



917 Central Avenue

Charlotte, NC 28204



Available for Lease

+/- 2,100 SF Available in Plaza Midwood

917 Central Avenue

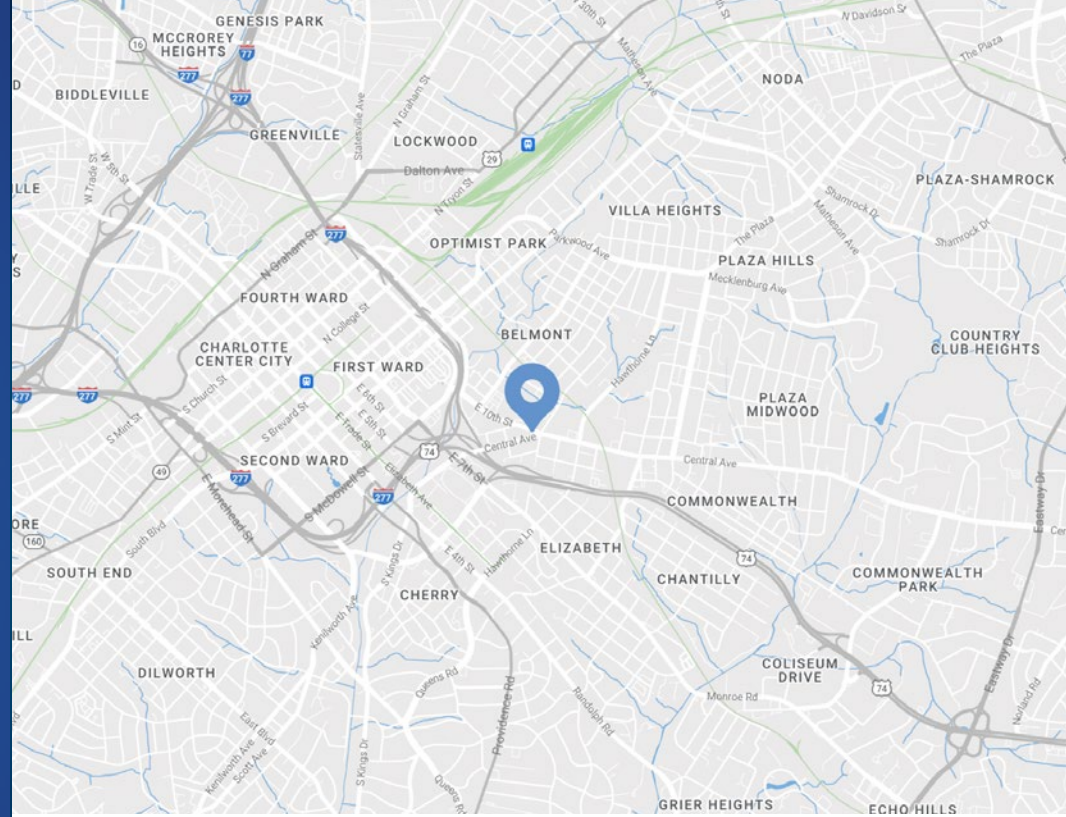
Available for Lease

Built in 1937, this iconic building has been revitalized! Located off Central Avenue in Plaza Midwood and just minutes from Uptown Charlotte, this is a great opportunity in one of Charlotte's most dynamic submarkets. The space has a spacious open floorplan, ideal for either retail or office use.

With numerous renovations recently made, the once old vinyl walls and carpeted floors have been ripped out and replaced with the original exposed brick walls and concrete floors. The ceilings have been painted white, a bright, fresh look while the exterior has been painted a trendy green. The building truly stands out from other buildings on Central Ave. and will be sure to catch your eye.

