



1413 Central Avenue

Charlotte, North Carolina 28205



Available for Lease

Up to +/- 3,609 SF Prime Urban Core Opportunity

Property Overview

1413 Central Avenue Available for Lease

Up to +/- 3,609 SF available for lease on Central Avenue in one of Charlotte's premier submarkets, Plaza Midwood. The building is situated directly across the street from Commonwealth, a 12-acre mixed use development set to transform the landscape of the neighborhood. It is walkable to retail, restaurants, multifamily, and the LightRail's Gold and Silver lines. This is a great opportunity for retail, office, medical or service users seeking space right outside of Uptown in a thriving submarket.

Property Details

Address 1413 Central Avenue | Charlotte, NC 28205

Availability Up to +/- 3,609 SF Available for Lease

Use Retail, Office, Medical, Service

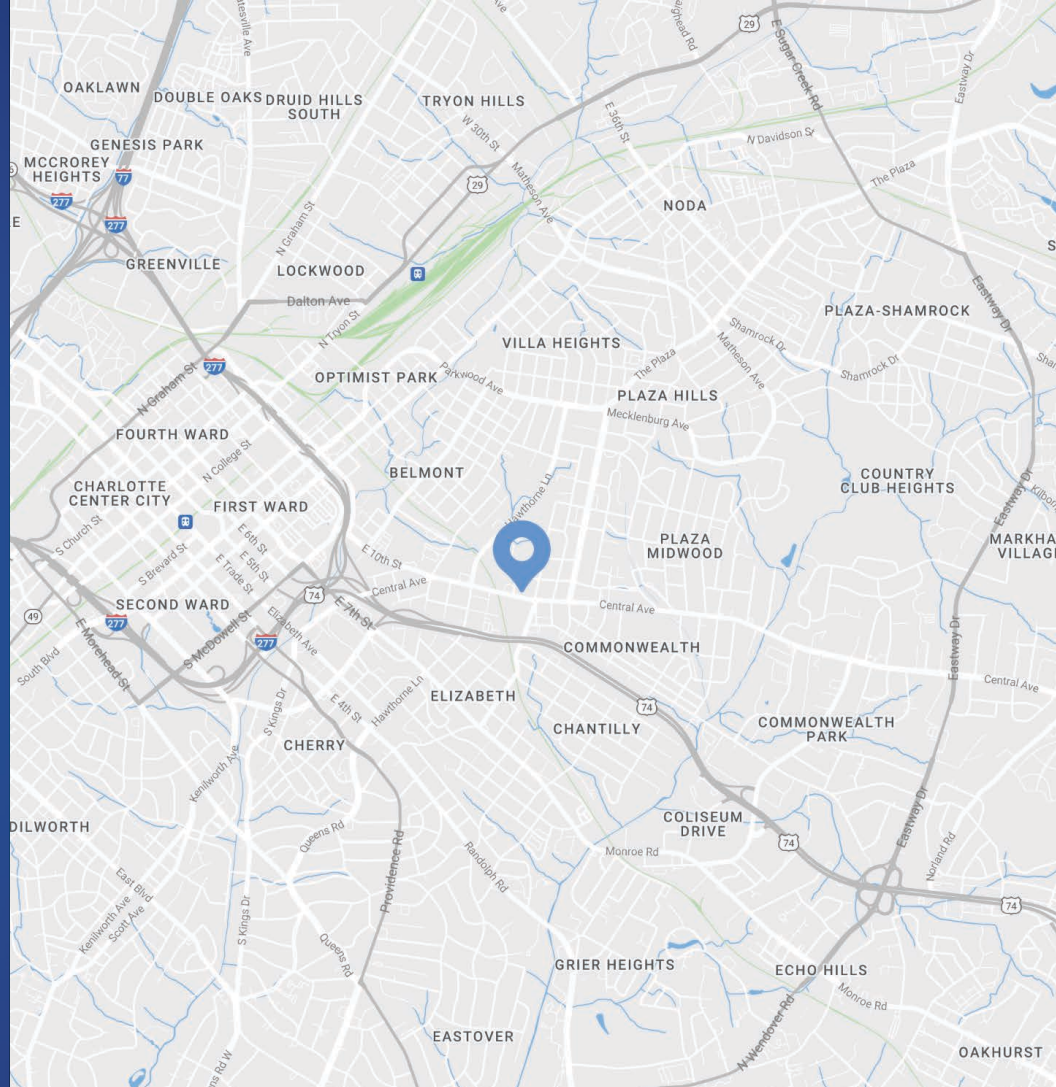
Zoning MUDD-0

Condition Cold Dark Shell

Parking 8 parking spaces

Traffic Counts Central Avenue | 22,500 VPD

Lease Rate Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	15,852	130,823	297,779
Avg. Household Income	\$134,219	\$130,213	\$113,302
Median Household Income	\$91,690	\$82,152	\$67,544
Households	8,362	65,735	134,840
Daytime Employees	15,419	159,007	248,481

