

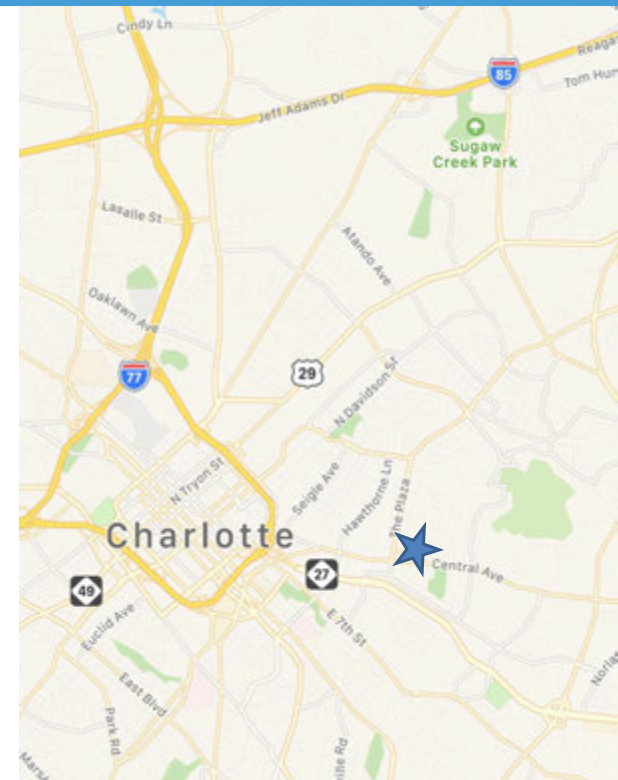
MIDWOOD STATION

2017 CENTRAL AVENUE, CHARLOTTE, NC

OFFICE/RETAIL
SPACE FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/-2,640 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



Midwood Station is located in the heart of Plaza Midwood. The mixed-use development is home to 97 residential units and 4,445 ground floor office/retail space. The sights, sounds and tastes of Plaza Midwood are within walking distance to your front door.

PROPERTY HIGHLIGHTS

- +/-2,640 square feet of ground floor office/retail space available
- Zoning: MUDD
- Exterior signage opportunities available
- 12 bike spaces
- 123 surface parking spaces, shared
- On street parking availability
- 97 residential units
- Lease Rate: \$32.50 per square foot full service
- Available immediately
- First class amenities available to tenants including a state-of-the-art fitness center and shared community center
- Visit www.midwoodstation.com

BROKER CONTACT

HOLLY ALEXANDER

704.927.2884

halexander@newsouthprop.com

KENNY SMITH

704.927.2882

ksmith@newsouthprop.com



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+/-2,640 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

