

Double Parcel Commercial Property

1917 Central Ave , Charlotte NC 28205

Plaza Midwood

OFFERING MEMORANDUM



ARDOR COMMERCIAL
ADVISORS, LLC

Double Parcel Commercial Property

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DOUBLE PARCEL COMMERCIAL PROPERTY

Executive Summary
Investment Summary

01



OFFERING SUMMARY

ADDRESS	1917 Central Ave Charlotte NC 28205
COUNTY	Mecklenburg
SUBMARKET	Plaza Midwood
BUILDING SF	5,590 SF
LAND ACRES	.575
YEAR BUILT	1945
APN	095-077-06

FINANCIAL SUMMARY

OFFERING PRICE	\$2,400,000
PRICE PSF	\$429.34
OCCUPANCY	100 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	17,936	128,603	301,307
2022 Median HH Income	\$87,638	\$73,826	\$63,139
2022 Average HH Income	\$128,154	\$119,352	\$107,230

Two Parcel Commercial Property in Plaza NoDa

- This is the perfect property for redevelopment. Listed at \$2,400,000, this two-parcel commercial property is in Plaza Midwood. The property has a 5590 SF building and is approximately .58 +/- acres. It has ample parking, two road access points, and is close to the Charlotte Douglas International Airport (11 miles).



- Plaza Midwood has been a neighborhood shopping and dining destination in Charlotte for over 100 years. Plaza Midwood is located in the heart of the city's historic district, close to Uptown Charlotte. With over 20 restaurants, bars, boutiques, and galleries attracting over 1 million visitors each year, it's no surprise that Plaza Midwood is one of the most popular spots to live in Charlotte! It also offers easy access to businesses like Wells Fargo or Duke Energy.
- Each parcel of this property is accessible by two roads. The back road is a secondary residential route that runs parallel to the main thoroughfare in the neighborhood. It's an easy way for customers to access your location without driving through heavy traffic patterns or crossing any major intersections.