Site Plan



Rooftop is approved

Available
+/- 3,609 SF

Clement Ave

MIDWOOD
BBQ BAR
SMOKEHOUSE

RE/MAX
METRO REALTY

milkbread

Ten Bloom Cakes
BESPOKE BUTTERCREAM BOUQUETS

tu Bohemian
A WINE BAR



YAFO
KITCHEN

Snooze
AN ALL DAY CAFE



COMMONWEALTH
Community • Commerce • Connection



CVS
pharmacy

22,500 VPD

Central Ave

Pecan Avenue



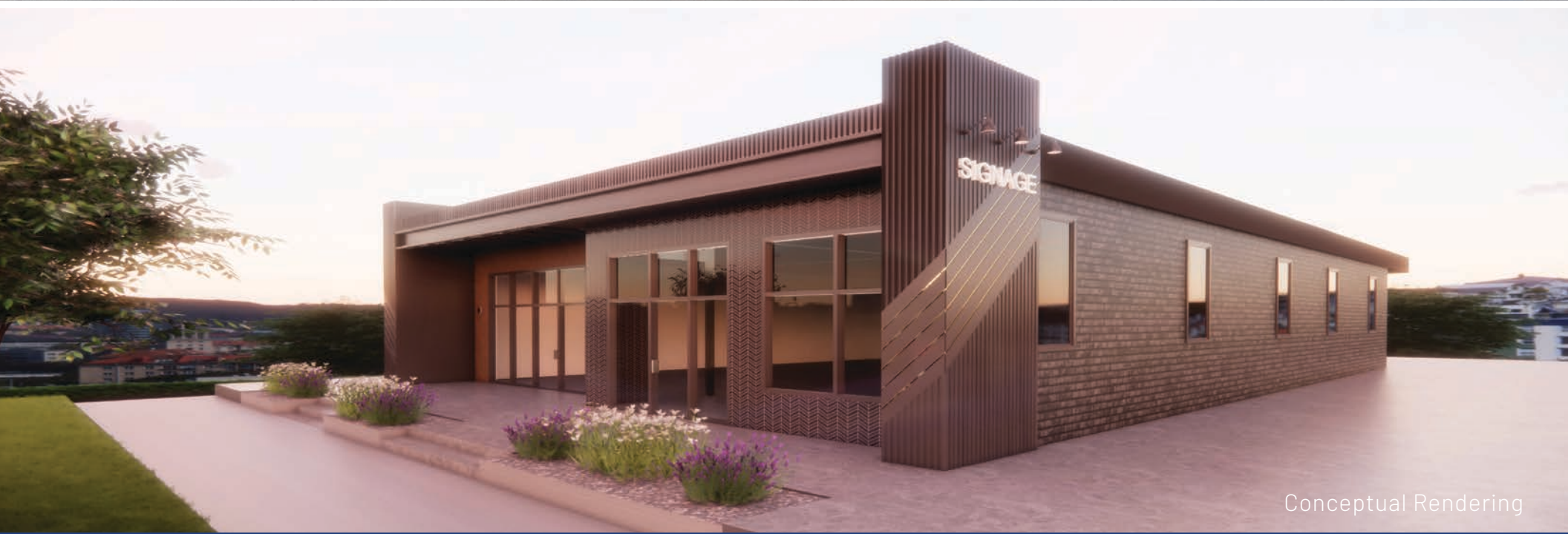
[Click to View Virtual Tour](#)

Site Overview



Delivered Cold Dark Shell

Prime Central Avenue Location



Conceptual Rendering

Interior Photos



Southeast View of Building



Elizabeth

Eastover

Site

PLAZA 25

30 MultiFamily Units

MIDWOOD
BREWING & BAKERY
SMOKEHOUSE

22,500 VPD

Snooze
YAFU SYSTEMS

Central Ave

BISTRO LA BON
ROCO
FIVE GUYS

Plaza Midwood

COMMONWEALTH

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



LYNX Silver Line (PROPOSED)

LYNX Gold Line & Extension

BELMONT

PLAZA MIDWOOD

ELIZABETH

Lynx Silver Line (Proposed)

Piedmont Open IB Middle School
1,088 Students

Lynx Gold Line Expansion

Site

Central Piedmont Community College
50,000+ Students

Skyla Credit Union Branch & Headquarters

Lynx Gold Line Street Car

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

Hawthorne & 8th Street

Sunnyside Ave

Hawthorne at Barnhardt

Pecan Ave

Central Ave

Central Ave

Central Ave

Central Ave

277

74

74



Plaza Midwood

Charlotte, NC

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.