

Available
For Lease
Office or Retail



1204 Central Avenue

Charlotte, NC

ABOUT:

Located in the heart of the Plaza-Midwood neighborhood, 1204 Central Avenue is well positioned at the intersection of Hawthorne Lane. This build to suit space is ideal for retail or office space. Ample shared parking is planned.

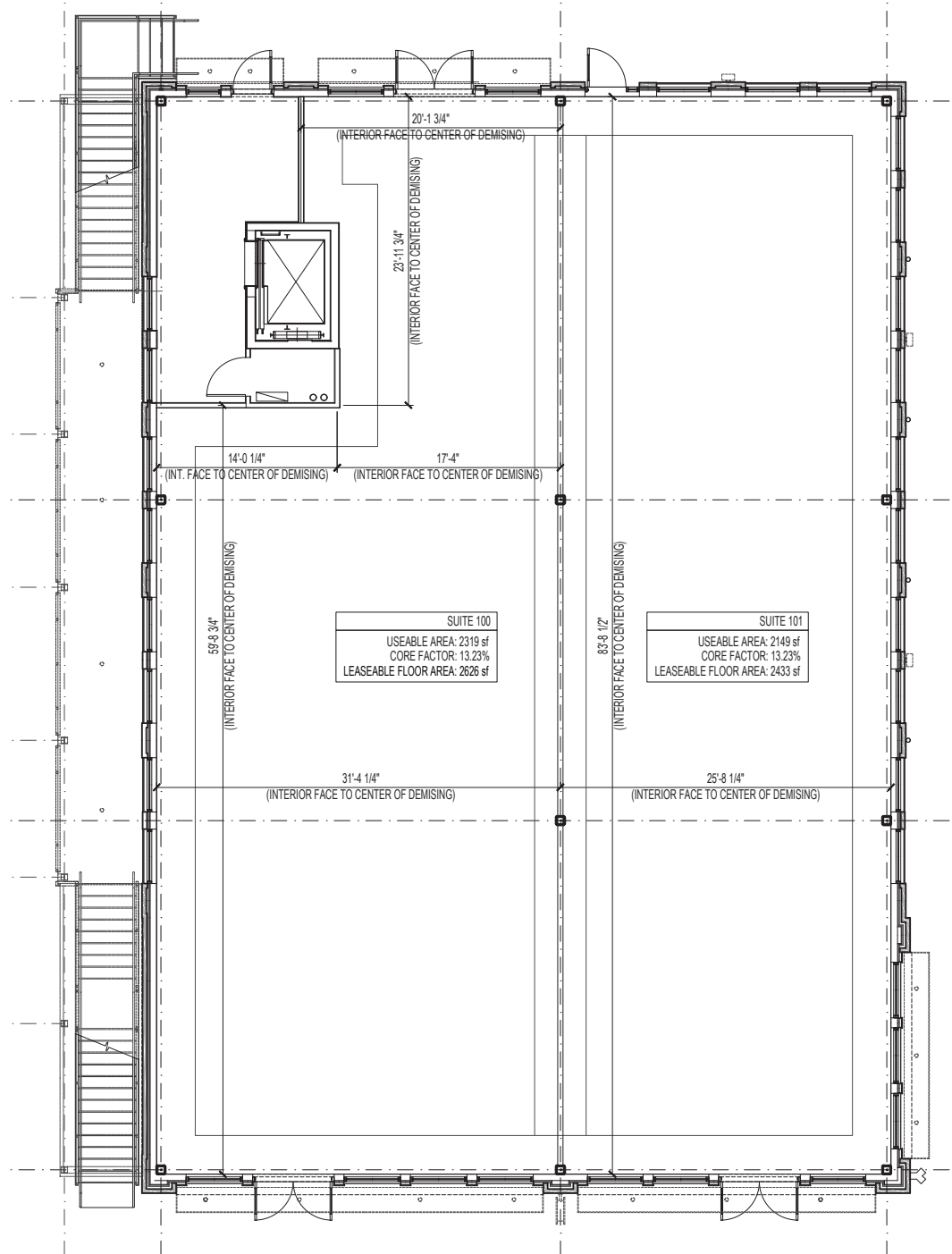
SITE ATTRIBUTES:

- Available SF: 2,433-5,059 first floor
- Zoning: B-2 PED
- Lease Rate: \$30-\$36 SF/NNN

Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,195	115,552	284,130
Daytime Employees	22,295	169,673	255,856
Average HH Income	\$97,123	\$88,952	\$74,515