02

Property Description

Property Features

Aerial Map

Parcel Map

Property Images

PROPERTY FEATURES

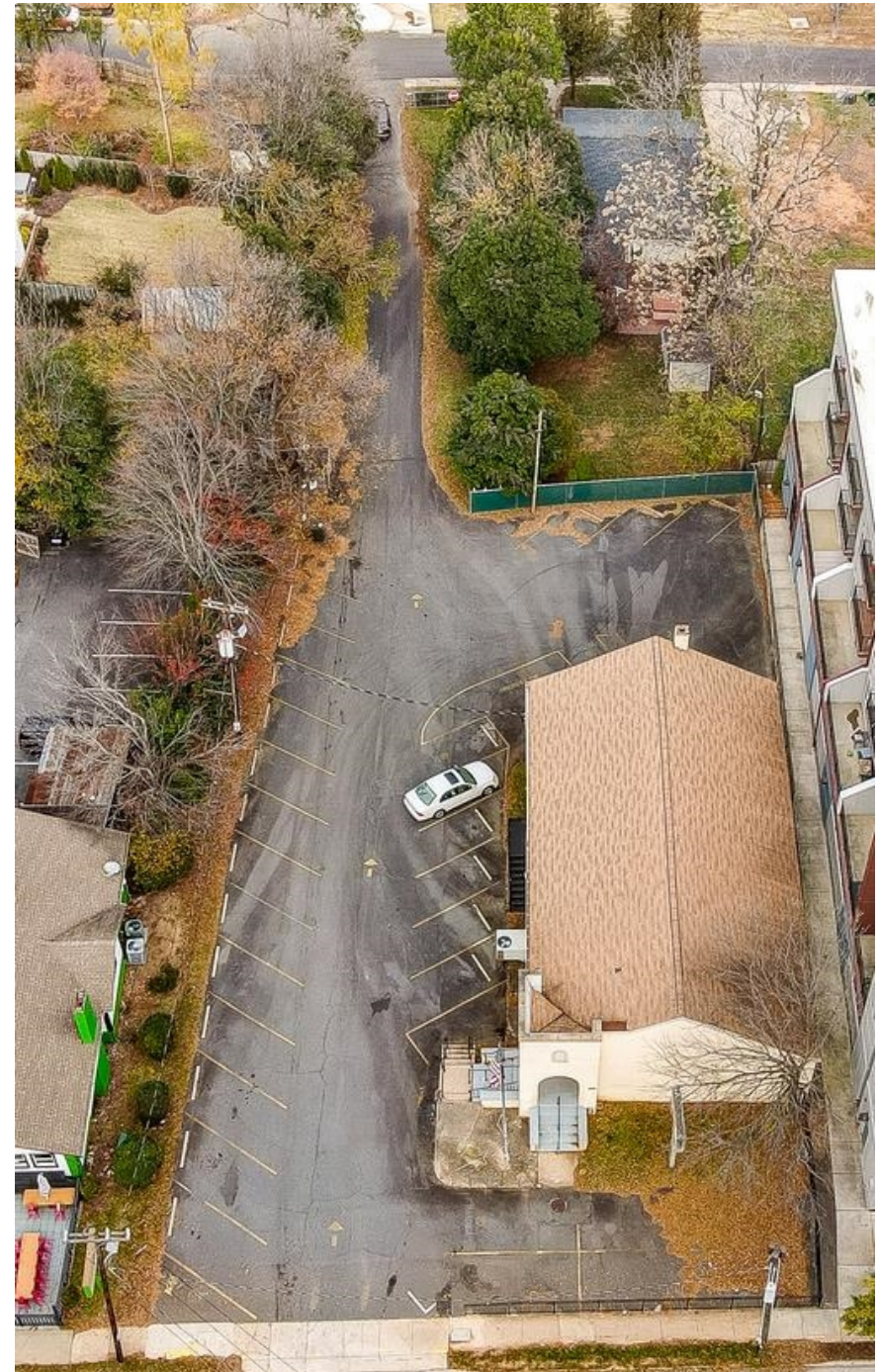
BUILDING SF	5,590
LAND ACRES	.575
YEAR BUILT	1945
# OF PARCELS	2
ZONING TYPE	B-1/ R-22
TOPOGRAPHY	Slope
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25
STREET FRONTAGE	151
TRAFFIC COUNTS	21703

