

## 2408 Central Avenue | Charlotte, NC





## PROPERTY HIGHLIGHTS ∨

### The Site

**2408 Central** is a 7,900 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

1,651 - 7,900 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 |

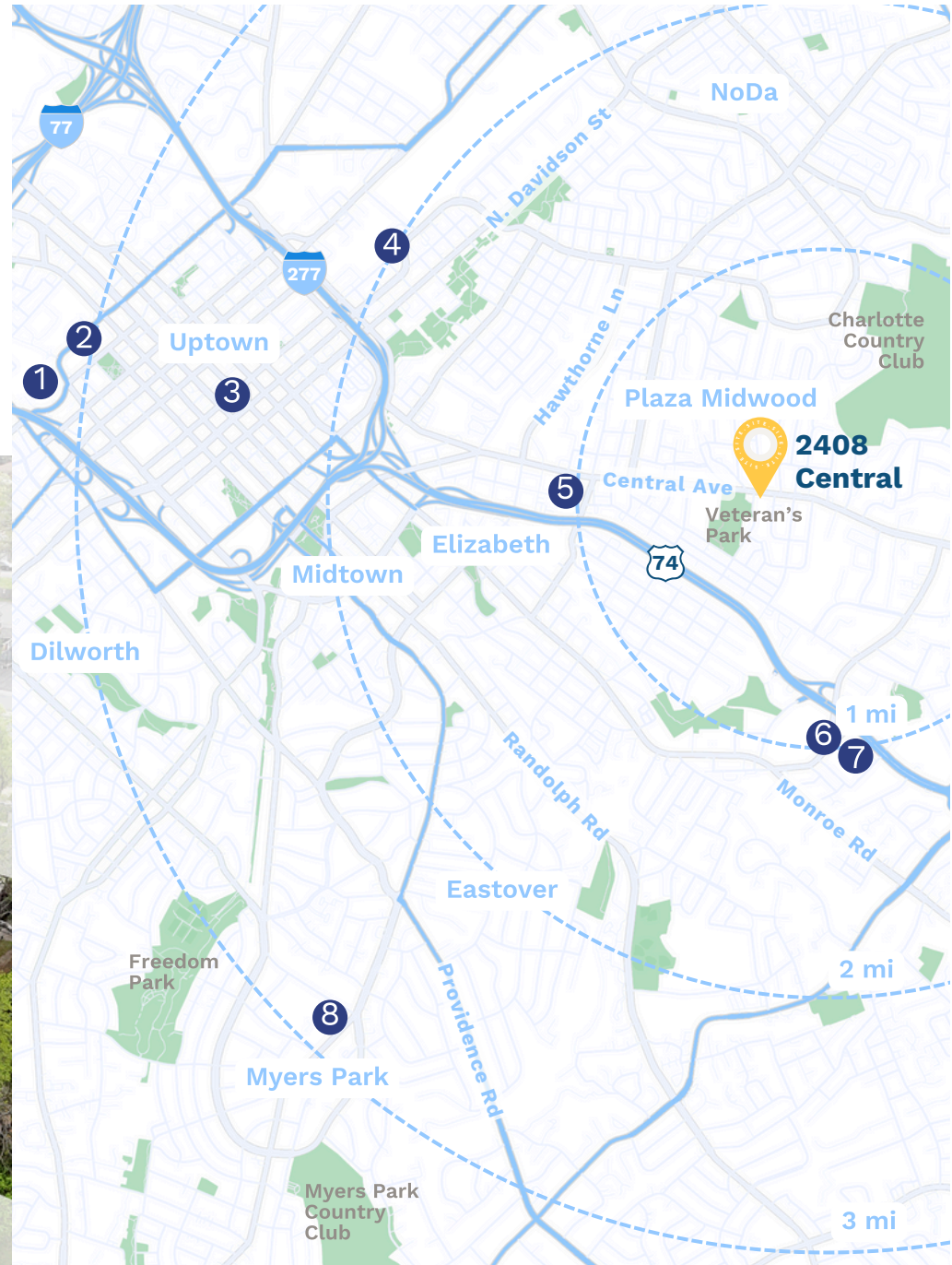
