



# National Plaza

3019-3023 Central Ave | Charlotte, North Carolina 28205



## Available for Sale

+/- 8,058 SF on +/-. 1.33 AC in Plaza Midwood

## Property Overview

# National Plaza

## Available for Sale

An opportunity to purchase two parcels comprised of +/- 1.33 AC in Plaza Midwood, one of Charlotte's most popular urban submarkets. The property is located on Central Avenue, the neighborhood's main thoroughfare, and includes +/- 8,058 SF of retail space with existing tenants in place.

This site is ideally suited for an investor or redevelopment project. With  $\pm 216$  feet of frontage on Central Avenue and lot depth of  $\pm 197$  feet, the site provides strong visibility and excellent proximity to the future LYNX Gold Line, new multifamily projects, retail, and Uptown Charlotte.

## Property Details

**Address** 3019-3023 Central Ave | Charlotte, NC, 28205

**+/- 8,058 SF Total Available for Sale**

<b>Availability</b>	<b>3019 Central Ave</b>	<b>+/- 3,498 SF with Drive-Thru Availability</b>
	<b>3023 Central Ave</b>	<b>+/- 4,560 SF</b>

**+/- 1.33 AC Total**

<b>Acreage</b>	<b>3019 Central Ave</b>	<b>+/- 0.994 AC</b>
	<b>3023 Central Ave</b>	<b>+/- 0.332 AC</b>

**Zoning** CG

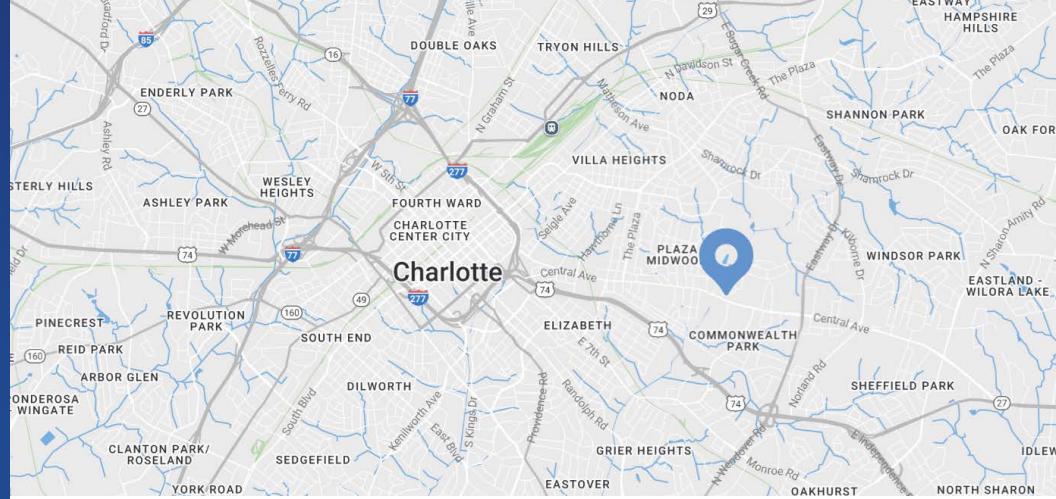
**Site Dimensions**  $\pm 216$  FT frontage both parcels  
 $\pm 197$  FT lot depth both parcels

**Signage** Pylon signage available at both parcels

**Traffic Counts** Central Ave | 20,000 VPD

**Sale Price** Call for Pricing

**Additional Information** Close proximity to planned future LYNX Gold Line stop  
Tenants in place are on short term Leases



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	13,158	123,440	315,333
<b>Avg. Household Income</b>	\$131,727	\$133,640	\$132,514
<b>Median Household Income</b>	\$92,054	\$80,347	\$80,401
<b>Households</b>	6,381	59,330	144,919
<b>Daytime Employees</b>	4,132	111,454	206,970