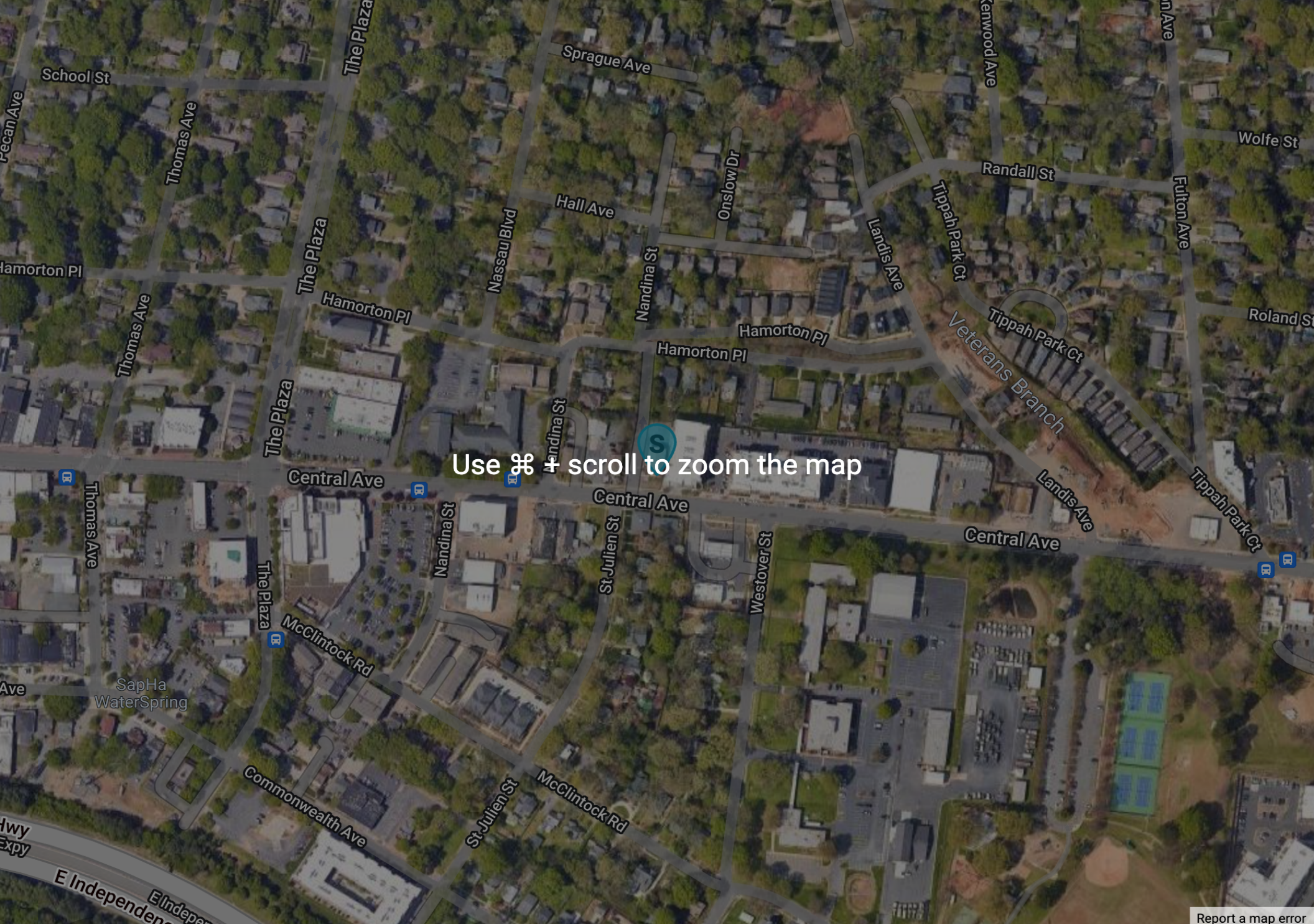
SECOND PROPERTY

ADDRESS	1912 HAMORTON PL
ZONING	R-22

CONSTRUCTION

FOUNDATION	Crawl
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Shingle





Use ⌘ + scroll to zoom the map

[Report a map error](#)







