

1500

CENTRAL AVE

CHARLOTTE, NC

OFFERED FOR SALE

Infill, Irreplaceable
Location in Plaza Midwood
Neighborhood of Charlotte



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

1500 CENTRAL AVE CHARLOTTE, NC

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an infill, mixed use building in Charlotte, NC. The offering provides investors or users the opportunity to own a 5,420SF, 2nd generation restaurant building in one of Charlotte's premier and fastest growing neighborhoods, Plaza Midwood. The property most recently operated as a restaurant, with the interior containing a kitchen, a dining room, and an outdoor seating area.

The asset is positioned about 2 miles from uptown Charlotte along Central Ave which connects bustling Uptown Charlotte with retail and residential heavy Plaza Midwood. The area has popular breweries, coffee shops, and restaurants that attract thousands of people daily. The neighborhood's walkability encourages foot traffic, benefiting local retailers and fostering a sense of community. Additionally, its growing popularity makes it a prime location for new businesses, enhancing the overall experience.

ASSET SNAPSHOT

Address	1500-1502 Central Ave, Charlotte, NC 28205
Property Offering	Restaurant Building
Building Size (GLA)	5,420 SF
Land Size	0.0839 Acres
Year Built	1932
Zoning	MUDD-O (Mixed-Use Development District)
Parking	On-Street parking available along Pecan and Thomas Avenues. Off-site paved parking located nearby.



 **303,115** PEOPLE
IN 3 MILE RADIUS

 **\$146,239** AHHI
IN 3 MILE RADIUS

 **20,000** VPD
CENTRAL AVE



HIGHLY WALKABLE AND AMENITIES PLAZA MIDWOOD NEIGHBORHOOD

Plaza Midwood has a 82 walkable score with over 8.5K homes in a 1-mile radius | Wide variety of local restaurants, bars, and shops are located in the area | Plaza Midwood has recently become Charlotte's first "Social District" allowing for to-go drinks in the streets



DENSE AND AFFLUENT SURROUNDING DEMOGRAPHICS

1-mile demographics include an AHHLI of \$146,239 and a population of 15,821 (1.34% annual growth rate since 2020) | Just under 4,500 multifamily units within a one mile radius



LOCATED IN THE HEART OF CHARLOTTE, NC

Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) | Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022) | 5th fastest growing city from 2021 to 2022 (population change: 15,217)



DIRECTLY NEXT DOOR TO THE COMMONWEALTH DEVELOPMENT

Spanning 12-acres, Commonwealth will deliver 100k SF of retail, 383 residences, a boutique hotel, and over 400,000 SF of Class A office space in the heart of the Plaza Midwood neighborhood.



FLEXIBLE ZONING

The property has been rezoned to MUDD-O (Mixed Use Development District) allowing for more flexible building use than surrounding properties



2ND GENERATION RESTAURANT SPACE

Restaurant infrastructure still in place minimizing out-of-pocket build out expenses for prospective restaurant users