## Property Photos



## Site Overview

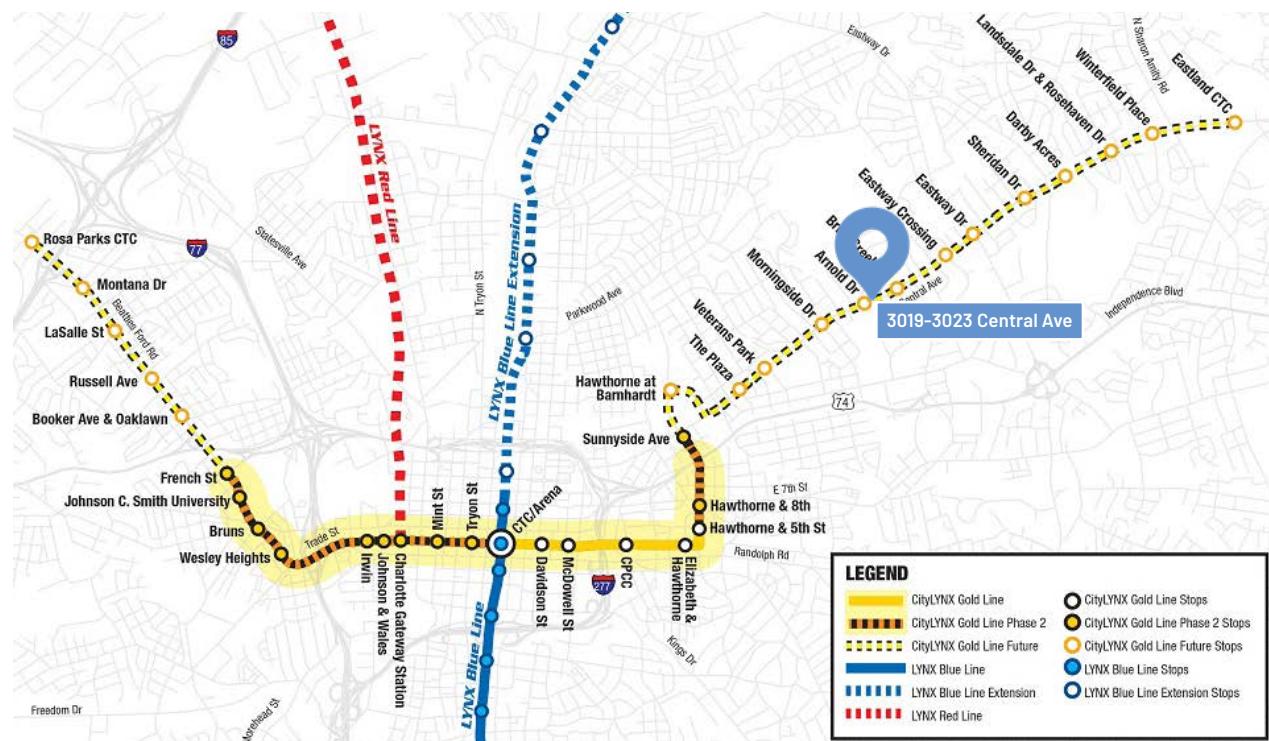


# Lynx Gold Line

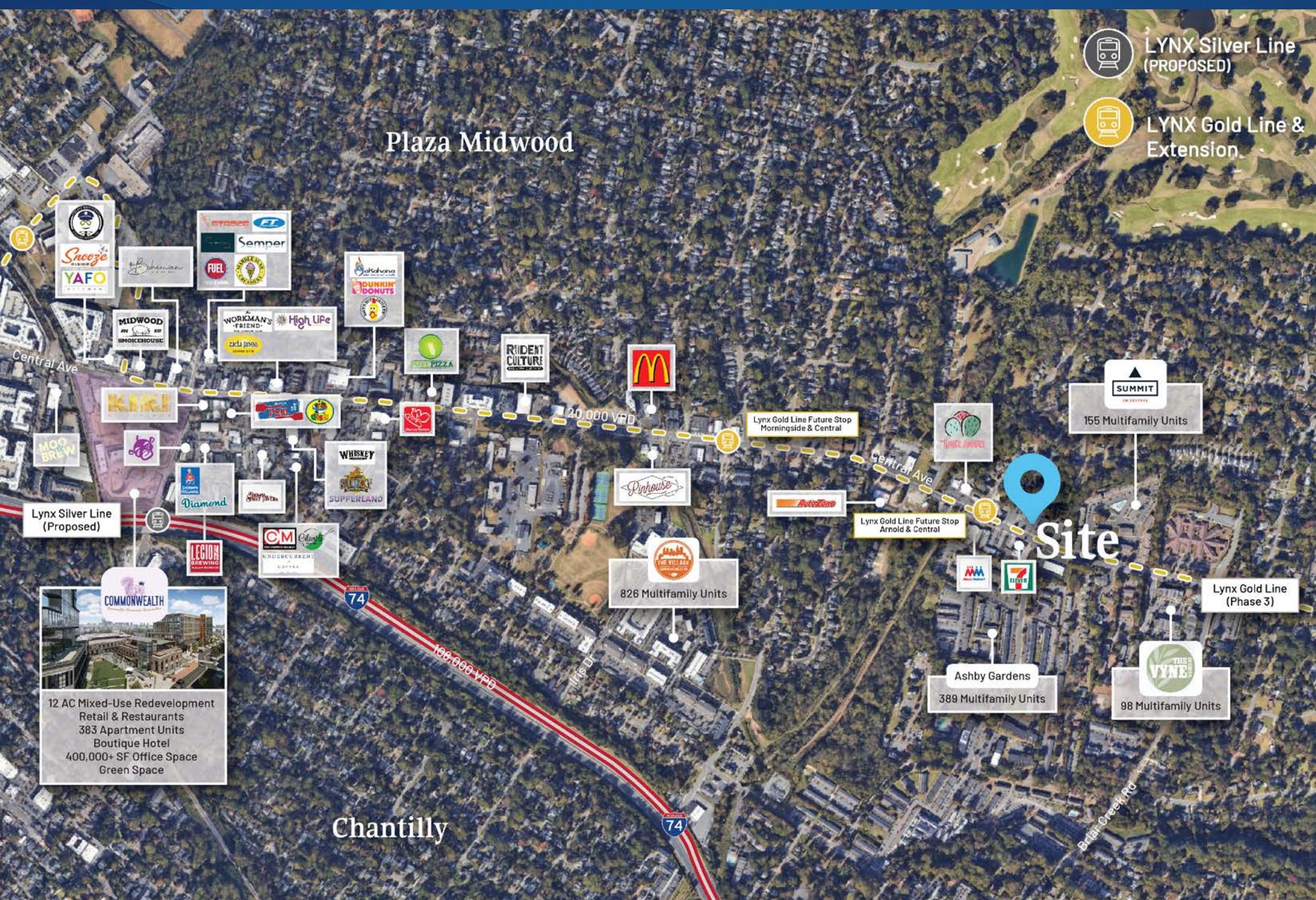
The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

- Over 2,000 small businesses within  $\frac{1}{4}$  mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



## Market Overview





# Plaza Midwood

The go-to spot to meet, mingle, and unwind

Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, popular bars, and live music venues. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous upcoming and completed developments.







Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.