03

Demographics

Demographics

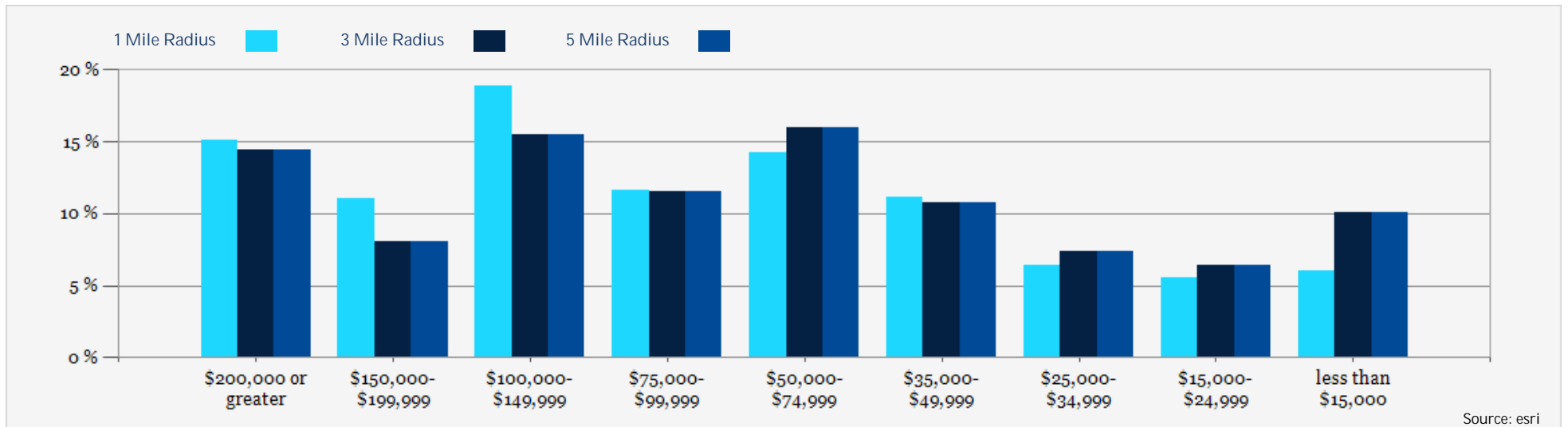
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,205	92,757	239,315
2010 Population	12,836	99,767	246,338
2022 Population	17,936	128,603	301,307
2027 Population	18,503	138,167	321,131
2022-2027: Population: Growth Rate	3.10 %	7.20 %	6.40 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	569	6,371	13,858
\$15,000-\$24,999	527	4,026	10,504
\$25,000-\$34,999	602	4,639	12,344
\$35,000-\$49,999	1,052	6,804	16,737
\$50,000-\$74,999	1,348	10,052	23,270
\$75,000-\$99,999	1,103	7,298	15,566
\$100,000-\$149,999	1,782	9,743	18,115
\$150,000-\$199,999	1,047	5,080	8,911
\$200,000 or greater	1,423	9,089	16,236
Median HH Income	\$87,638	\$73,826	\$63,139
Average HH Income	\$128,154	\$119,352	\$107,230

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,081	42,481	105,210
2010 Total Households	6,007	43,186	101,061
2022 Total Households	9,453	63,102	135,541
2027 Total Households	9,783	68,729	145,867
2022 Average Household Size	1.89	1.98	2.18
2000 Owner Occupied Housing	2,783	17,299	46,895
2000 Renter Occupied Housing	3,759	21,915	51,097
2022 Owner Occupied Housing	4,053	23,566	54,361
2022 Renter Occupied Housing	5,400	39,536	81,180
2022 Vacant Housing	715	6,997	13,652
2022 Total Housing	10,168	70,099	149,193
2027 Owner Occupied Housing	4,294	24,570	56,814
2027 Renter Occupied Housing	5,489	44,159	89,053
2027 Vacant Housing	928	8,370	16,538
2027 Total Housing	10,711	77,099	162,405
2022-2027: Households: Growth Rate	3.45 %	8.60 %	7.40 %