FIRST FLOOR

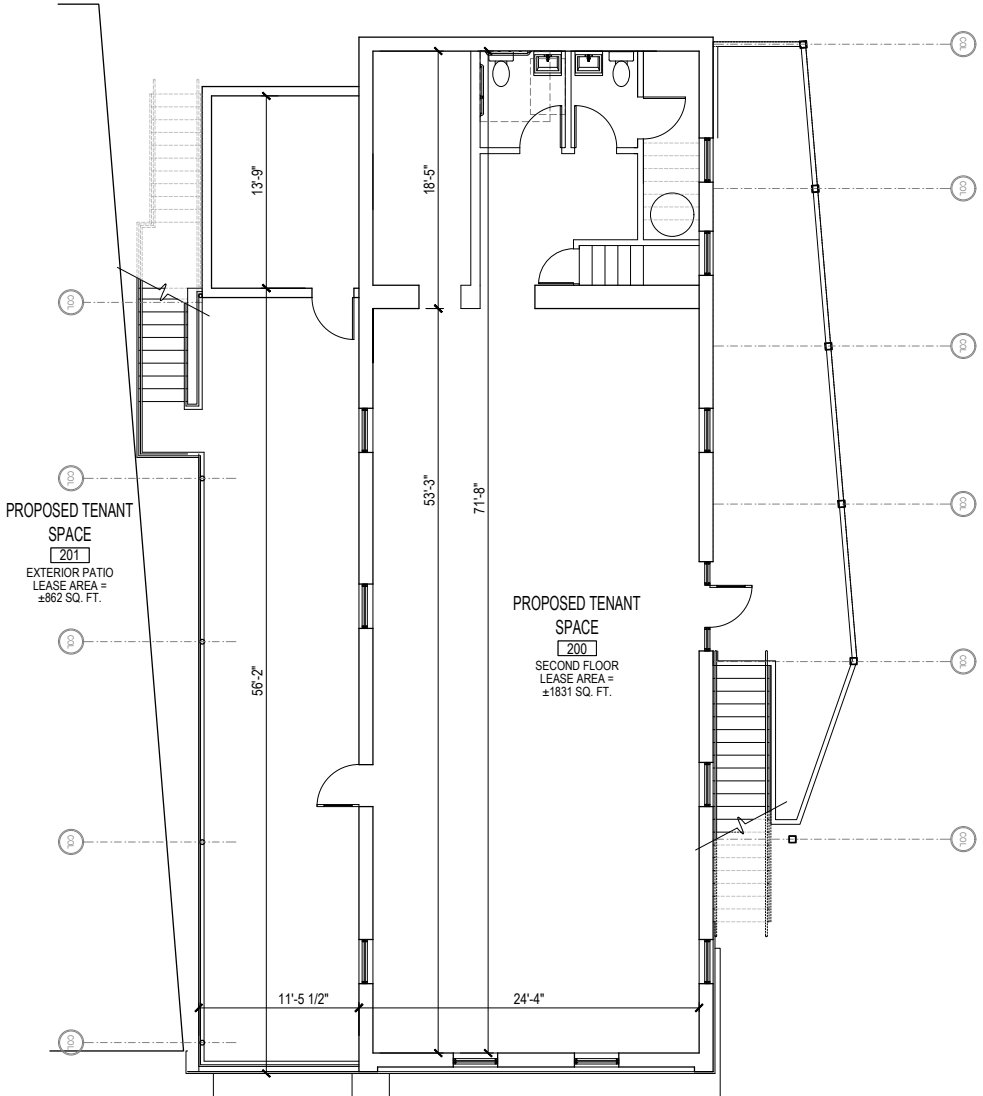