DEMOGRAPHICS



POPULATION

1 Mile: 13,195
3 Miles: 115,552
5 Miles: 284,130



AVG. HH INCOME

1 Mile: \$97,123
3 Miles: \$88,952
5 Miles: \$74,515



DAYTIME EMPLOYEES

1 Mile: 22,295
3 Miles: 169,673
5 Miles: 255,856

TRAFFIC COUNTS

Central Avenue - 30,000 VPD



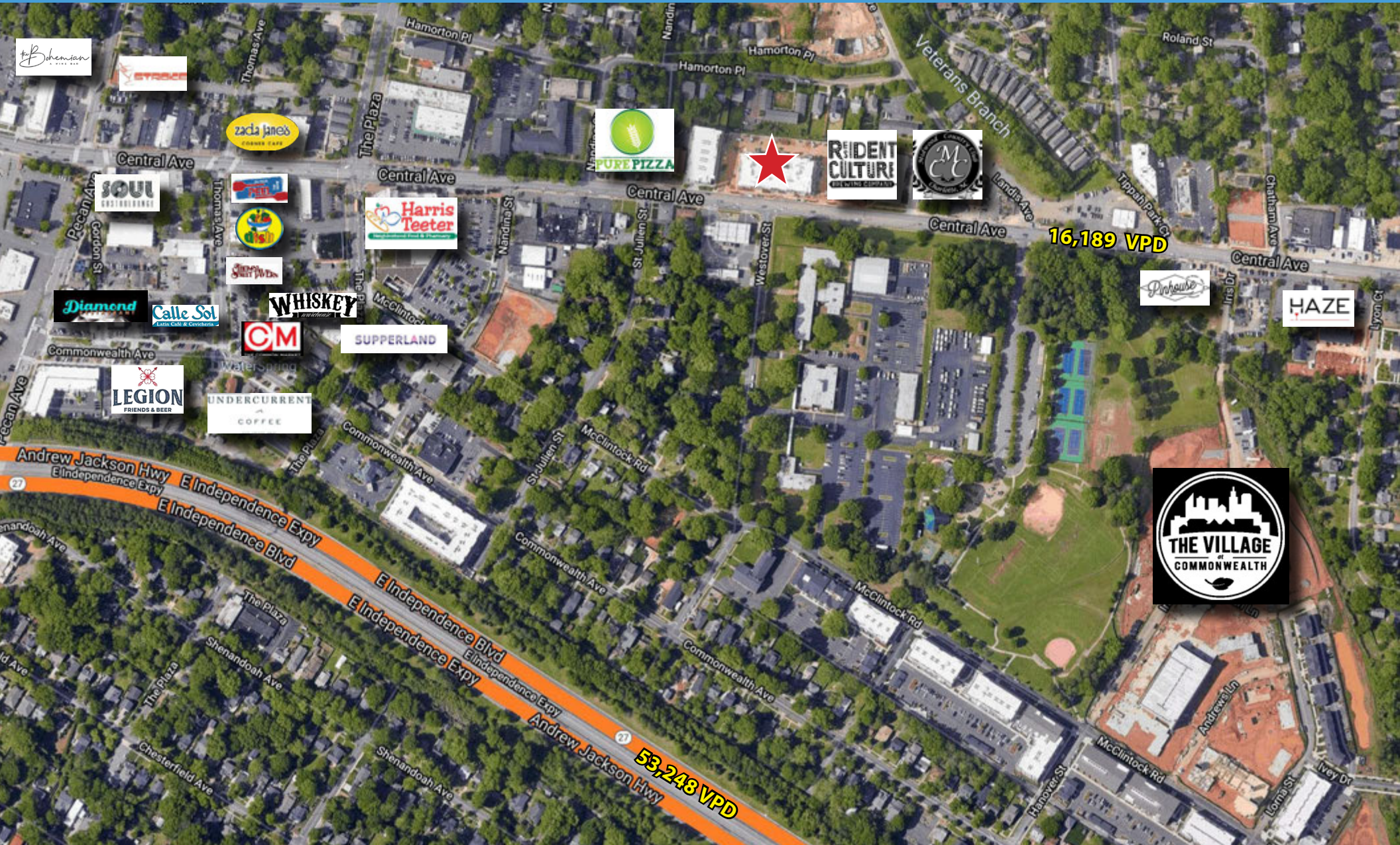
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AERIAL

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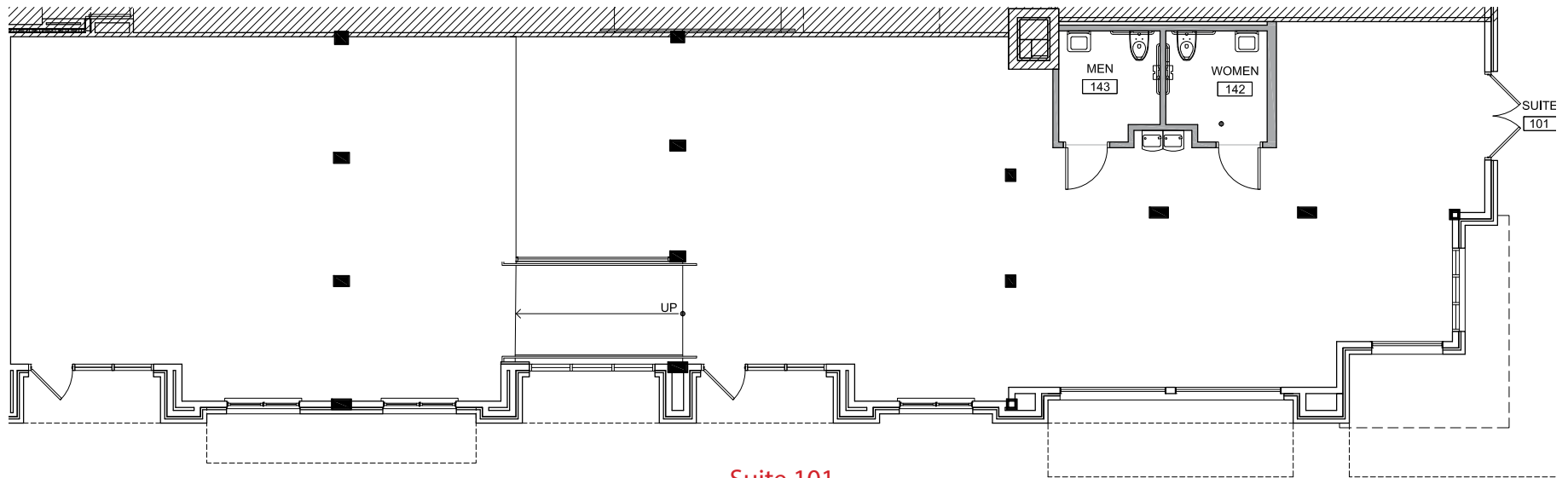


