

1200 CENTRAL AVE

CHARLOTTE, NORTH CAROLINA 28204



CONTACT FOR DETAILS

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Available Office for Lease

1,061 SF OFFICE OFF CENTRAL AVENUE IN PLAZA MIDWOOD

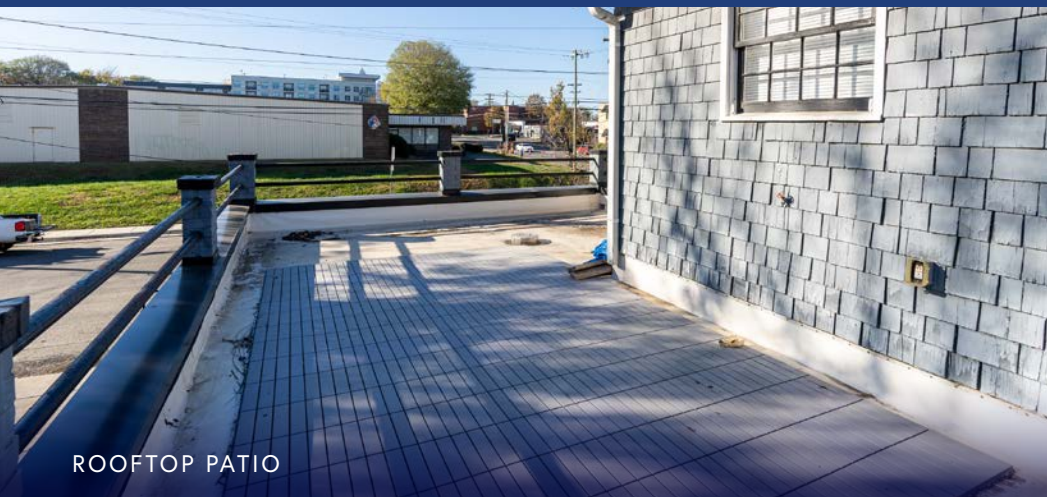
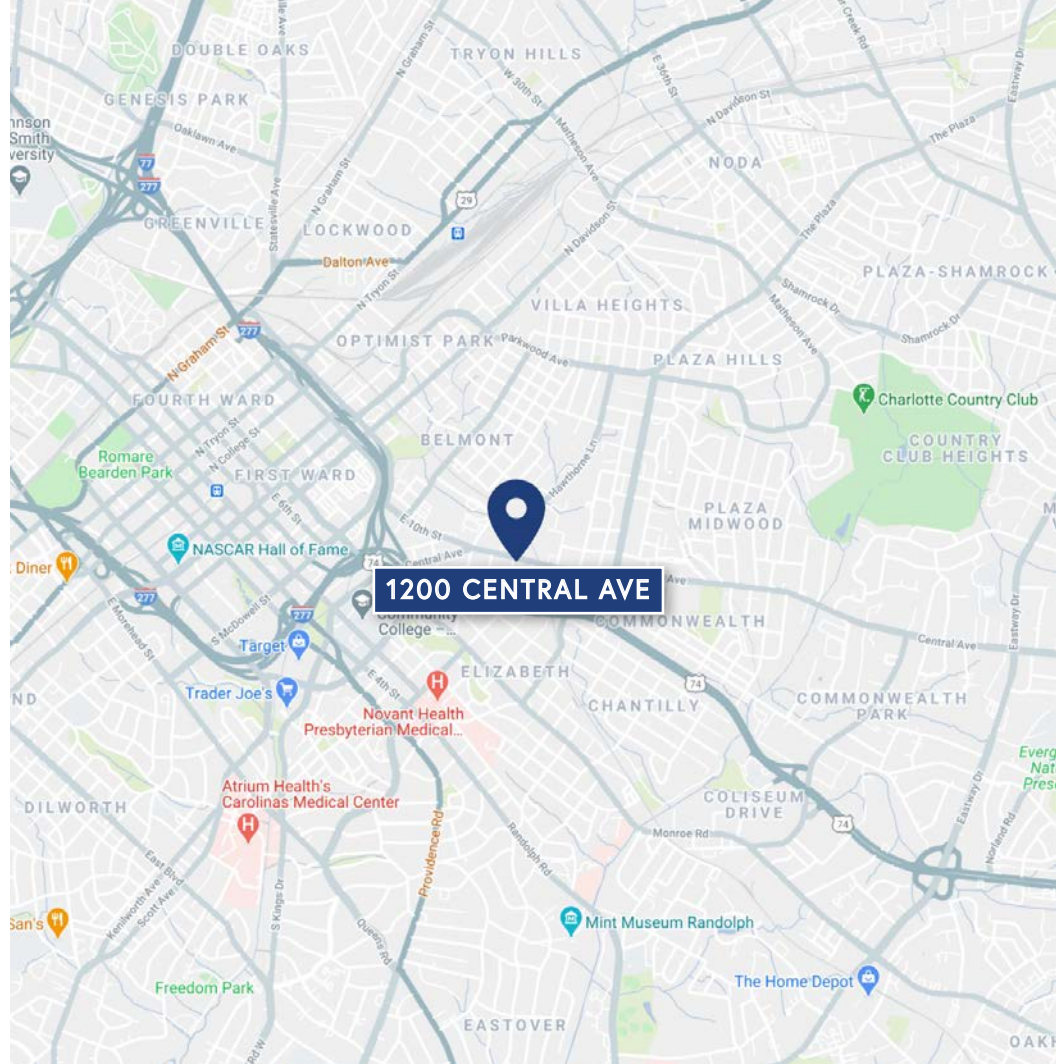
PROPERTY OVERVIEW