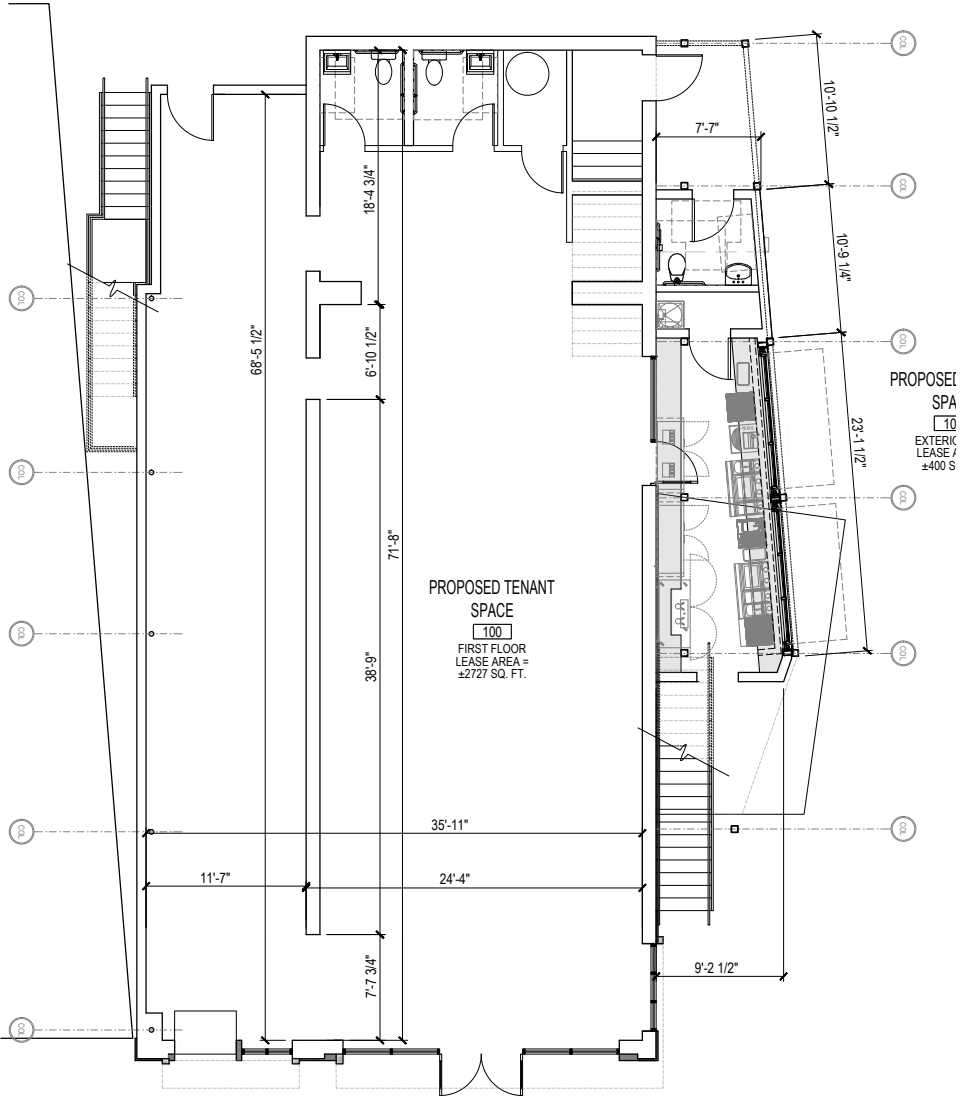
±2,727SF