2022 Household Income



Source: esri

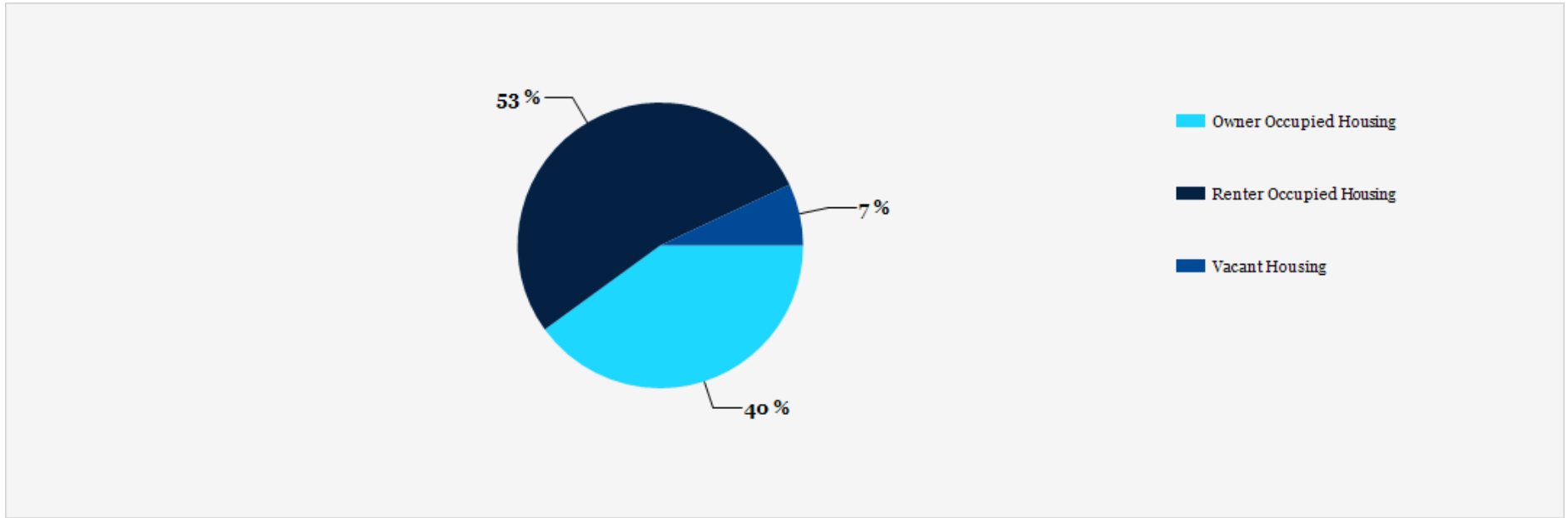
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,914	13,075	26,395
2022 Population Age 35-39	1,839	11,400	23,909
2022 Population Age 40-44	1,497	8,875	20,224
2022 Population Age 45-49	1,232	7,508	17,906
2022 Population Age 50-54	1,017	6,908	16,950
2022 Population Age 55-59	960	6,801	16,540
2022 Population Age 60-64	888	6,117	15,334
2022 Population Age 65-69	691	5,034	13,044
2022 Population Age 70-74	525	3,983	10,139
2022 Population Age 75-79	288	2,598	6,966
2022 Population Age 80-84	177	1,730	4,492
2022 Population Age 85+	173	2,123	4,993
2022 Population Age 18+	14,465	103,218	233,739
2022 Median Age	36	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,545	\$78,802	\$68,364
Average Household Income 25-34	\$110,342	\$111,141	\$100,199
Median Household Income 35-44	\$106,635	\$89,368	\$76,656
Average Household Income 35-44	\$149,822	\$138,781	\$122,650
Median Household Income 45-54	\$111,709	\$90,130	\$74,937
Average Household Income 45-54	\$155,801	\$147,299	\$131,636
Median Household Income 55-64	\$100,934	\$77,911	\$65,655
Average Household Income 55-64	\$142,641	\$134,988	\$118,730
Median Household Income 65-74	\$75,085	\$57,846	\$52,956
Average Household Income 65-74	\$116,433	\$103,088	\$93,800
Average Household Income 75+	\$81,914	\$81,377	\$74,932