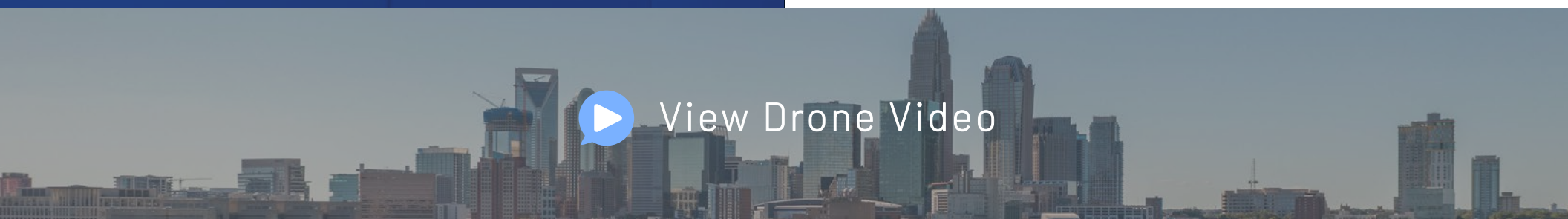
Property Details

Address	917 Central Avenue Charlotte, NC 28205
Parcel ID	08021110
Availability	+/- 2,100 SF Available for Lease
Year Built	1937 Recently renovated
Access	Full access from Central Avenue
Use	Suitable for retail or office
Traffic Counts	Central Avenue 19,000 VPD
Lease Rate	\$38/SF NNN
TICAM	\$2.00/SF



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	15,942	129,401	297,569
Avg. Household Income	\$120,776	\$110,636	\$95,764
Median Household Income	\$83,779	\$68,878	\$57,172
Households	7,667	59,402	126,245
Daytime Employees	13,625	149,038	239,653

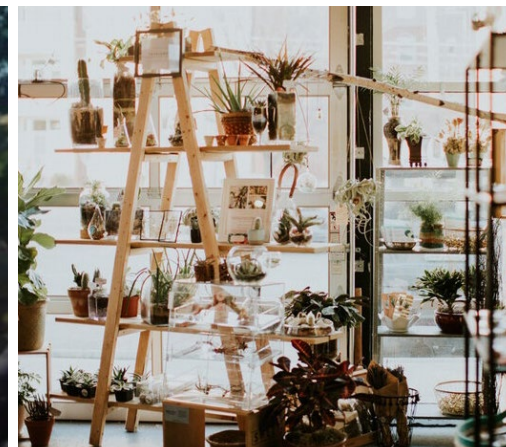


[View Drone Video](#)

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.





 LYNX Silver Line (PROPOSED)

 LYNX Gold Line & Extension

BELMONT

PLAZA MIDWOOD

ELIZABETH

Site

ExtraSpace Storage
FAS

Piedmont Open IB Middle School
1,088 Students

Infermezzo
RESTAURANT & CAFE

TWO SCOPS

CENTRAL COFFEE CO.

Sharetea

JUICE BAR
juices, smoothies and more

MOO BREW

WARMACK
CHARLOTTE COLLECTIVE

Snooze
RESTAURANT
YAFO

MIDWOOD BBQ SMOKEHOUSE

STRUCK

FUEL

WORKMAN'S FRIEND
High Life

DUNKIN' DONUTS

Yoda Juice

COALTRANE'S
SOUL

FLY GIRL

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Yoda Juice

Central Piedmont Community College
50,000+ Students

CENTRAL PIEDMONT

COMMONWEALTH



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

Hawthorne at Barnhardt

277

29,000 VPD

Louise Ave

35,000 VPD

Central Ave

Central Ave

Sunnyside Ave

113,000 VPD

74

Pecan Ave

74



12-ACRE MIXED-USE DEVELOPMENT

Phase 1 Delivery
SPRING 2024

100K SF

Retail

400K SF

Office (Phase 1 + 2)