1200 CENTRAL AVE

Opportunity to lease office space in the heart of Plaza Midwood. This historic building sits on the corner of Central Avenue and Hawthorne Lane, within walking distance to various retail, office, high-rise residential units, and the Gold Line Streetcar Station at Sunnyside Avenue. The building offers tons of character, lots of natural light, and hard corner visibility.

PROPERTY DETAILS

Address	1200 Central Avenue Charlotte, NC 28204
Available SF	1,061 SF Available for Lease
GLA	2,565 SF
Use	Office/Retail
Year Built	Historic Building built in 1920
Zoning	B-2
Traffic Counts	Central Avenue 25,000 VPD
Lease Rate	Call for Leasing Details
Additional Details	Roof patio for 2nd story tenant



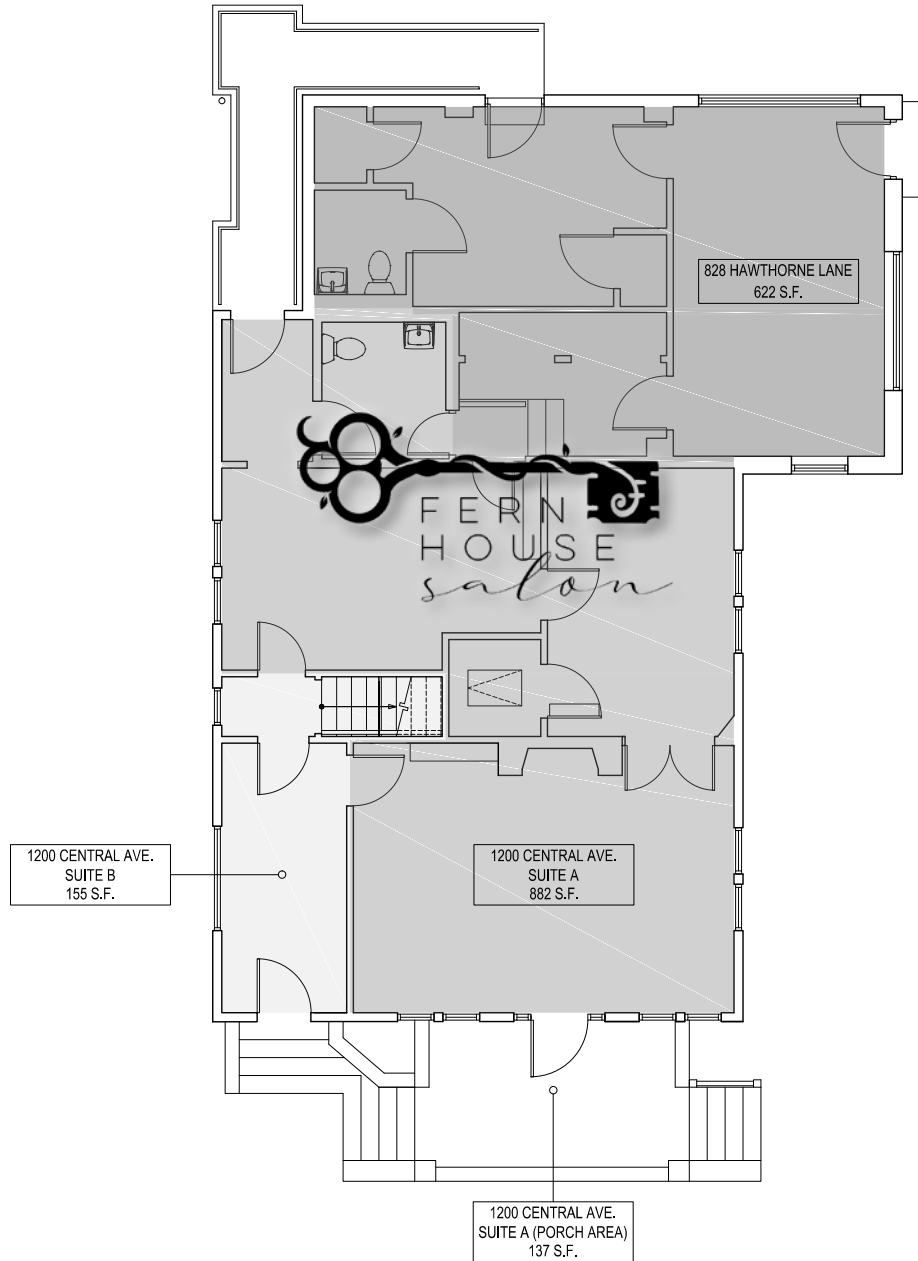
ROOFTOP PATIO

DEMOGRAPHICS

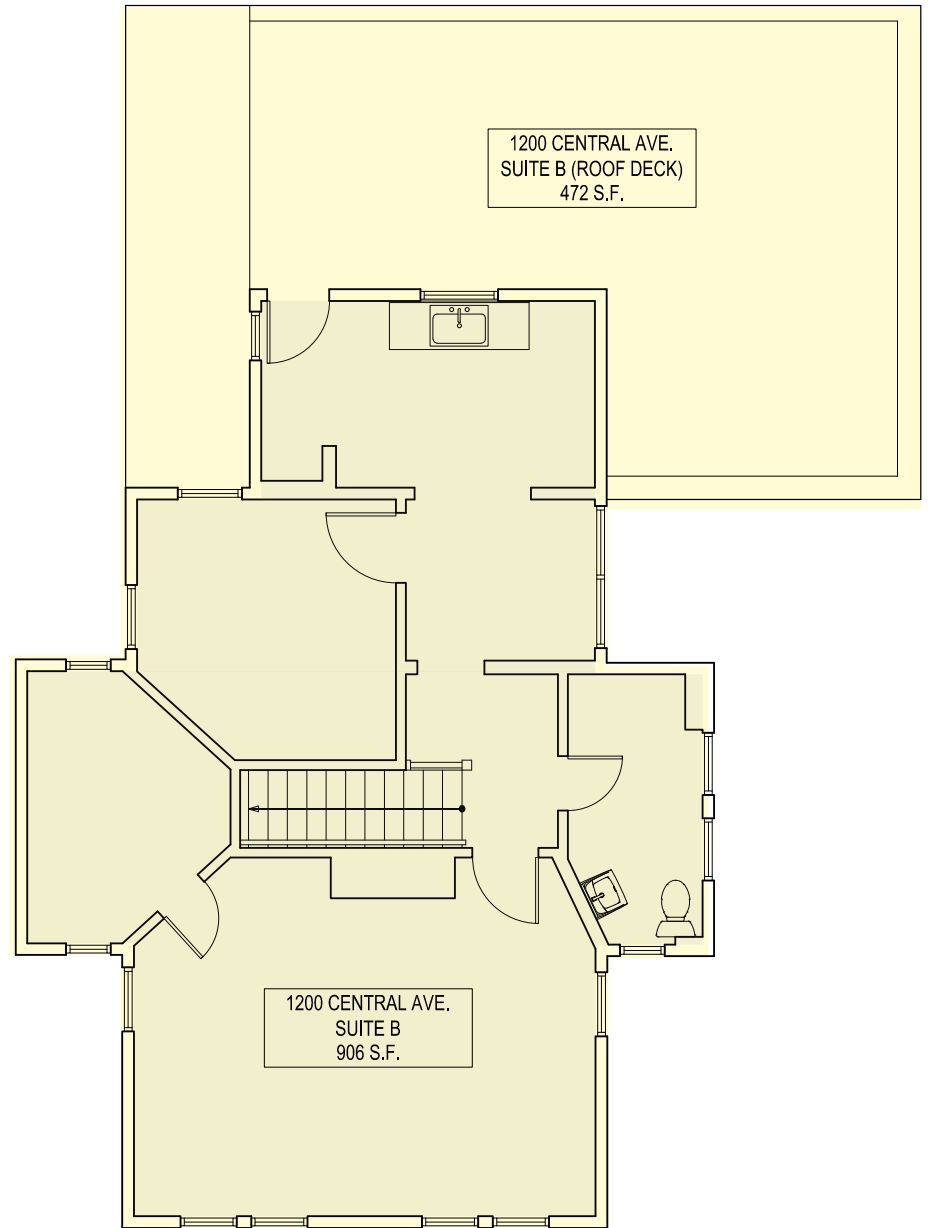
RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	17,921	127,168	285,436
Avg. Household Income	\$97,402	\$108,535	\$91,247
Median Household Income	\$63,392	\$66,059	\$53,176
Households	7,809	59,278	122,132
Daytime Employees	27,111	146,300	231,343

