



National Plaza

3019-3023 Central Ave | Charlotte, North Carolina 28205



826 Multifamily Units

Uptown



Ashby Gardens

389 Multifamily Units



20,000 VPD

Central Ave

Plaza
Midwood



Site

Available for Sale

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

Property Overview

National Plaza

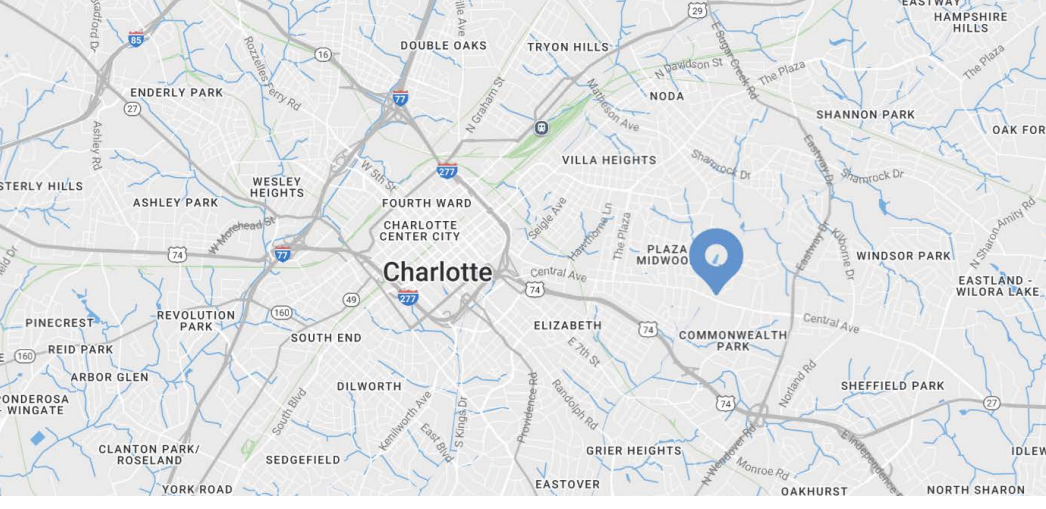
Available for Sale

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 ±216 feet of frontage on Central Avenue and lot depth of ±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		
Availability	+/- 8,058 SF Total Available for Sale		
	3019 Central Ave	+/- 3,498 SF with Drive-Thru Availability	
	3023 Central Ave	+/- 4,560 SF	
Acreage	+/- 1.33 AC Total		
	3019 Central Ave	+/- 0.994 AC	
	3023 Central Ave	+/- 0.332 AC	
Zoning	CG		
Site Dimensions	+/- 216 FT frontage both parcels		
	+/- 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
2025 Population	13,158	123,440	315,333
Avg. Household Income	\$131,727	\$133,640	\$132,514
Median Household Income	\$92,054	\$80,347	\$80,401
Households	6,381	59,330	144,919
Daytime Employees	4,132	111,454	206,970

Property Photos



Site Overview

Central Ave

20,000 VPD

09512324
3023 Central Ave
+/- 4,560 SF
+/- 0.332 AC
18 Parking Spaces
Year Built: 1989

09512322
3019 Central Ave
+/- 3,498 SF
+/- 0.994 AC
50 Parking Spaces
Year Built: 1989

