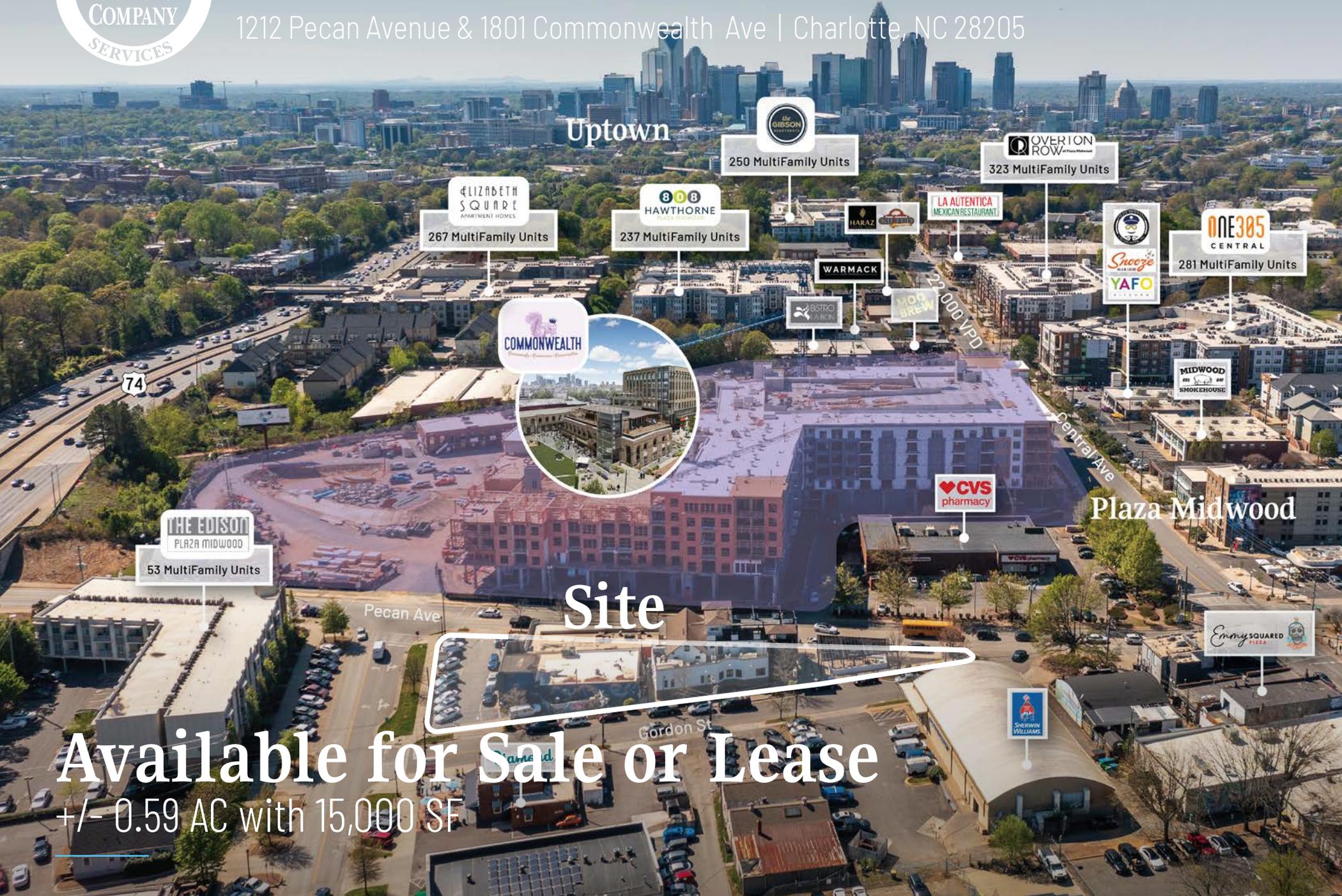




Plaza Midwood Retail

1212 Pecan Avenue & 1801 Commonwealth Ave | Charlotte, NC 28205



Uptown



250 MultiFamily Units



323 MultiFamily Units



267 MultiFamily Units



HAWTHORNE

237 MultiFamily Units



WARMACK



YAF



281 MultiFamily Units



COMMONWEALTH



Plaza Midwood



53 MultiFamily Units

Site



Available for Sale or Lease

+/- 0.59 AC with 15,000 SF

Property Overview

1212 Pecan Avenue & 1801 Commonwealth Ave