Traffic Counts:
Central Avenue - ~30,000 VPD





Lease Outline Drawing (Ground Level)
Scale: 3/32" = 1'-0" @ Letter Size

1204 Central Ave.

Charlotte, North Carolina
02.16.18
Proj #1506



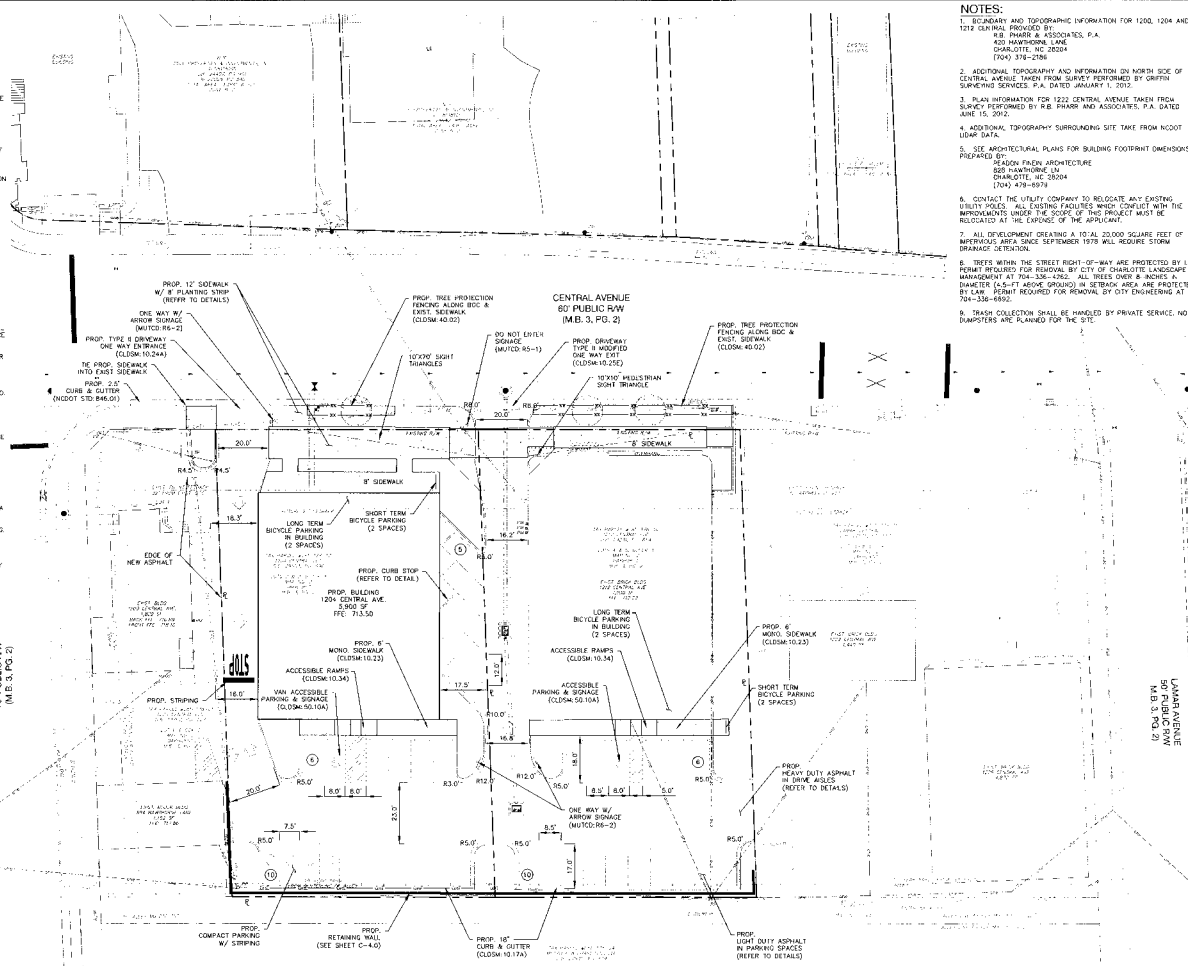
peadon | finein
architecture

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
3. LAND DEVELOPMENT EXISTENCE SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
4. NON-STANDARD ITEMS (E.G. PAVING, IRRIGATION SYSTEMS, ETC.) IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION @ (704) 376-2562.
5. ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RIGHT-OF-WAY PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RIGHT-OF-WAY PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ROAD AND TRAFFIC CONTROL HANDBOOK (R&TCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1565.
6. CONSTRUCTION STAGING WITHIN CITY RIGHT-OF-WAY LASTING MORE THAN 30 DAYS REQUIRES A RIGHT-OF-WAY LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION AT (704) 336-2562.
7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
8. ALL CONCRETE SHALL BE CURED WITH 100% BLEND BASH, WHITE PROMOTED DURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE I, APPLIED AT ONE GALLON TO 400 SF WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
9. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOLID APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
10. ALL EROSION SHALL BE PERFORMED BY THE DEVELOPER AT HIS/HER OWN COST TO THE CITY.
11. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, TRAFFIC MARKINGS AND TRAFFIC WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (WAT&CH).
12. SUB GRADE FOR SIDEWALKS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL, TROWEL AND LIGHT BROWN PAVING AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOWELED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 40 FEET. THE SIDEWALK SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
13. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEO-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD DRAIN TO BE INSTALLED PER CLDSM 30.05.
14. SUBSURFACE DRAINAGE (FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR).
15. 40% DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILLING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
16. CONTRACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
17. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
18. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT (704) 336-4262. ALL TREES OVER 8-INCHES IN DBH FOR 14.5-17' ABOVE GROUND IN STREET AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT (704) 336-6662.
19. CURB AND GUTTER DOWNSIDE OF PLANTING AND CROWN ARE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
20. ALL SHALLOWS DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
21. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS LANE @ (704) 336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-TO-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
22. DETENTION AND STREET CLOSURE PERMITS ARE REQUIRED FOR CITY STREET. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION @ (704) 336-4262 OR VISIT WWW.CHARLOTTE-NC.GOV/DEPARTMENT/TRANSPORTATION/STREET-MAINTENANCE/HOLIDAYS

DEVELOPMENT SUMMARY

1X1 PARCEL ID #	1004 CENTRAL:	081-178-17
	1212 CENTRAL:	081-178-10
SITE AREA		
1004 CENTRAL:	0.40 AC	
1212 CENTRAL:	0.41 AC	
COMBINED:	0.81 AC	
EXISTING ZONING	B-2 (PED OVERLAY)	
SETBACKS		
FRONT:	32' (FROM BOC)	
SIDE:	0'	
REAR:	5'	
MAX. BUILDING HEIGHT	100'	
PROPOSED USE	MEDICAL OFFICE	
1004 CENTRAL:		
1212 CENTRAL:		
BUILDING SQUARE FOOTAGE		
1004 CENTRAL:	9,200 SF	
1212 CENTRAL (EXIST BLDG):	7,200 SF	
TOTAL:	12,800 SF	
VEHICLE PARKING		
1004 CENTRAL:		
REQUIRED:	10 SPACES (1 PER 600 SF)	
PROPOSED:		
REGULAR:	16 SPACES	
COMPACT:	4 SPACES	
HANDICAP:	1 SPACE	
TOTAL:	21 SPACES	
1212 CENTRAL:		
REQUIRED:	12 SPACES (1 PER 600 SF)	
PROPOSED:		
REGULAR:	15 SPACES	
HANDICAP:	1 SPACE	
TOTAL:	16 SPACES	
BICYCLE PARKING		
1004 CENTRAL:		
REQUIRED (MEDICAL OFFICE):		
LONG TERM:	2 SPACES	
SHORT TERM:	1 SPACE (5% PER AUTO)	
PROPOSED:		
LONG TERM:	2 SPACES (INSIDE BLDG)	
SHORT TERM:	2 SPACES	
1212 CENTRAL:		
REQUIRED (OFFICE):		
LONG TERM:	2 SPACES	
SHORT TERM:	2 SPACES	
PROPOSED:		
LONG TERM:	2 SPACES (INSIDE BLDG)	
SHORT TERM:	2 SPACES	



NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION FOR 1204, 1204 AND 1212 CENTRAL PROVIDED BY: J.B. FINN AND ASSOCIATES, P.A. 430 HAWTHORNE LANE CHARLOTTE, NC 28204 (704) 376-2566
2. ADDITIONAL TOPOGRAPHY AND INFORMATION ON NORTH SIDE OF CENTRAL AVENUE TAKEN FROM SURVEY PERFORMED BY: J.B. FINN AND ASSOCIATES, P.A. DATED JANUARY 1, 2012.
3. SURVEY INFORMATION FOR 1212 CENTRAL AVENUE TAKEN FROM SURVEY PERFORMED BY: J.B. FINN AND ASSOCIATES, P.A. DATED JUNE 15, 2012.
4. ADDITIONAL TOPOGRAPHY SURROUNDING SITE TAKEN FROM NCDOT LIDAR DATA.
5. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: J.B. FINN ARCHITECTURE 828 HAWTHORNE LANE CHARLOTTE, NC 28204 (704) 478-8979
6. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
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9. TRASH COLLECTION SHALL BE HANDLED BY PRIVATE SERVICE. NO CHAMPERS ARE PLANNED FOR THE



The Nichols Company
600 Queens Road
Charlotte, NC 28207

1204/1212 Central

Site Plan

1212 Central Avenue Charlotte, NC



Project No. 15-002
Date: May 2, 2015
Designed by: udp
Drawn by: udp
Scale: 1" = 20'
Sheet No. 1

C-3.0

FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION







JIMMY FLOWERS | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
JFlowers@thenicholscompany.com | www.thenicholscompany.com | 600 Queens Rd. Charlotte, NC 28207

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.