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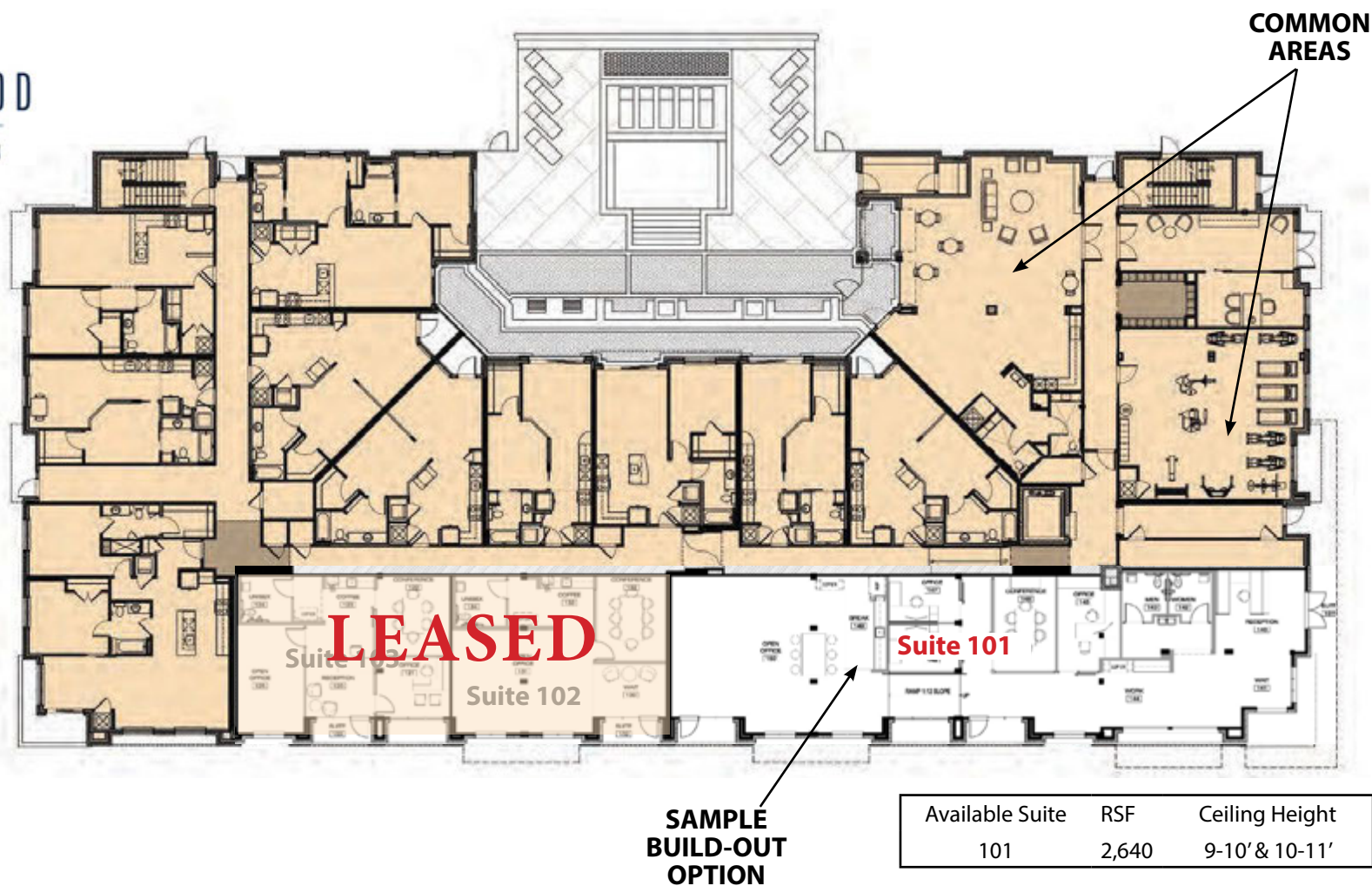
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Suite 101
2,640 SF Available
Warm Shell Condition (includes bathrooms)



+/-2,640 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



Available Suite	RSF	Ceiling Height
101	2,640	9-10' & 10-11'