Available for Sale or Lease

Unique opportunity to own or lease an iconic location in the heart of Plaza Midwood. Property includes a second generation 8,000 SF bar/restaurant as well as an additional 7,000 SF of retail. Property is ideal for an owner operator, investor, or developer.

Property Details

Address 1212 Pecan Avenue & 1801 Commonwealth Avenue
Charlotte, NC 28205

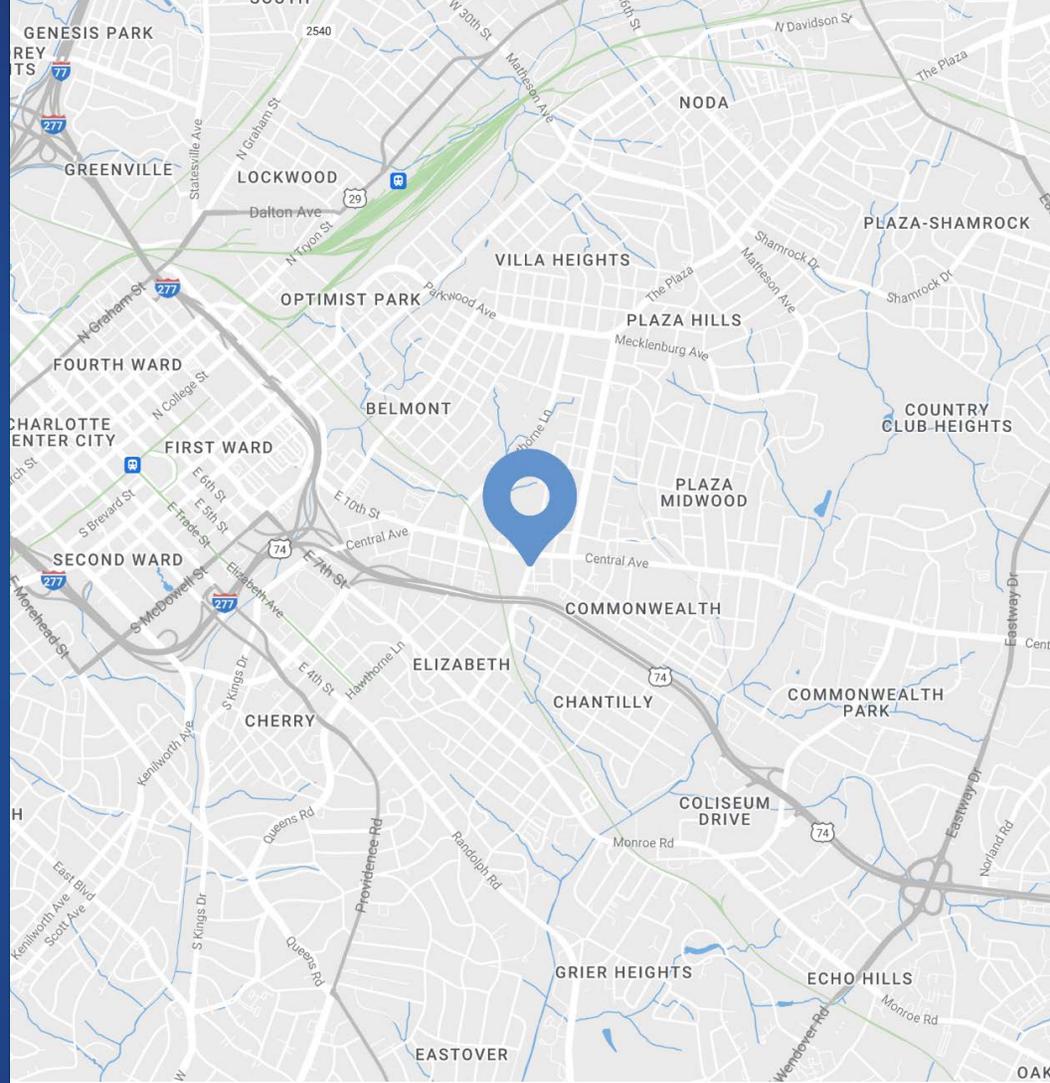
Availability +/- 0.59 AC with 15,000 SF
8,000 SF Bar/Restaurant
7,000 SF Retail (Bar)

