1306 Pecan Ave

Charlotte, NC 28205



Available for Lease

+/- 1,850 SF First Floor Retail

+/- 929 - 1,887 SF Second Floor Retail/Office

Property Overview

1306 Pecan Ave

Available for Lease

Coming soon to the heart of Plaza Midwood, 1306 Pecan Avenue will offer newly constructed retail and office space in one of Charlotte's most vibrant and walkable neighborhoods. The two-story building will feature +/- 1,850 SF of ground-floor retail space, along with two second-floor suites of +/- 958 SF and +/- 929 SF that can be leased individually or combined for a total of +/- 1,887 SF.

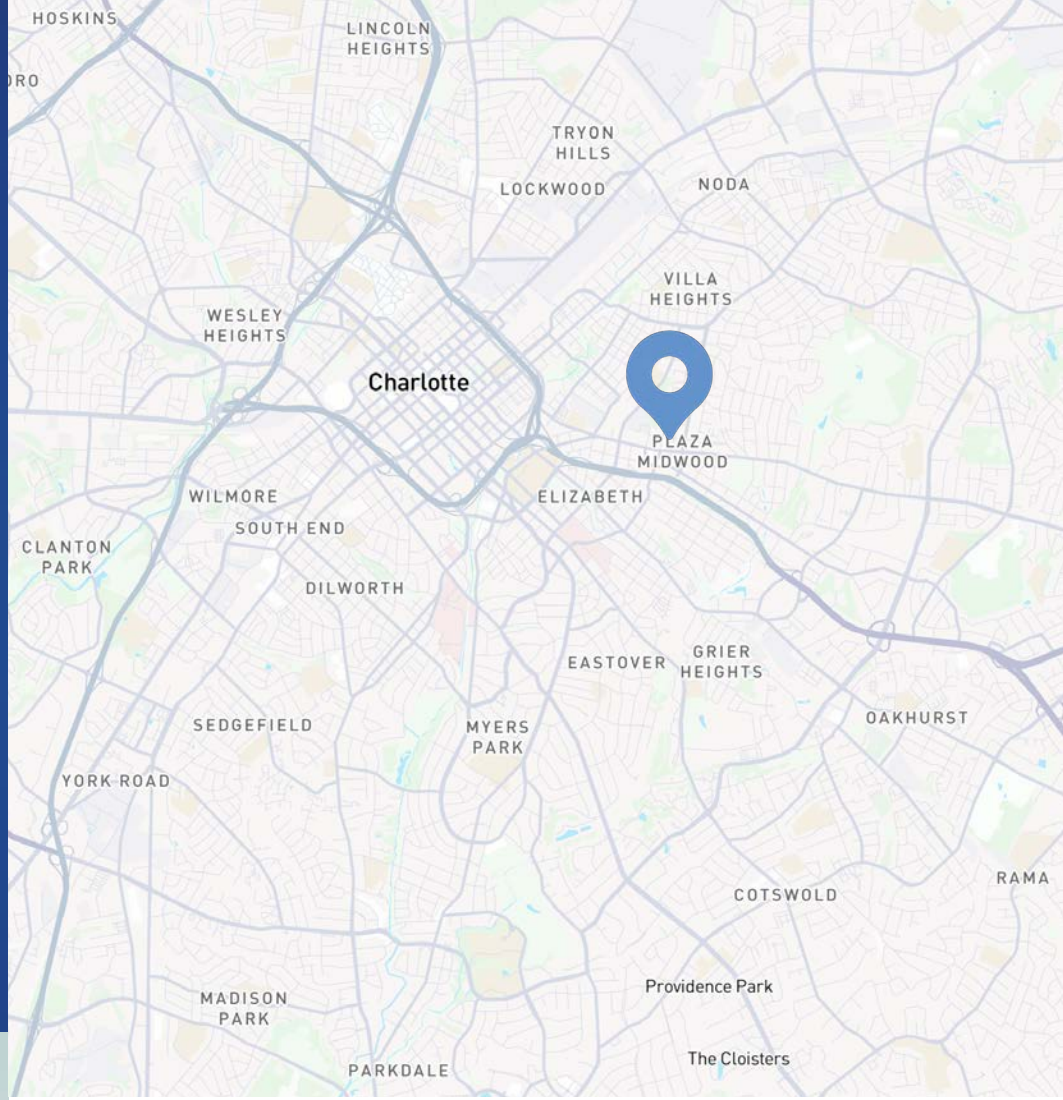
Located beside Nova's Corner and just minutes from Uptown Charlotte, the property offers convenient access to the restaurants, shops, entertainment, and amenities throughout Plaza Midwood and the surrounding area.

