

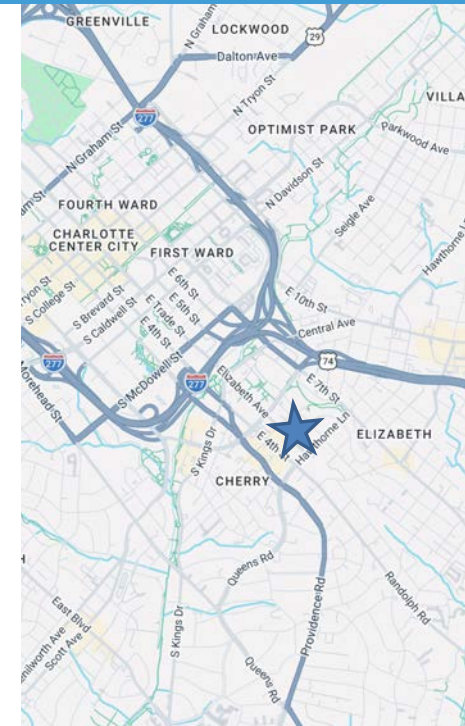
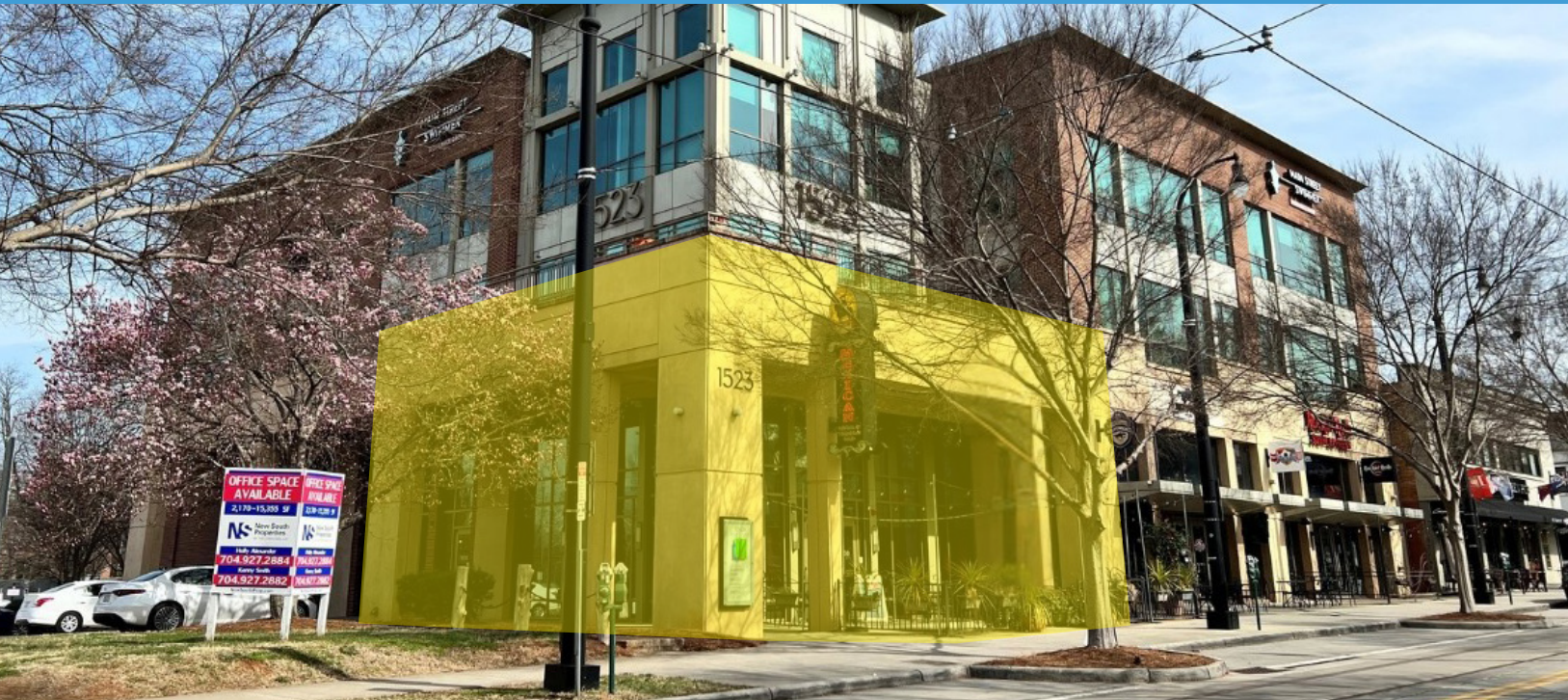
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 110, CHARLOTTE, NC 28204