# LOCATION

## The Site

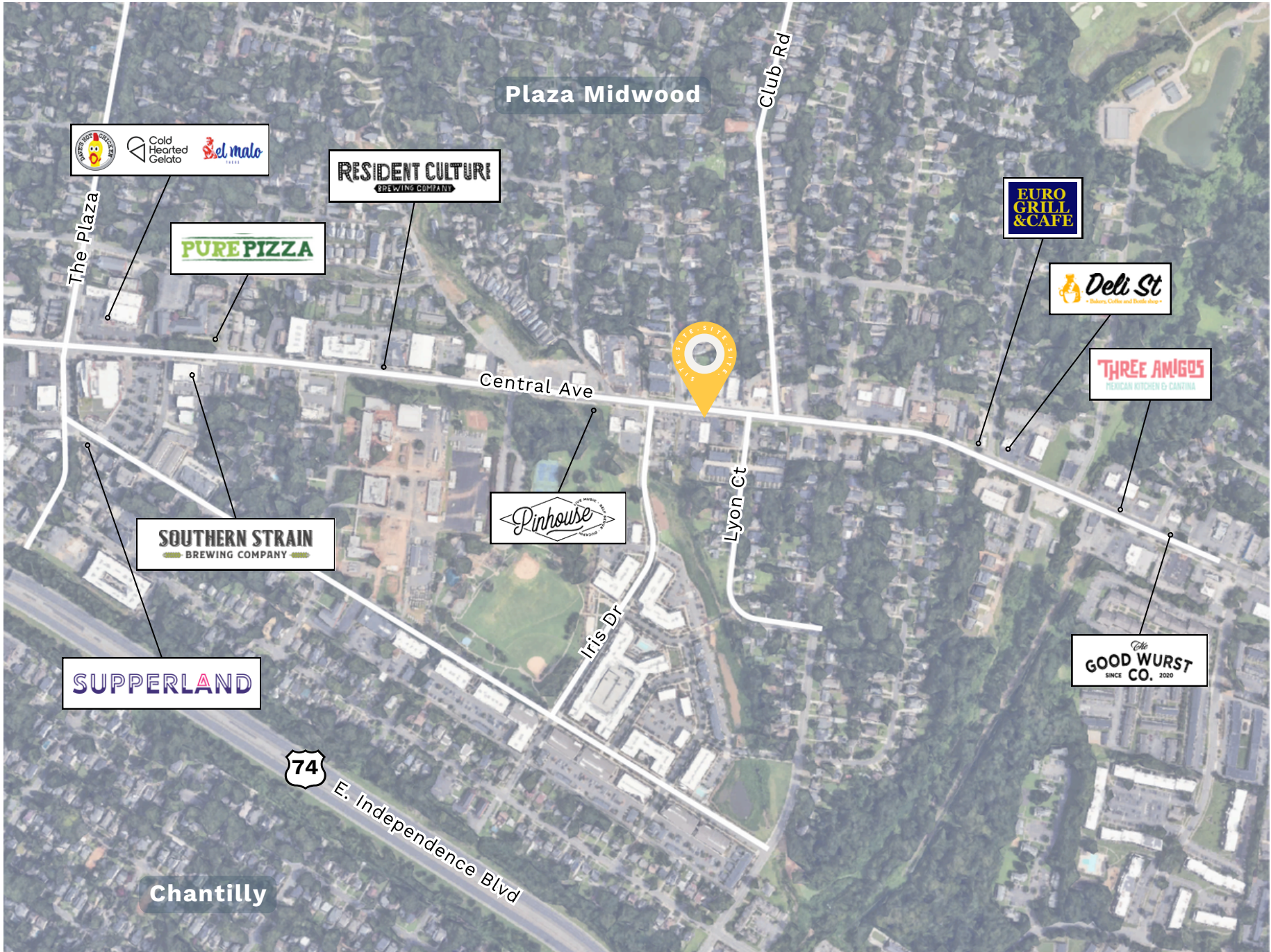
Located just two miles to the southeast of Uptown Charlotte, 2408 Central Avenue is ideally positioned along the premier infill corridor in the rapidly growing Plaza Midwood neighborhood.

