

 RETAIL FOR LEASE

2408 Central Avenue | Charlotte, NC





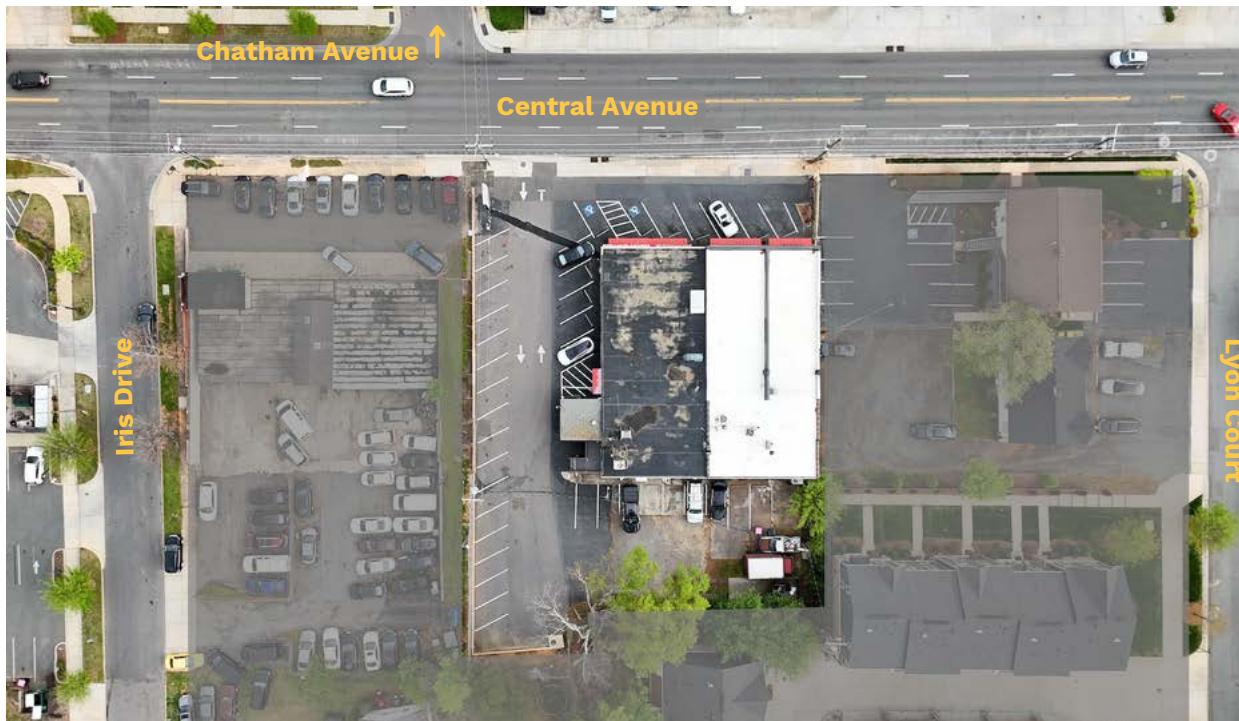
PROPERTY HIGHLIGHTS ∨

The Site

2408 Central is a 7,650 SF freestanding building currently demised into three suites with the ability to be combined for a single tenant. The site offers high visibility with a pylon sign on Central Avenue, which sees 20,000+ cars per day. Ample surface parking provides visitors convenient access.

 Plaza Midwood  1,900 - 7,650 SF

 36 parking spaces  Immediate delivery



Demographic Snapshot

Est. Population

| | |
|------|---------|
| 1 mi | 16,290 |
| 3 mi | 125,019 |
| 5 mi | 300,305 |

Est. # Households

| | |
|------|---------|
| 1 mi | 7,719 |
| 3 mi | 58,895 |
| 5 mi | 132,109 |

Avg. HH Income

| | |
|------|-----------|
| 1 mi | \$131,138 |
| 3 mi | \$135,561 |
| 5 mi | \$127,960 |