Parcel ID 08117601, 08117602

Zoning MUDD-O and B-2
1801 Commonwealth - NC (Neighborhood Center)

Traffic Counts Central Avenue | 22,000 VPD

Pricing Call for Details

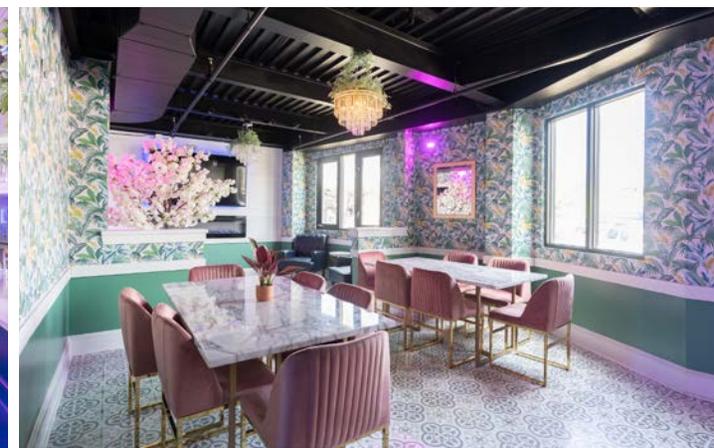
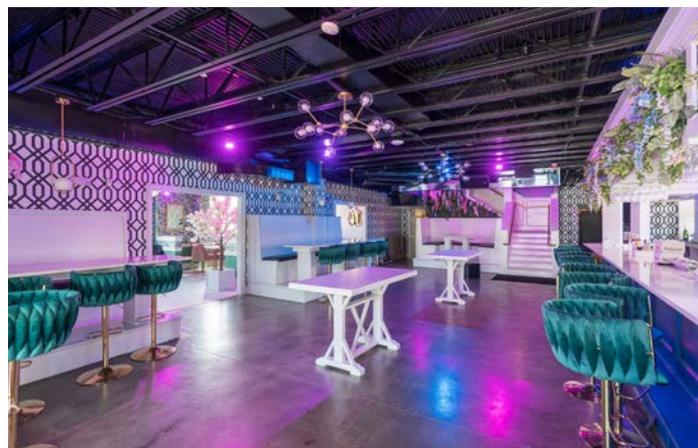