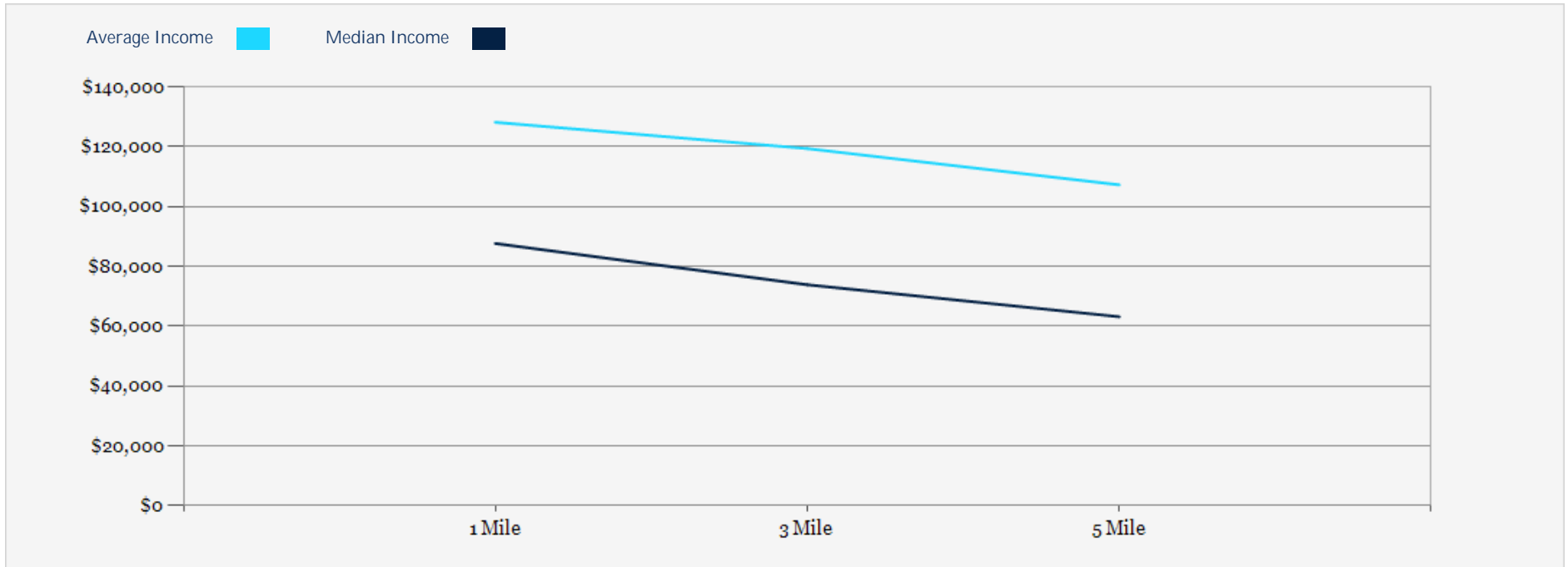
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,690	12,643	25,760
2027 Population Age 35-39	1,668	11,556	24,303
2027 Population Age 40-44	1,633	10,208	22,262
2027 Population Age 45-49	1,410	8,492	19,835
2027 Population Age 50-54	1,112	7,251	17,543
2027 Population Age 55-59	954	6,856	16,708
2027 Population Age 60-64	880	6,334	15,638
2027 Population Age 65-69	802	5,636	14,306
2027 Population Age 70-74	612	4,567	11,798
2027 Population Age 75-79	400	3,431	8,829
2027 Population Age 80-84	239	2,211	5,814
2027 Population Age 85+	193	2,256	5,462
2027 Population Age 18+	14,962	111,309	250,520
2027 Median Age	37	35	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,697	\$92,397	\$82,474
Average Household Income 25-34	\$127,359	\$129,956	\$119,389
Median Household Income 35-44	\$117,209	\$104,061	\$89,927
Average Household Income 35-44	\$168,785	\$157,594	\$140,310
Median Household Income 45-54	\$127,578	\$107,355	\$91,664
Average Household Income 45-54	\$181,006	\$165,714	\$149,271
Median Household Income 55-64	\$113,973	\$99,371	\$82,226
Average Household Income 55-64	\$164,889	\$157,659	\$139,605
Median Household Income 65-74	\$97,997	\$75,139	\$66,277
Average Household Income 65-74	\$143,859	\$124,425	\$113,653
Average Household Income 75+	\$110,650	\$106,219	\$96,853

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Double Parcel Commercial Property

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