Delivery is anticipated in Q1 2027.

Property Details

Address	1306 Pecan Ave | Charlotte, NC 28205
Availability	+/- 1,850 SF First Floor +/- 929 - 1,887 SF Second Floor, can be combined for +/- 1,887
Zoning	B-2 (PED-O)
Lease Rate	Call for Leasing Details

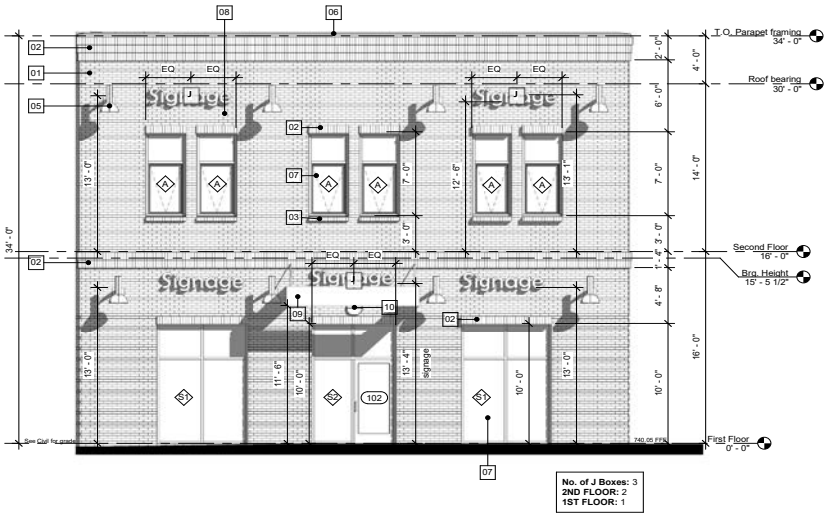




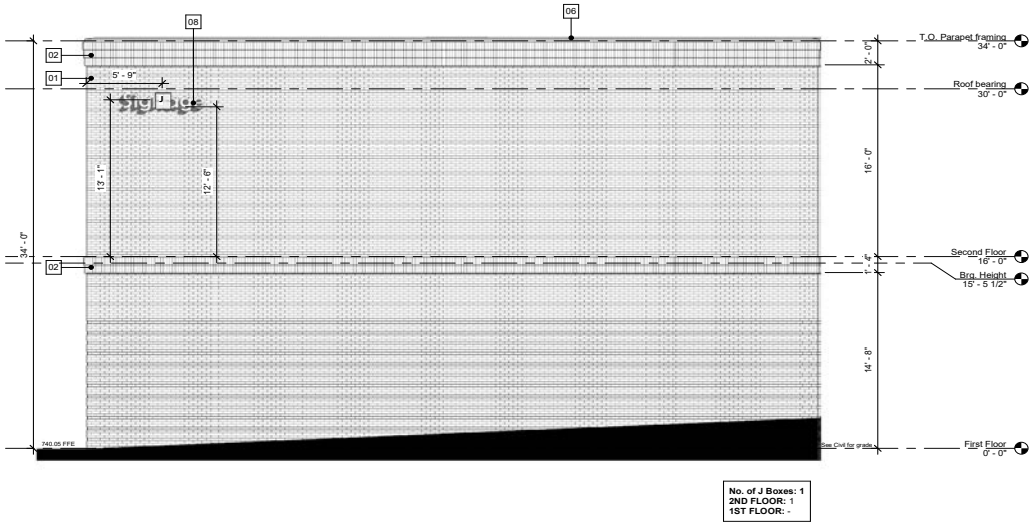
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	16,317	142,026	326,418
Avg. Household Income	$175,238	$163,236	$145,284
Median Household Income	$109,302	$100,463	$85,562
Households	8,955	74,051	153,530
Daytime Employees	12,429	172,622	258,124