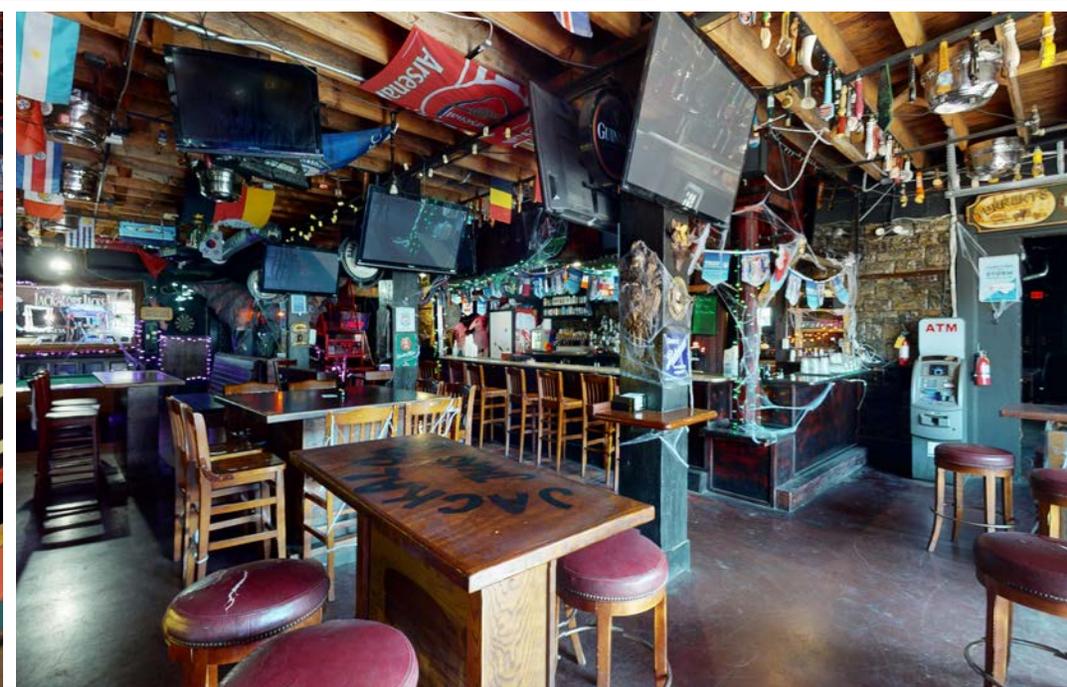
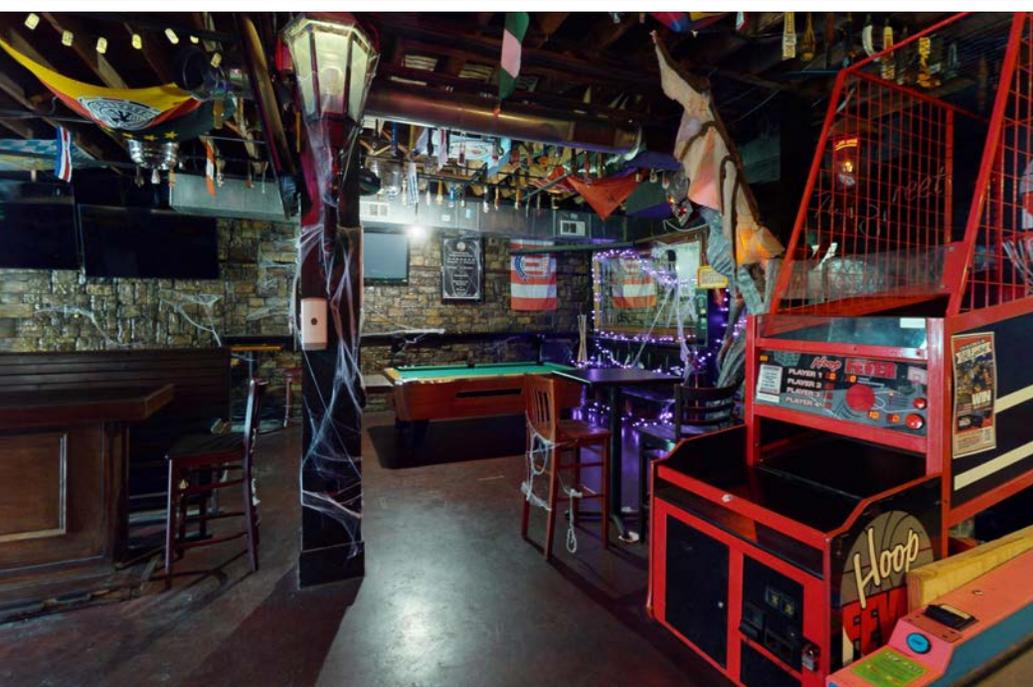
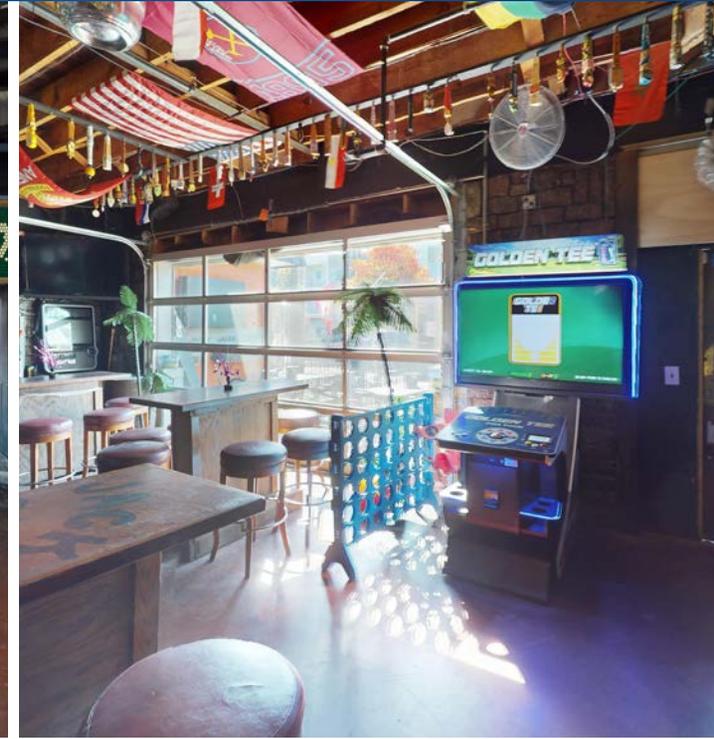
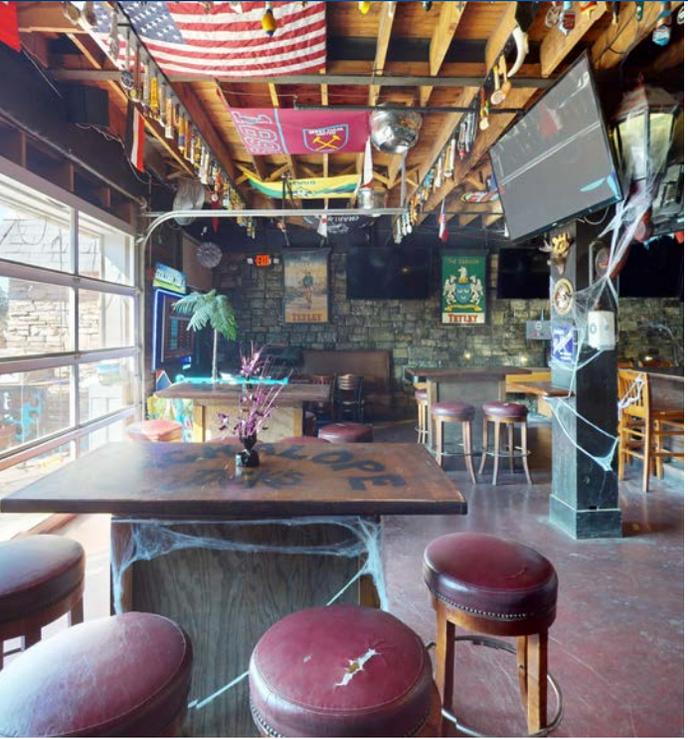
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	15,786	134,041	301,836
Avg. Household Income	\$145,869	\$139,357	\$122,025
Median Household Income	\$100,081	\$90,241	\$75,594
Households	8,470	67,756	137,879
Daytime Employees	14,524	142,428	233,116

