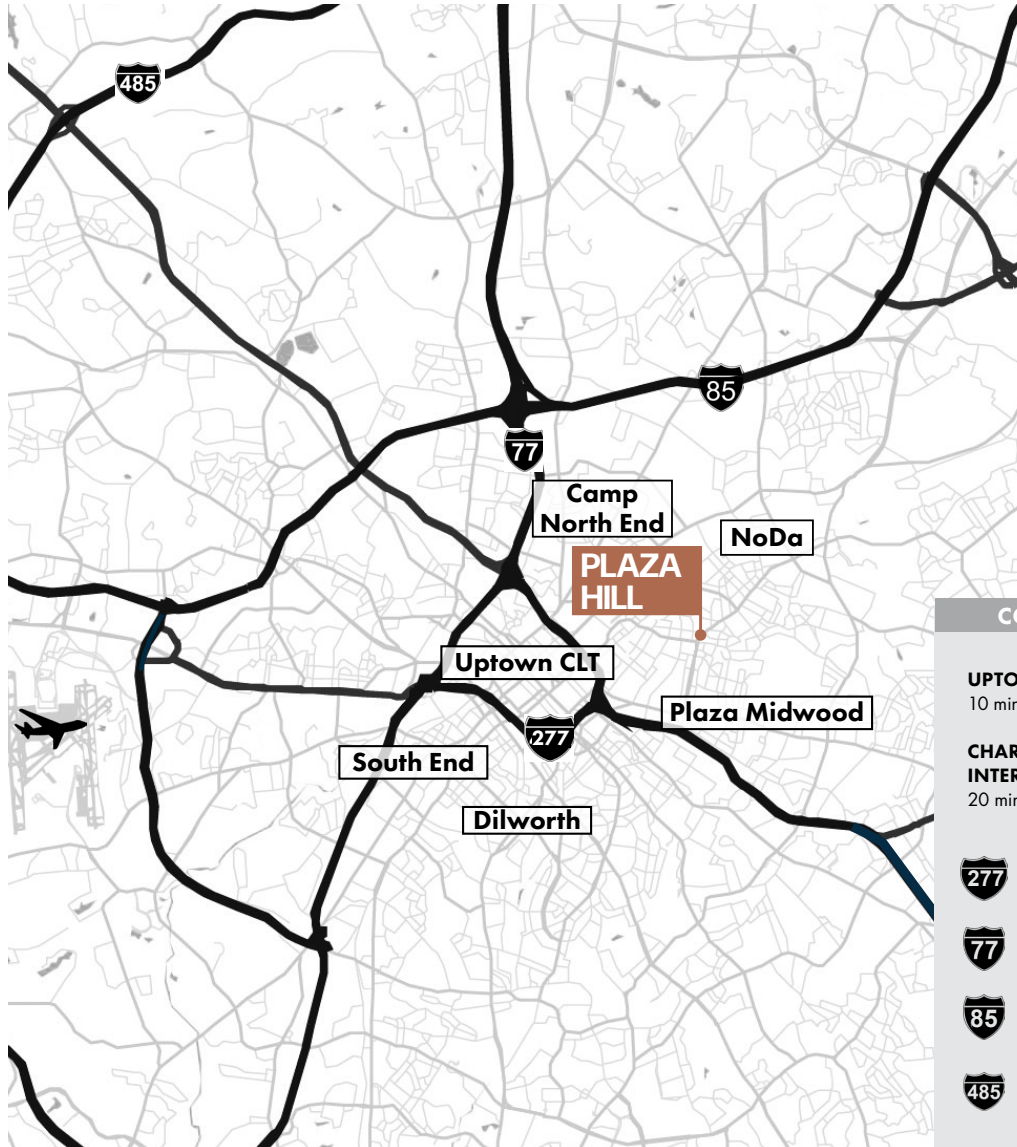


NODA



AREA DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,793	125,384	313,320
Median Age	33	34	34
Median Home Value	\$691,579	\$481,850	\$460,074
Avg. Household Income	\$134,548	\$108,393	\$107,108
Households	8,612	60,704	138,045

CONNECTIVITY

UPTOWN CLT
10 mins - 2.8 miles

**CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT**
20 mins - 11.1 miles

 5 mins - 1.9 miles

 7 mins - 3.6 miles

 10 mins - 7.5 miles

 20 mins - 15 miles



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