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR | 1,061 SF AVAILABLE



PLAZA MIDWOOD CHARLOTTE, NC

Plaza Midwood is located approximately one mile east of Uptown Charlotte. Known for its eclectic vibe, it boasts a mixture of art galleries, locally owned shops and unique restaurants. Recent years have witnessed its resurgence as a vibrant, highly sought after, neighborhood with numerous multi-family developments being completed.

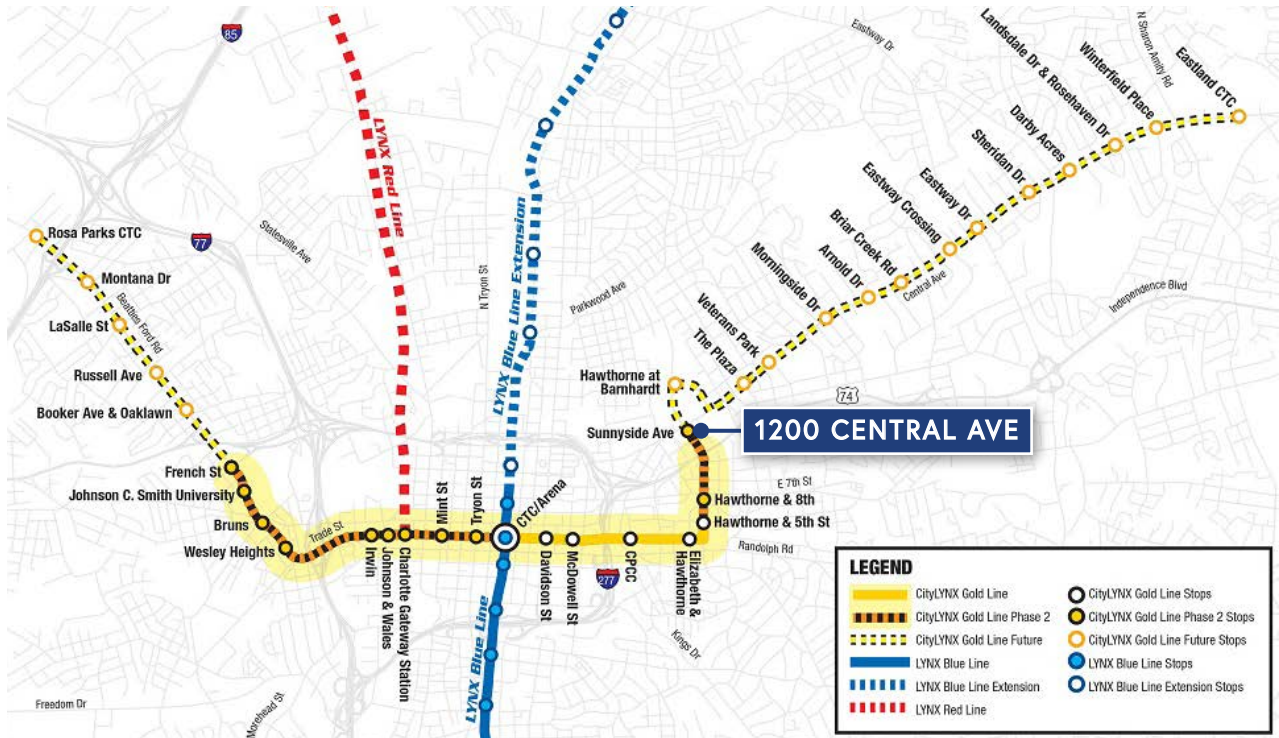


LYNX GOLD LINE

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

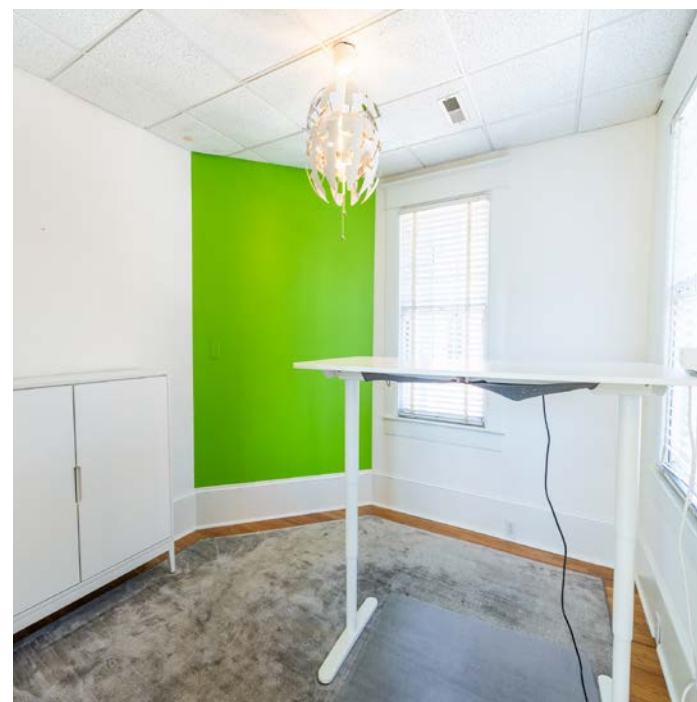
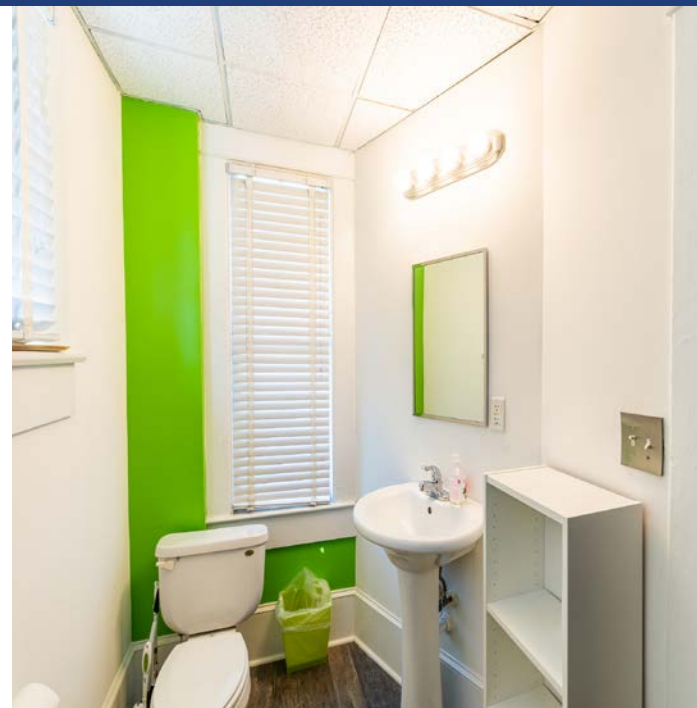
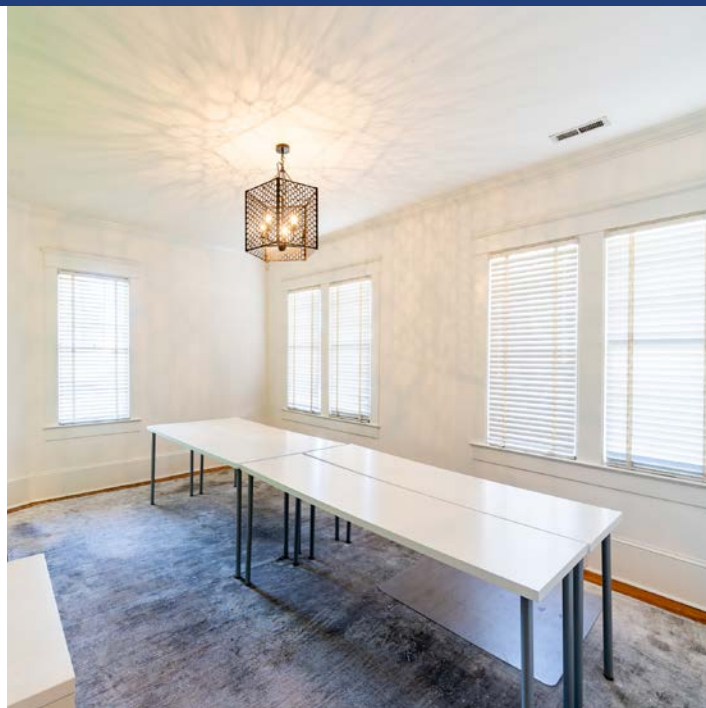
- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



MARKET OVERVIEW



INTERIOR PHOTOS





NEIGHBORING RETAIL

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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.