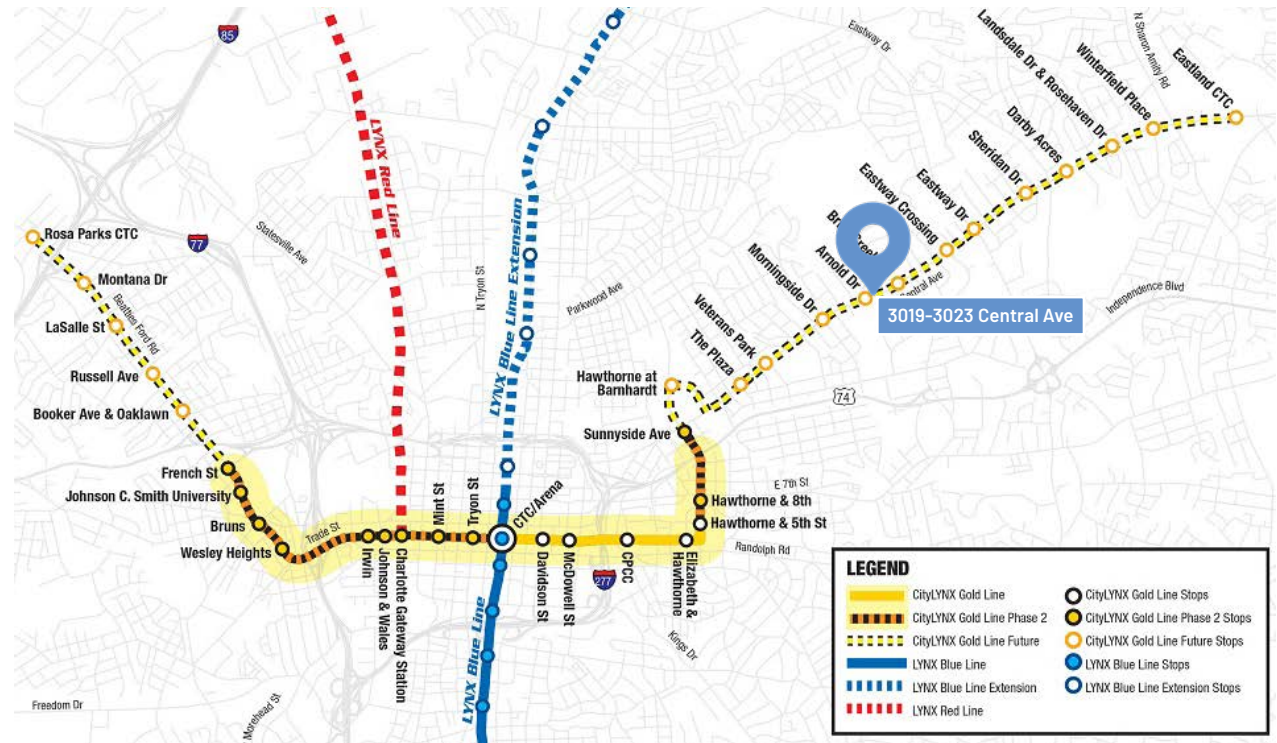
*Drive-Thru availability

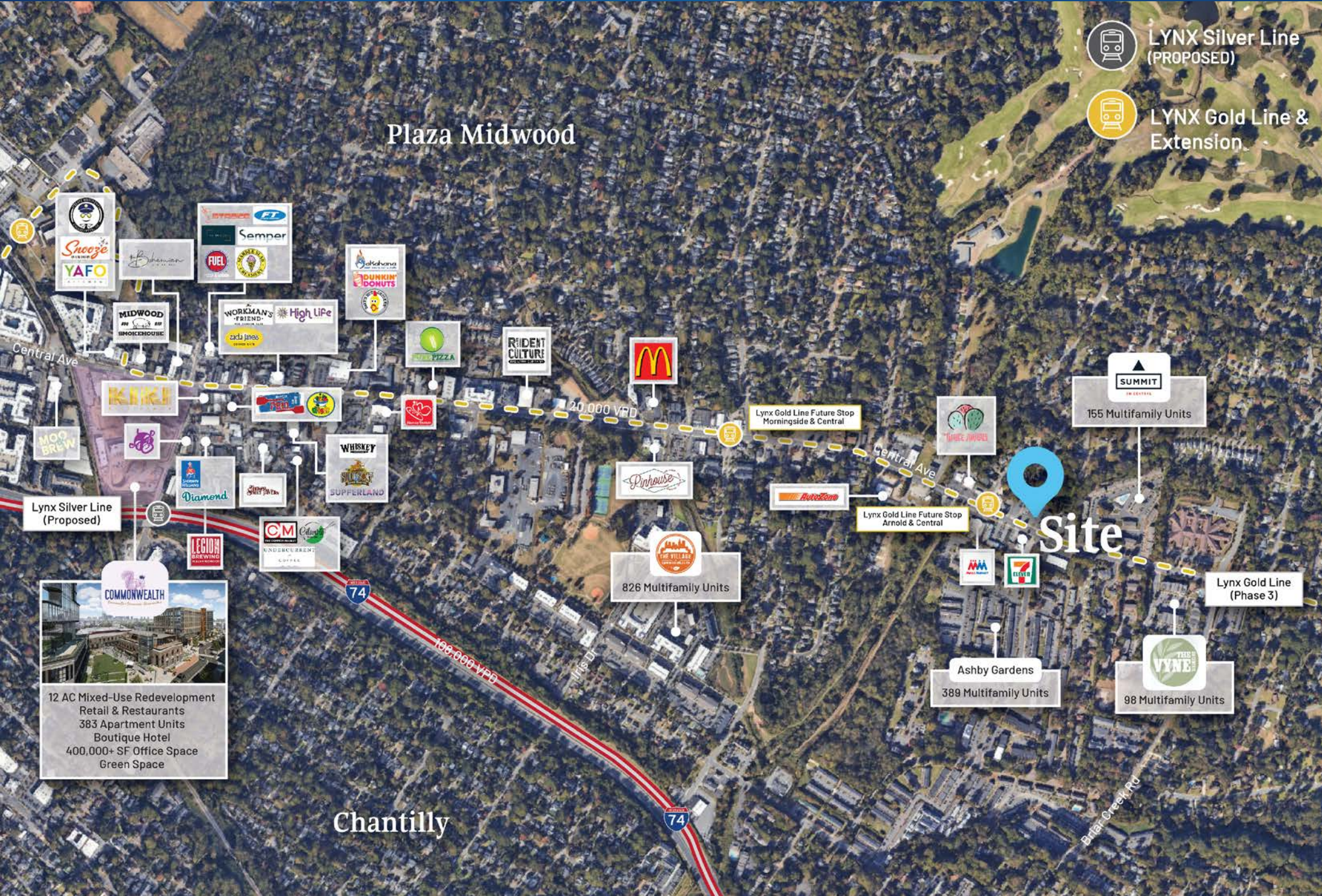
Lynx Gold Line

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 ¼ 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





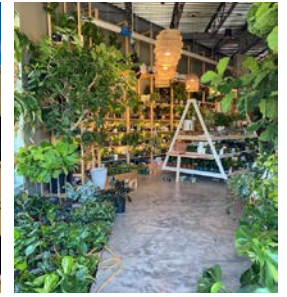


Plaza Midwood

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.





Plaza Midwood



Site

Contact for Details

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.