383

Multi-Family Units

Ample

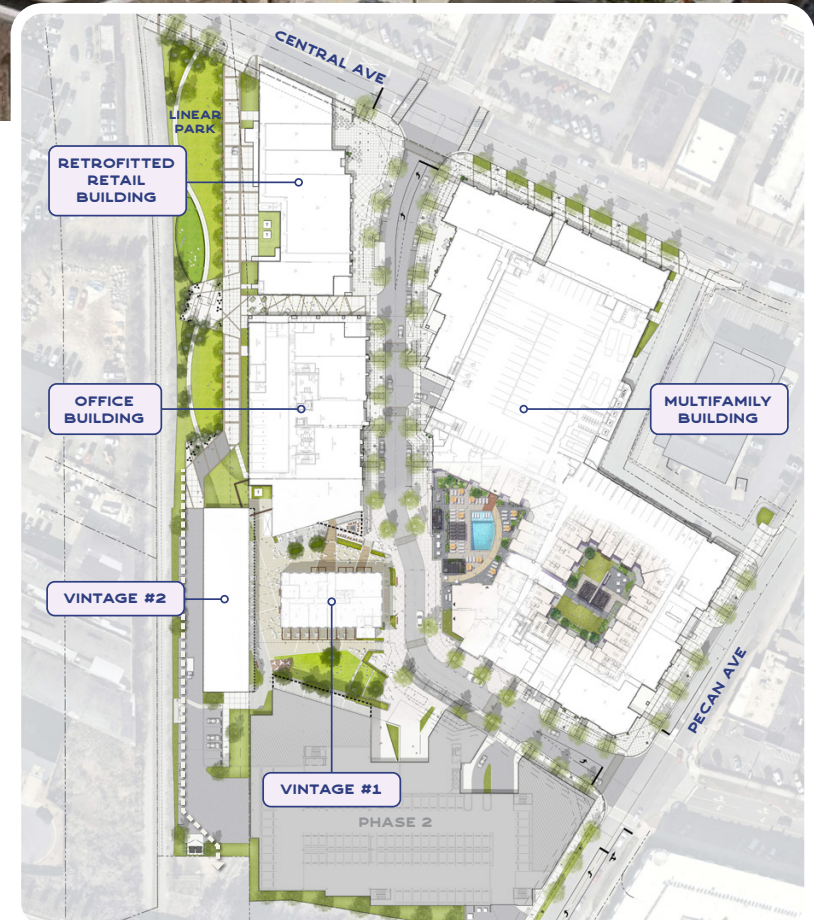
Green Space

Commonwealth is one of the largest Charlotte developments announced in recent years.

Transforming 12 acres in the heart of the neighborhood, Commonwealth will offer the community a bustling hub of luxury apartments, mix of retailers and restaurants, boutique hotel, and Class A office space. To stave off the commercialized feel of high-rises in the community, each building is designed with unique features and varying heights, adding depth, dimension, and character to the development.

The development will have a main street for walking and transit access from the light rail's gold and silver lines.

Currently under construction, the development will be fully completed in 2026.



Lynx Silver Line

Highlights

Current Status
DESIGN STAGE

26
Miles

27
Stations

10+
Park + Rides

26 Miles

Southeast & West Corridor
Connecting Matthews to Belmont

Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

CATS is now embarking on a plan to build the Silver Line, a 26-mile alignment that would connect the city's sports, entertainment and cultural venues, and also provide links to major transit and transportation hubs across the metro area's southeast and west corridors.