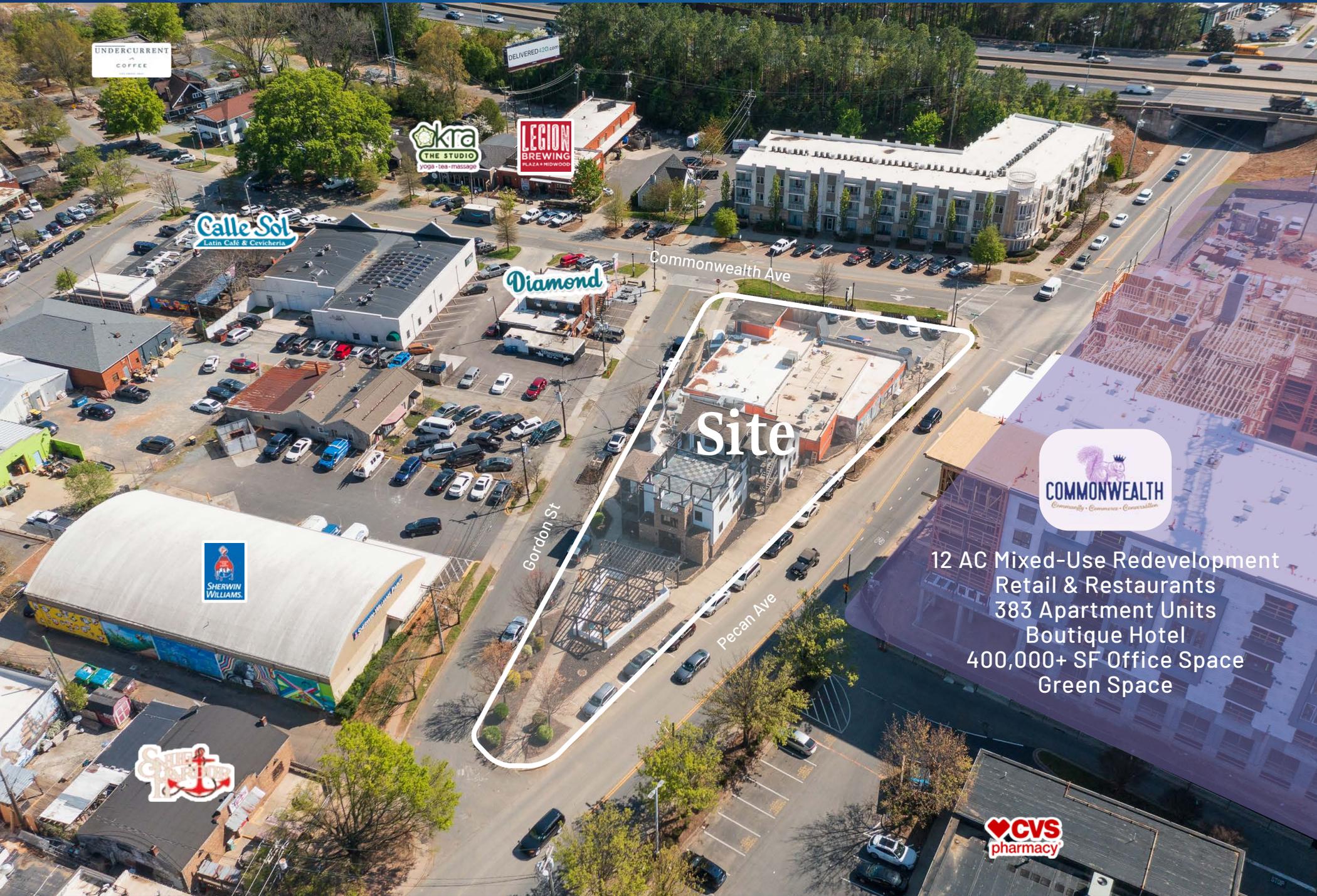


Drone Video





Site Overview



UNDERCURRENT
COFFEE

DELIVERED420.com

kra
THE STUDIO
yoga • tea • massage

LEGION
BREWING
REAL ALE HOWARD

Calle Sol
Latin Café & Cevichería

Diamond

Commonwealth Ave

Site

Gordon St

Pecan Ave

SHERWIN
WILLIAMS

COMMONWEALTH
Community • Commerce • Conversation

12 AC Mixed-Use Redevelopment
Retail & Restaurants
383 Apartment Units
Boutique Hotel
400,000+ SF Office Space
Green Space

Castle
Cafe

CVS
pharmacy



Chantilly

Elizabeth

Site

12 AC Mixed-Use Redevelopment
Retail & Restaurants
383 Apartment Units
Boutique Hotel
400,000+ SF Office Space
Green Space