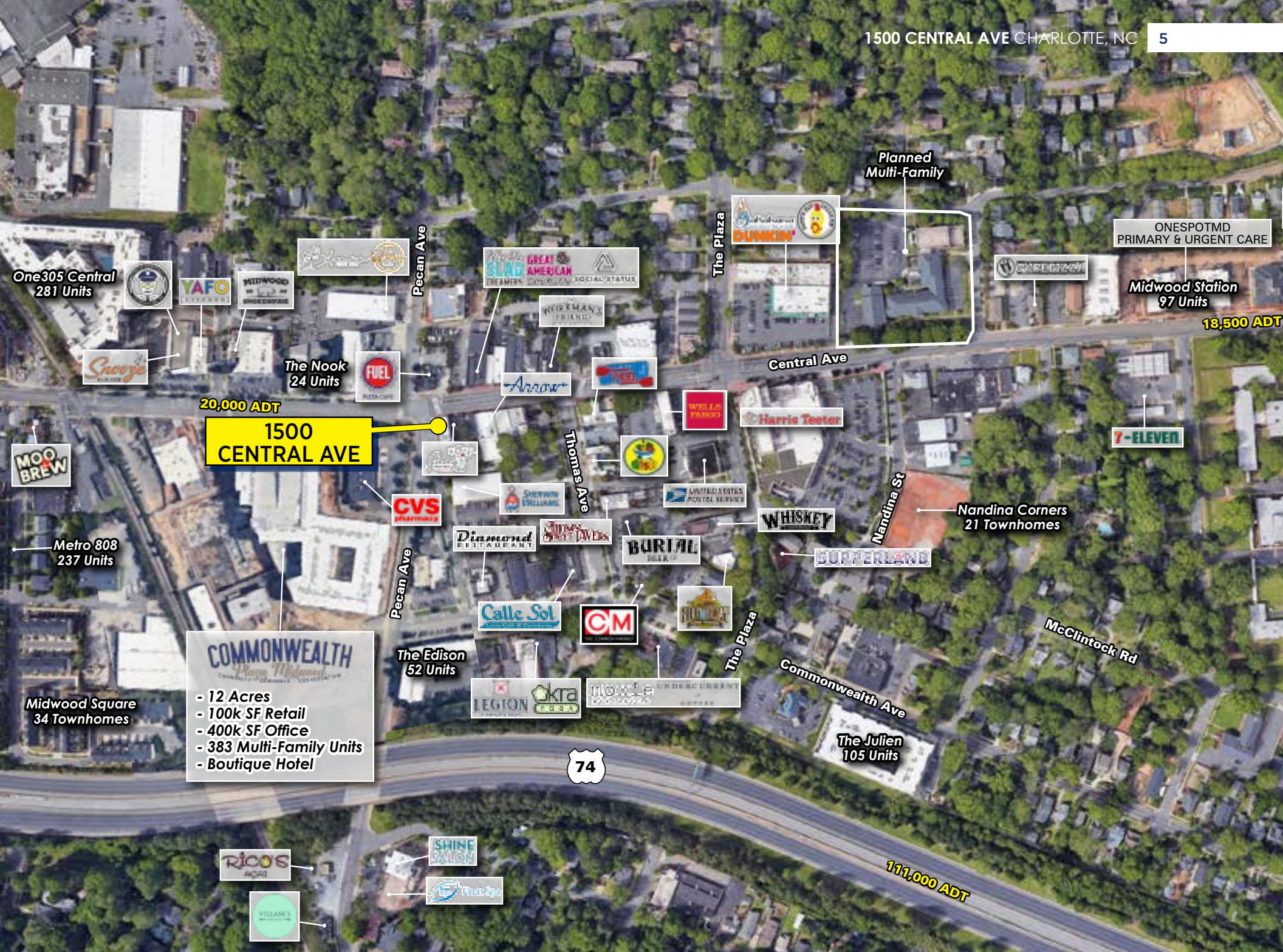
TOTAL

±5,420SF

SECOND FLOOR

±1,831SF
Patio: ±862 SF





1500 CENTRAL AVE

- 12 Acres
- 100k SF Retail
- 400k SF Office
- 383 Multi-Family Units
- Boutique Hotel

20,000 ADT

18,500 ADT

111,000 ADT

One305 Central
281 Units

The Nook
24 Units

Pecan Ave

The Plaza

Planned
Multi-Family

ONESPOTMD
PRIMARY & URGENT CARE

Midwood Station
97 Units

18,500 ADT

Central Ave

Thomas Ave

Nandina St

Nandina Corners
21 Townhomes

Pecan Ave

The Plaza

Commonwealth Ave

McClintock Rd

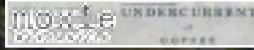
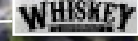
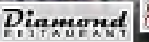
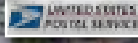
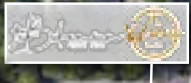
The Edison
52 Units

The Julien
105 Units



Metro 808
237 Units

Midwood Square
34 Townhomes





BEST BUY
Marshall's
TRADER JOE'S

petco
at home
TARGET

CPCC
42,955 Students

Uptown Charlotte
10 Min DT | 1.75 Mi.

