



2820 The Plaza

Charlotte, North Carolina 28052



Available for Lease

1,020 SF Retail/Office on 0.22 AC

Property Overview

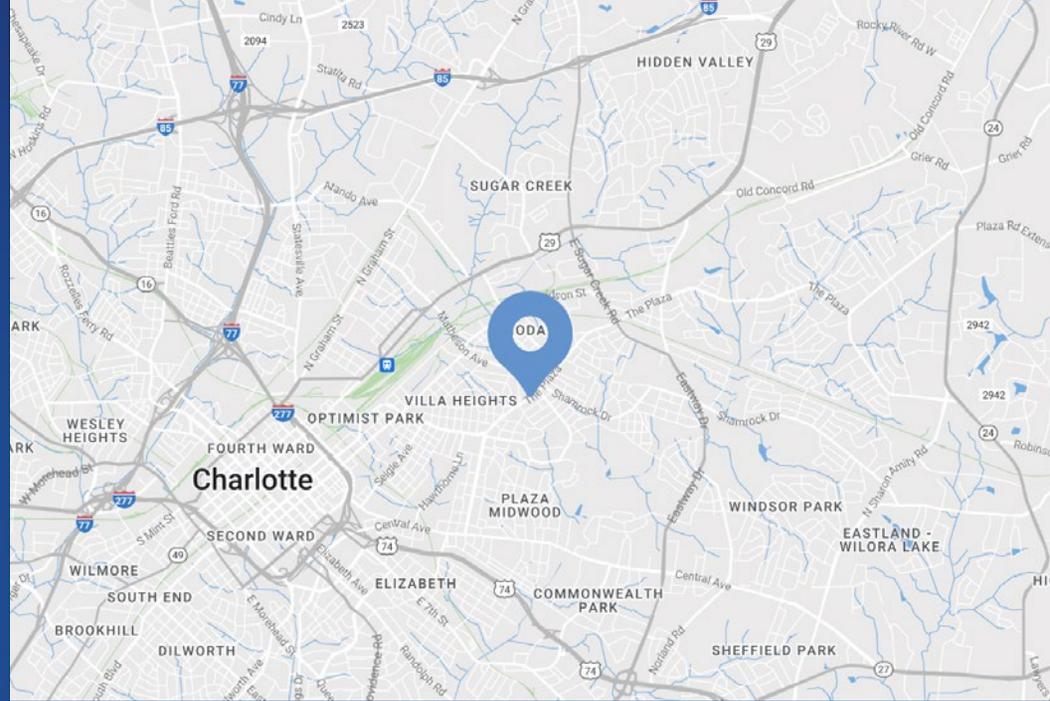
2820 The Plaza

Available for Lease

2820 The Plaza offers 1,020 SF on 0.22 AC. The building is located on The Plaza in Charlotte's Plaza Hills neighborhood, ideally situated between NoDa and Plaza Midwood. With 2,500+ multi-family units recently built or under construction within a 2-3 minute drive and the Scout Motors Future HQ bringing 1,200+ new jobs to the area, the area presents a prime opportunity for retail or office users supported by strong demographics and increasing demand.

Property Details

Address	2820 The Plaza Charlotte, NC 28205
Availability	1,020 SF (Heated) on 0.22 AC
Parcel ID	09501130
Use	Retail/Office
Zoning	CG Charlotte Future 2040 Policy Neighborhood Center
Parking	2 parking spaces in front with 4-car parking lot at rear of building
Access	Easy access to Uptown, Plaza Midwood, and NoDa
Traffic Counts	The Plaza 30,000+ VPD
Additional Notes	New HVAC system, new windows installed in 2025, roof and electrical service replaced in 2021
Lease Rate	\$34/SF Gross, LL pays taxes and insurance on the property



Recent Building Improvements

- New HVAC system
- New laminate flooring throughout the building
- New paint throughout
- Remodeled bathroom
- New light fixtures
- New heat pump
- Addition of parking lot in the back of the premises, can easily get 6+ cars to the property
- Tree trimming and removal
- For leases with 3+ years, LL will paint the exterior any color the tenant wishes

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	16,155	118,559	297,912
Avg. Household Income	\$158,371	\$120,303	\$124,890
Median Household Income	\$105,207	\$78,250	\$76,545
Households	3,207	113,976	200,181
Daytime Employees	3,152	113,708	198,869





Scout
1.6 Mile | 4 Minute Drive
Future Scout Motors HQ
1,200+ New Jobs



Contact for Details

John Hadley

(704) 373 - 9797

jhadley@thenicholscompany.com

Rusty Gibbs

(704) 373 - 9797

rusty@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204



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