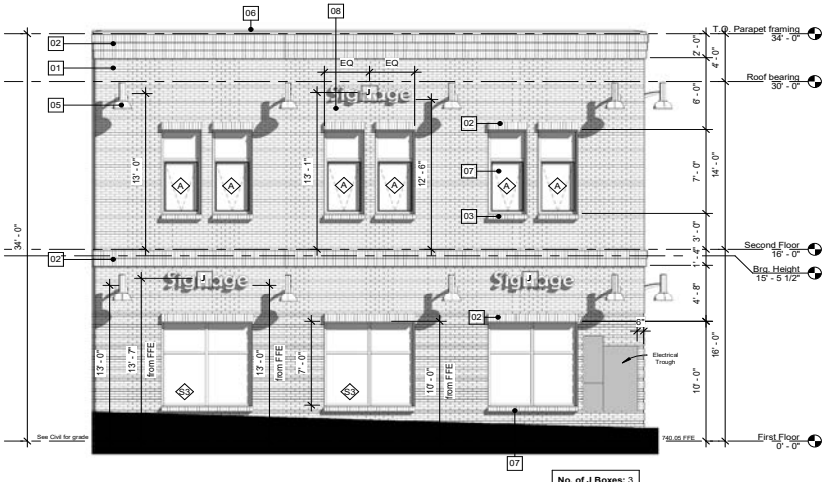
Site Plan



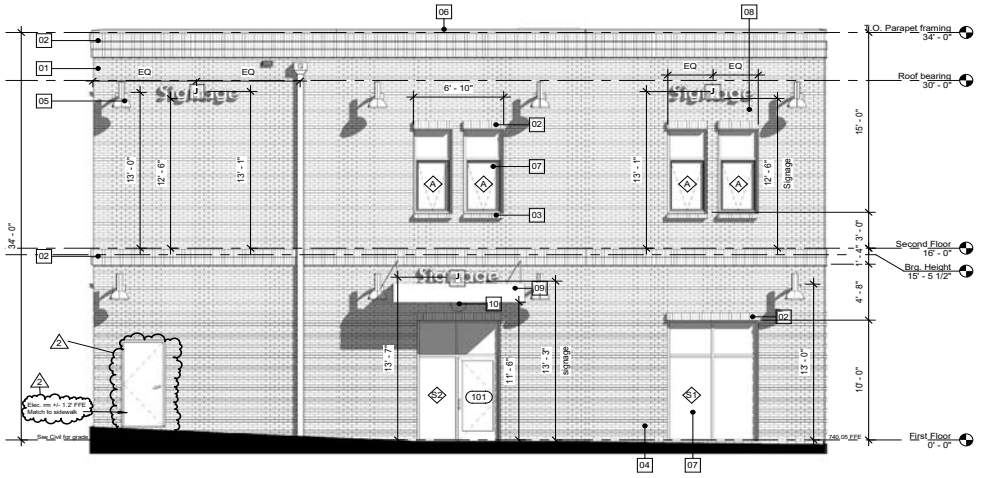
4 STREET ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