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

SECOND GENERATION RESTAURANT SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 3,713 SF second generation restaurant space available
- Excellent parking
- Patio dining
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor (average daily segment ridership is 1,748 people)
- Within walking distance to offices, residences, Novant Hospital and CPCC
- Convenient to Uptown & Plaza Midwood
- Surrounding restaurants & retailers include Rock N Roll

Sushi, Pizza Baby, Tajhouse, Viva Chicken, ISI Elite Training, The Custom Shop, The Visulite, and Elizabeth Creamery

- **Asking Price: \$35/SF NNN**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 15,944
3 Miles: 146,504
5 Miles: 311,914



AVG. HH INCOME

1 Mile: \$154,203
3 Miles: \$168,816
5 Miles: \$145,986



DAYTIME EMPLOYEES

1 Mile: 31,324
3 Miles: 124,955
5 Miles: 228,237

BROKER CONTACT

HOLLY ALEXANDER

704.927.2884

halexander@newsouthprop.com

KENNY SMITH

704.927.2882

ksmith@newsouthprop.com



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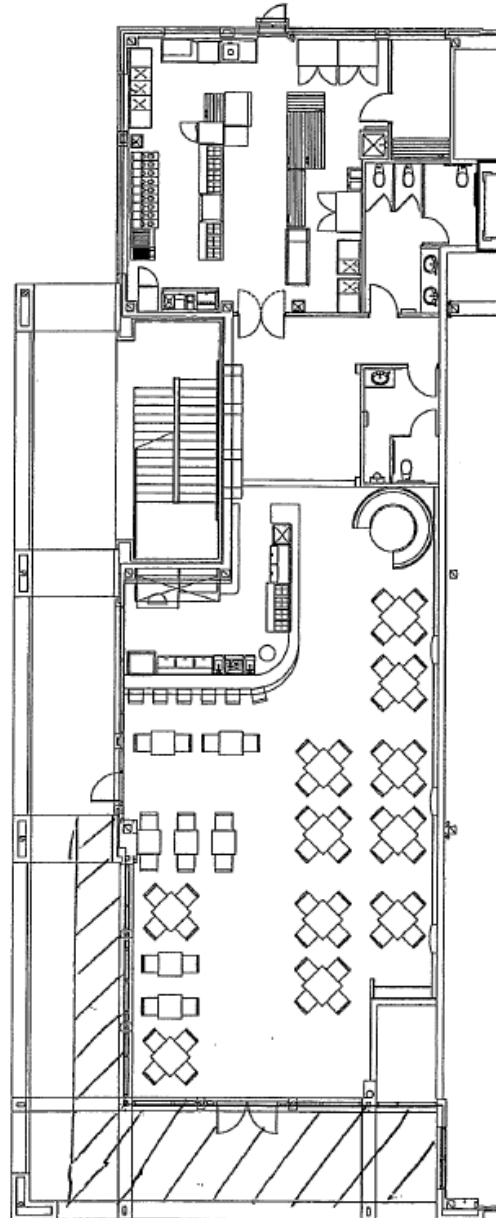
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EXISTING
FLOOR PLAN

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HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

ELIZABETH AVENUE

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AERIAL

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