Plaza Midwood

22,000 VPD



SUPPERLAND



UNDELECTABLE COFFEE

Callie Sol



Diamond



Emmysquared



milkbread



74

WORKMAN'S FRIEND

Ohawahouse

Edison





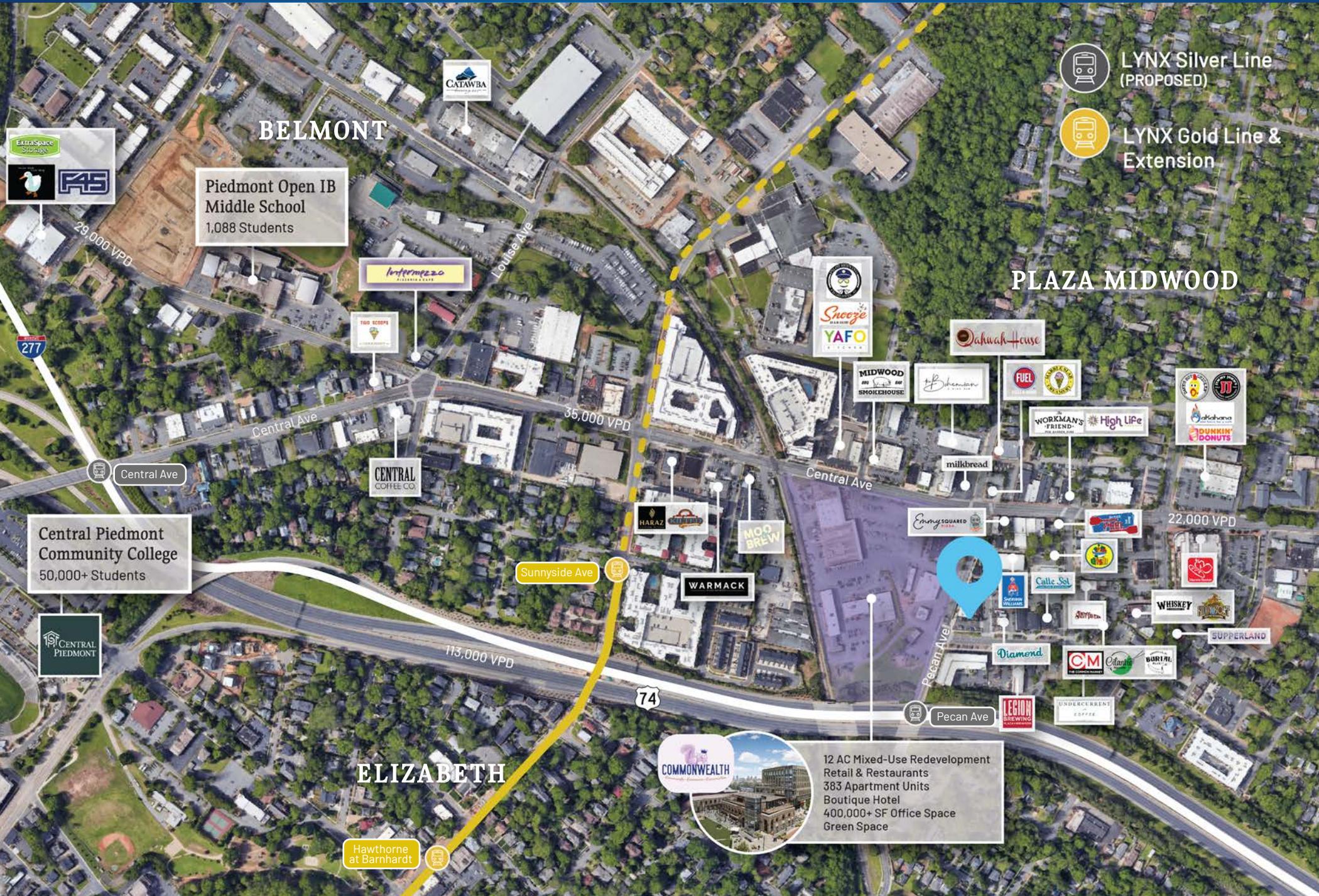
Plaza Midwood

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.



 2.5 Mi Distance to Uptown	 153,996 Daytime Population (3 Mile)	 56 Walkability Score	 21,500 Vehicles per Day on Central Ave
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Contact for Details

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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.