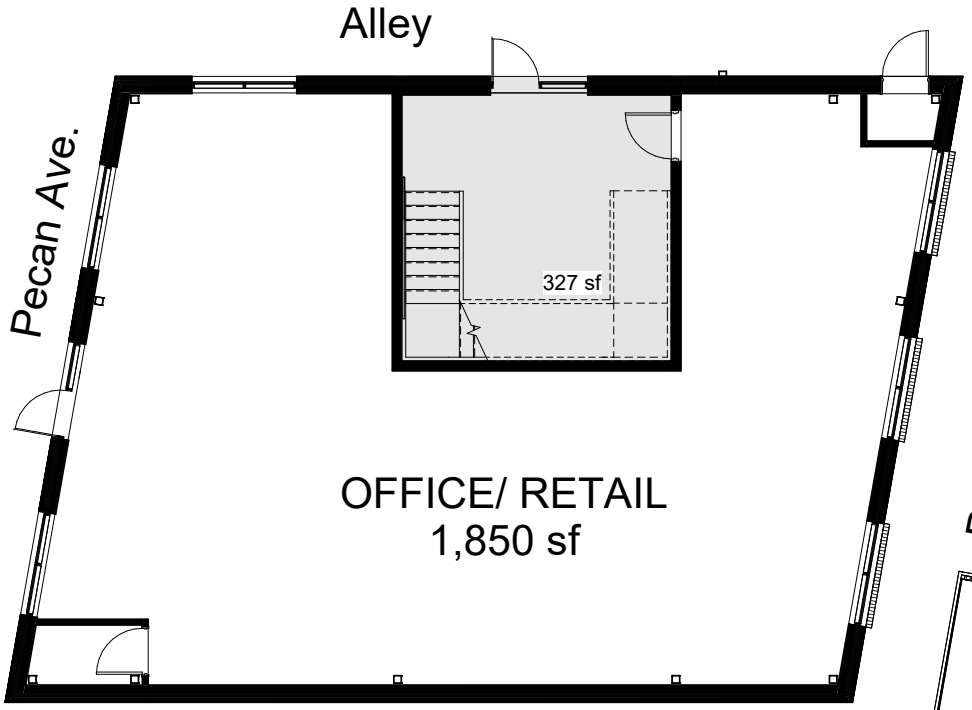


2 EAST ELEVATION (PARKING SIDE)
3/16" = 1'-0"



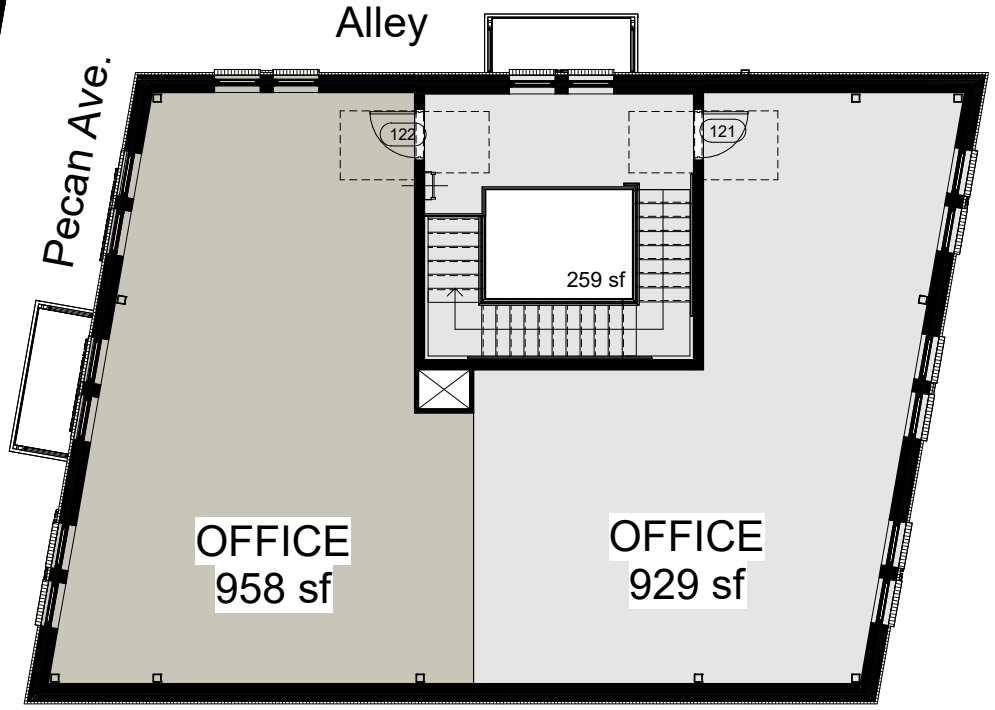
1 ALLEY ELEVATIONS
3/16" = 1'-0"

1306 PECAN AVE.
CHARLOTTE, NC 28205



FIRST FLOOR

* assembly uses with an occupant load of 50 or less can be considered a business use.



SECOND FLOOR

HELD ARCHITECTURE
www.heldarch.com
Vlado Novakovic

NOVA'S 2.0

Leasing Plan _LP01

Project number	2319
Date	03/04/25
Scale	1/8" = 1'-0"

Market Overview





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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.