The Gibson
250 Units

Elizabeth Square
267 Units

Metro 808
237 Units

Overton Row
323 Units

One305 Central
281 Units

74
111,000 VPD

Midwood Square
34 Townhomes

MOO BREW

Snooze




YAFO

MIDWOOD
DO IT AT
SMOKEHOUSE

The Nook
24 Units

Commonwealth
12 Acres | 100k SF Retail
| 400k SF Office |
383 Multi-Family Units |
Boutique Hotel



CVS
pharmacy

Central Ave - 20,000 VPD

milkbread

Bloom

Pecan Ave

FUEL
PIZZA CAFE

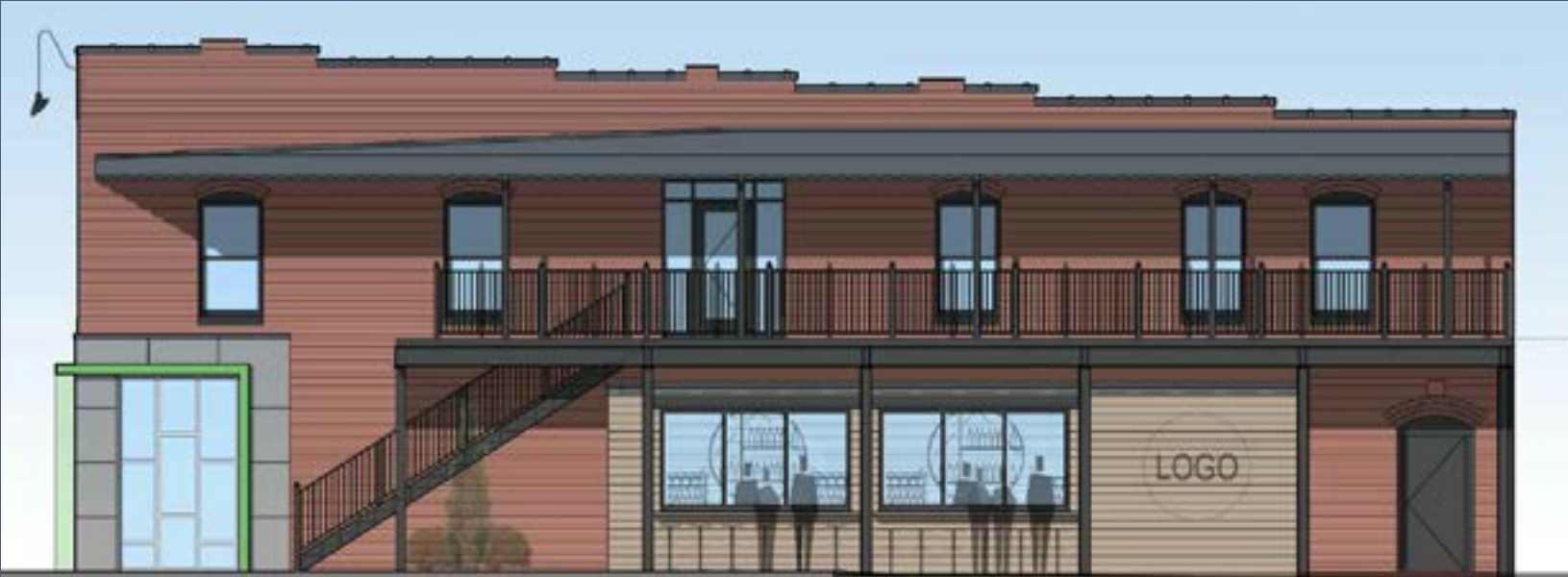
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CENTRAL AVE