## 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 ▾



INTRODUCTION

LOCATION

SITE PLAN

CONTACT




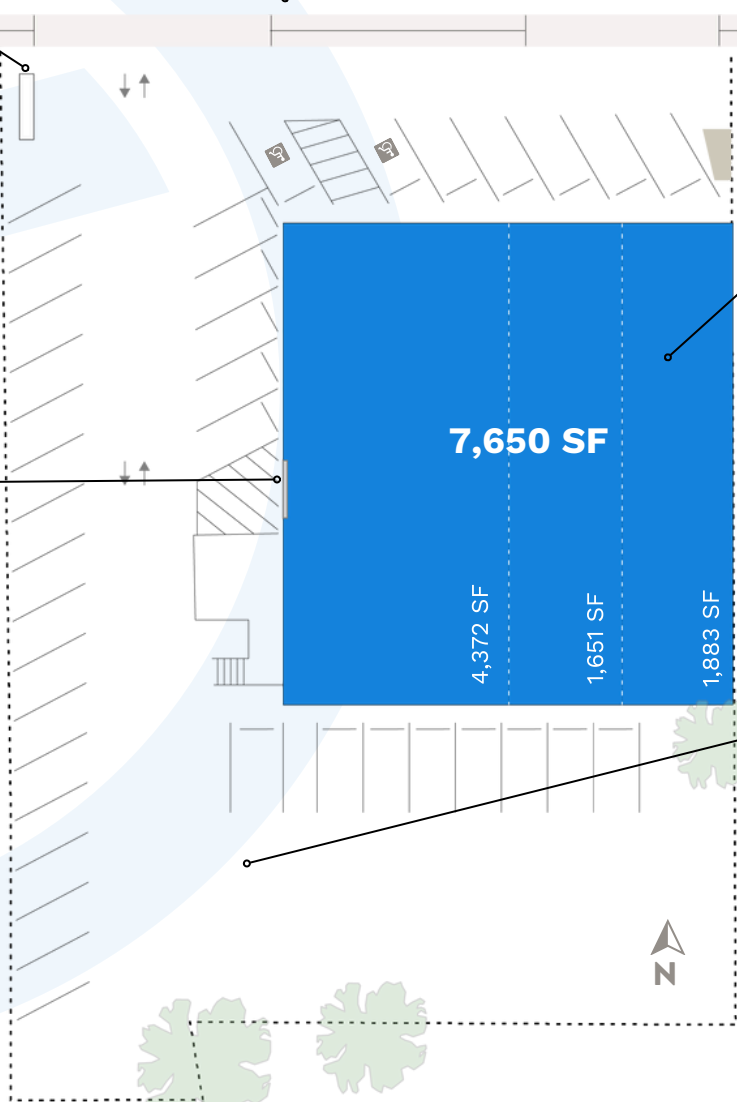
**ACCESSIBILITY**  
**Ingress/Egress**  
 Two curb cuts for easy entrance/exit

**VISIBILITY**  
**Large Pylon Signage**  
 Central Avenue sees 20,000+ vehicles per day

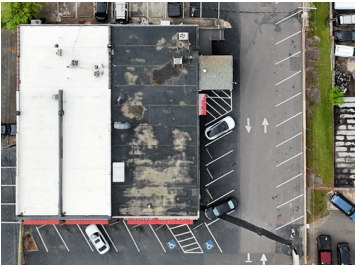
Central Avenue

**FLEXIBILITY**  
**Demising Options**  
 The space is demised into three suites, but could be leased to one user

**LOADING**  
**Dock High Door**

**CONVENIENCE**  
**Ample Surface Parking**  
 36 spaces





## 2408 Central Avenue

Charlotte, NC 28206



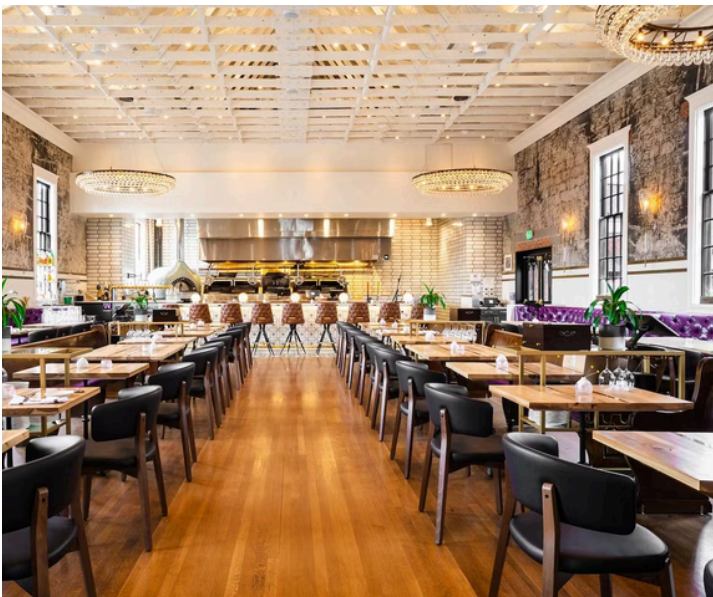
## GET IN TOUCH

### Charles Thrift

Charles@ThriftCRES.com  
704-622-1795

### Thompson Brock

Thompson@ThriftCRES.com  
704-661-8576



INTRODUCTION

LOCATION

SITE PLAN

CONTACT