Daytime Population

| | |
|------|---------|
| 1 mi | 4,188 |
| 3 mi | 103,655 |
| 5 mi | 196,809 |

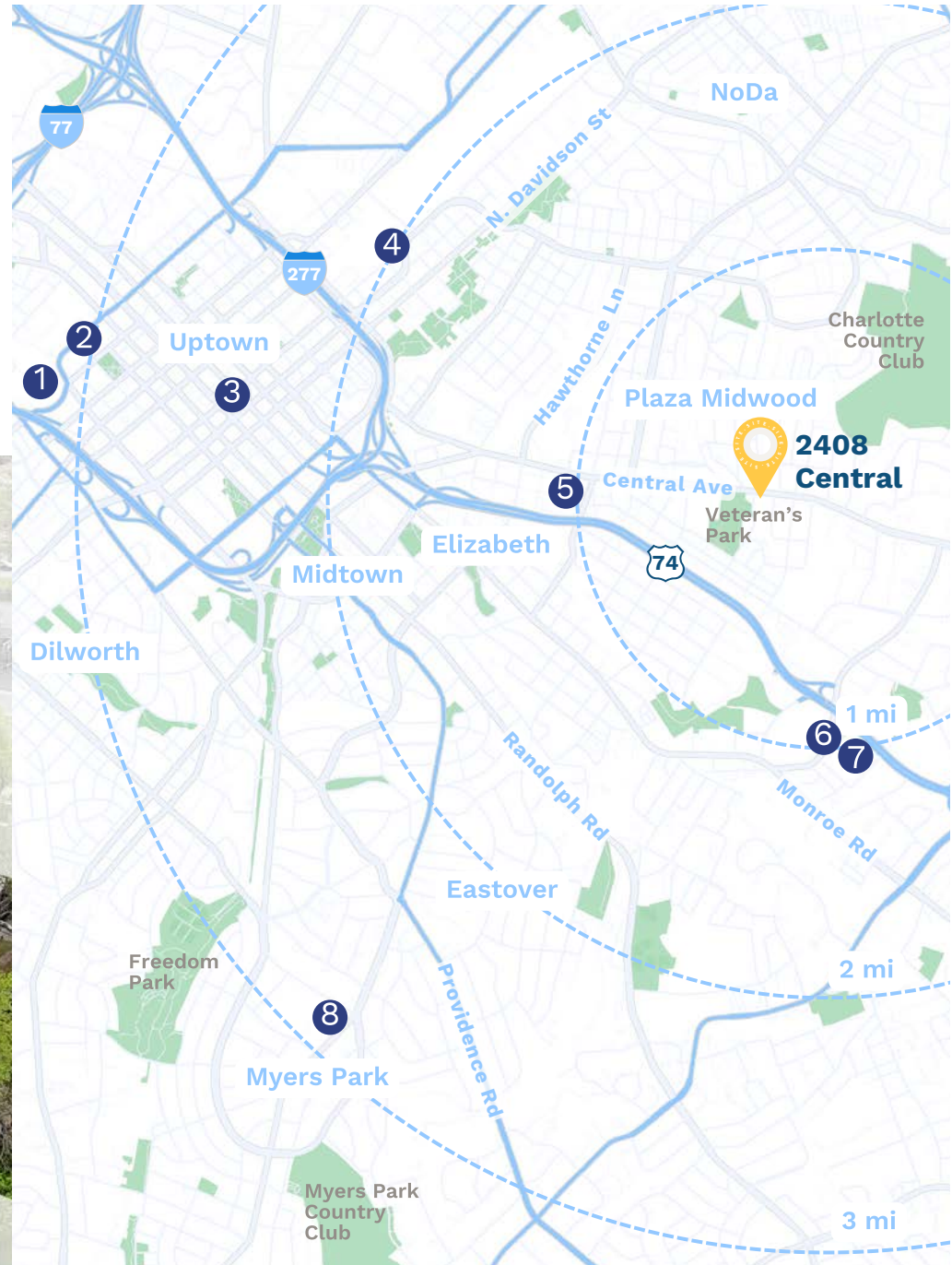
LOCATION

The Site

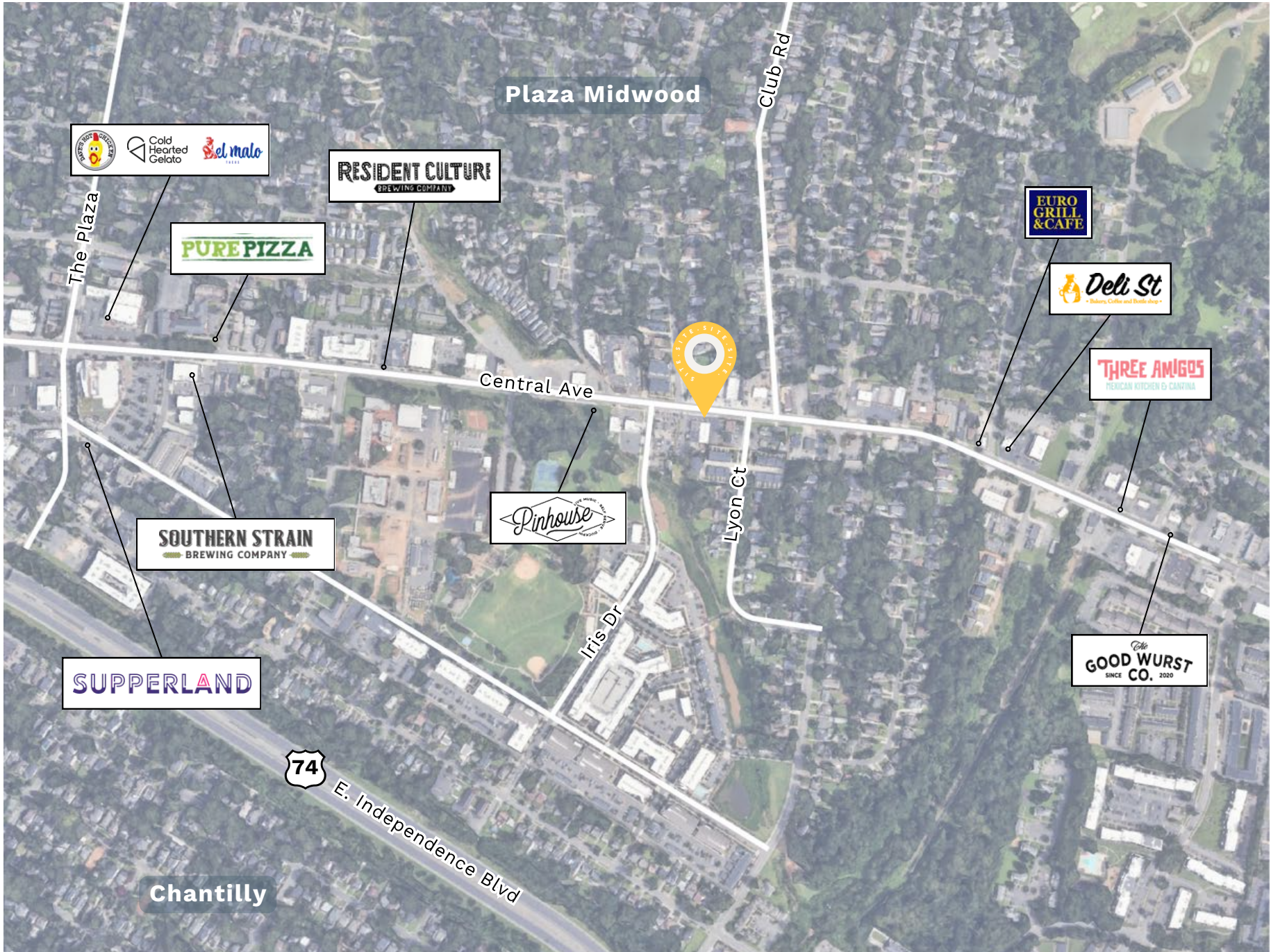
Located just two miles to the southeast of Uptown Charlotte, 2408 Central Avenue is ideally positioned along the premier infill corridor in the rapidly growing Plaza Midwood neighborhood.

Charlotte Landmarks

- | | |
|----------------------------|-----------------------|
| 1. Bank of America Stadium | 5. Commonwealth |
| 2. Truist Field | 6. Bojangles Coliseum |
| 3. Spectrum Center | 7. Ovens Auditorium |
| 4. Optimist Hall | 8. Queens University |



NEARBY RETAIL ▾



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ACCESSIBILITY Ingress/Egress

Two curb cuts for easy entrance/exit

Central Avenue

VISIBILITY

Large Pylon Signage

Central Avenue sees 20,000+ vehicles per day

LOADING

Dock High Door



FLEXIBILITY

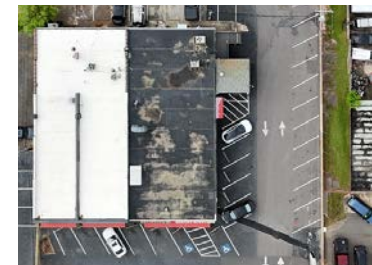
Demising Options

The space is demised into three suites, but could be leased to one user

CONVENIENCE

Ample Surface Parking

36 spaces



7,650 SF

3,800 SF

1,900 SF

1,900 SF





2408 Central Avenue

Charlotte, NC 28206



GET IN TOUCH

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