Destinations



Bojangles Coliseum
Bank of America Stadium
BB&T Ballpark
Ovens Auditorium



Novant-Matthews Hospital



CPC Central and
Levine Campuses



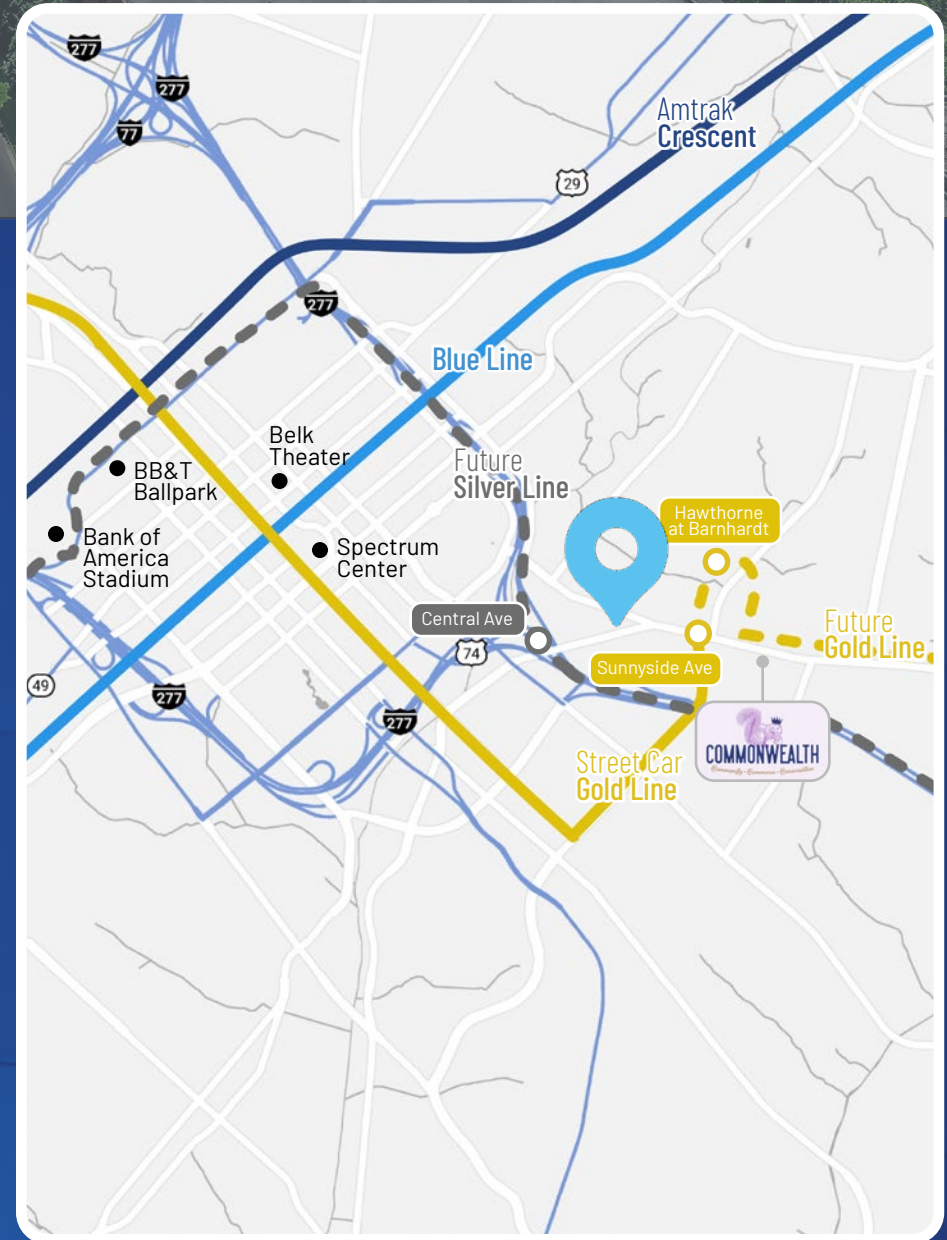
Bank of America
Charlotte Gateway District



LYNX Blue Line



Charlotte Douglas International Airport





COMMONWEALTH
Property Development Group

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

Gold Line
Street Car

ELIZABETH

Site

PLAZA MIDWOOD

22,500 VPD

115,000 VPD

Central Ave

Silver Line
(Proposed)

74



Contact for Details

John Nichols

(704) 749 - 5726

jnichols@thenicholscompany.com

Lauren Bremer

(980) 226 - 6911

lauren@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.