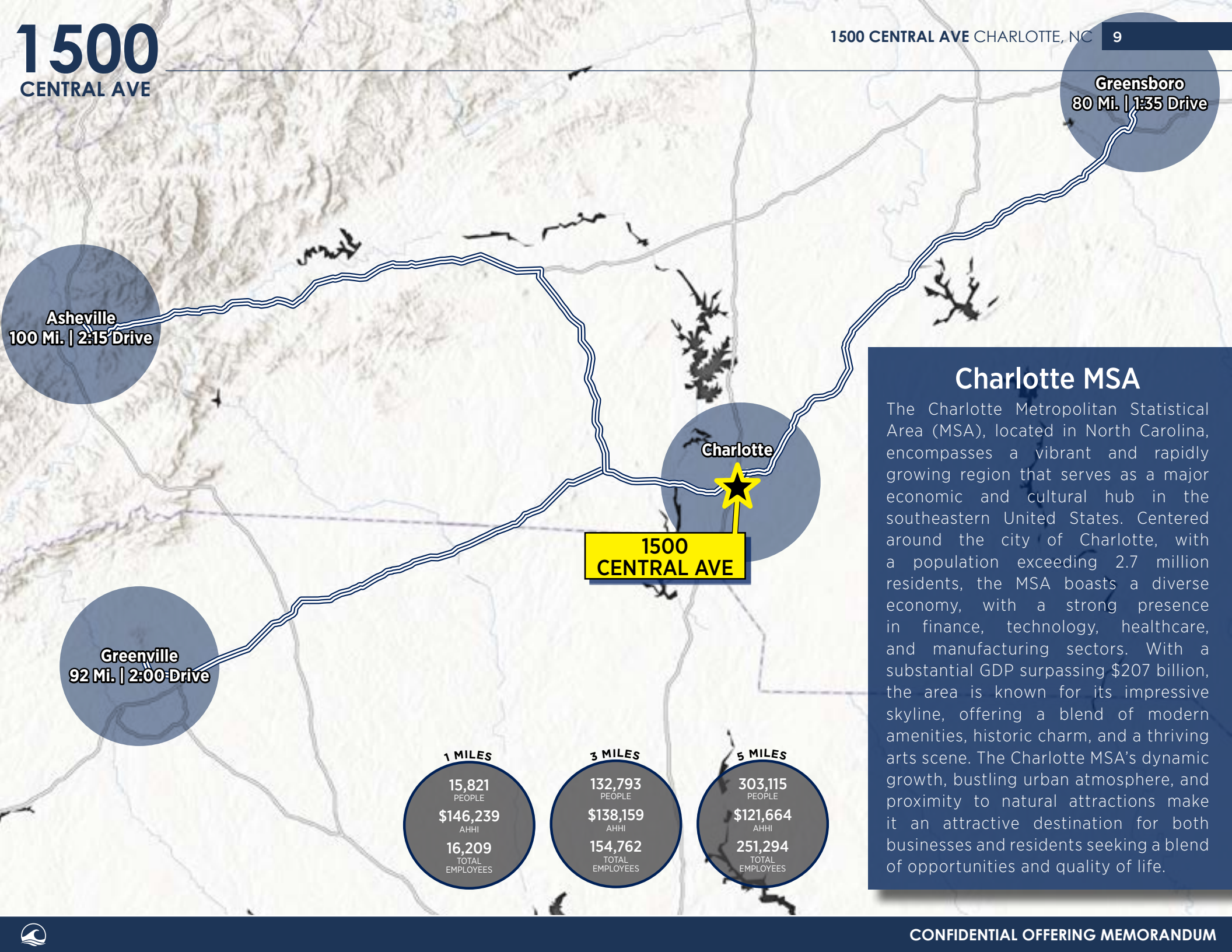


Known as Charlotte's most eclectic neighborhood, **Plaza Midwood** is the place to go for laid-back bars, unique retail shops, innovative food choices, and to check out the local art scene. Despite being one of the most in-demand areas of Charlotte, Plaza Midwood manages to maintain its identity and is one of the most cultural spots in Charlotte.



Central Avenue is the main street running through Plaza Midwood and serves as the main corridor running to Uptown. With a good mix of local and national restaurants and retailers, Central Ave has something for everyone





Asheville
100 Mi. | 2:15 Drive

Greensboro
80 Mi. | 1:35 Drive

Charlotte

**1500
CENTRAL AVE**

Greenville
92 Mi. | 2:00 Drive

1 MILES
15,821
PEOPLE
\$146,239
AHHI
16,209
TOTAL
EMPLOYEES

3 MILES
132,793
PEOPLE
\$138,159
AHHI
154,762
TOTAL
EMPLOYEES

5 MILES
303,115
PEOPLE
\$121,664
AHHI
251,294
TOTAL
EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



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Exclusively Offered By



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