

CENTRO NO DA

New Class-A Mixed-Use Development
in the Heart of NoDa



2,853 SF

Ground Floor Retail Space Available For Lease

For more additional information contact:

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REAL ESTATE PARTNERS

CENTRO NO DA

Project Overview

Ascent Real Estate Companies is pleased to present Centro NoDa, a luxury mixed-use project with 209 apartment units and 11,000 SF of ground-floor retail space. Walkable to the NoDa 36th Street Light Rail Station, the site is one of the last available "institutionally sized" multifamily sites in the heart of NoDa.

Centro NoDa is located in one of the most eclectic sub markets in the Carolinas with a high concentration of arts, culture, and entertainment venues.

The Project is less than a 5-minute walk to the 36th Street Station on the LYNX Blue Line, providing direct transit access to South End, Uptown, Optimist Park, and UNC-Charlotte. The addition of the light rail has attracted institutional quality multifamily investment and growth to NoDa. The team believes the current land basis is attractive and NoDa has the potential to see light-rail driven growth similar to South End.

11,000 209

SF of Ground Floor Retail Space Apartment Units



CENTRO NO DA

Project Overview

- Class A, 209-unit multifamily project in NoDa with approximately 11,000 SF of ground-floor retail space
- Walkable to the 36th Street Light Rail Stop (LYNX Blue Line)
- Within walking distance of dozens of restaurant, retail, and nightlife venues



715 E. 36th

Situated in the thriving NoDa neighborhood, Centro NoDa is set to become a dynamic hub with its convenient access to public transit, pedestrian-friendly streets, and impressive residential density. Located in Downtown NoDa this vibrant location offers a unique co-tenancy opportunity for restaurants and retailers, alongside some of Charlotte's most exciting businesses. Furthermore, the diverse and engaged residential community guarantees a built-in demand, creating a promising environment for growth. Discover the endless possibilities at the Centro NoDa.

9

Total Commercial Spaces

7

Retail & Limited Food Service

2

Restaurant Spaces



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CENTRO NO DA

Area Overview

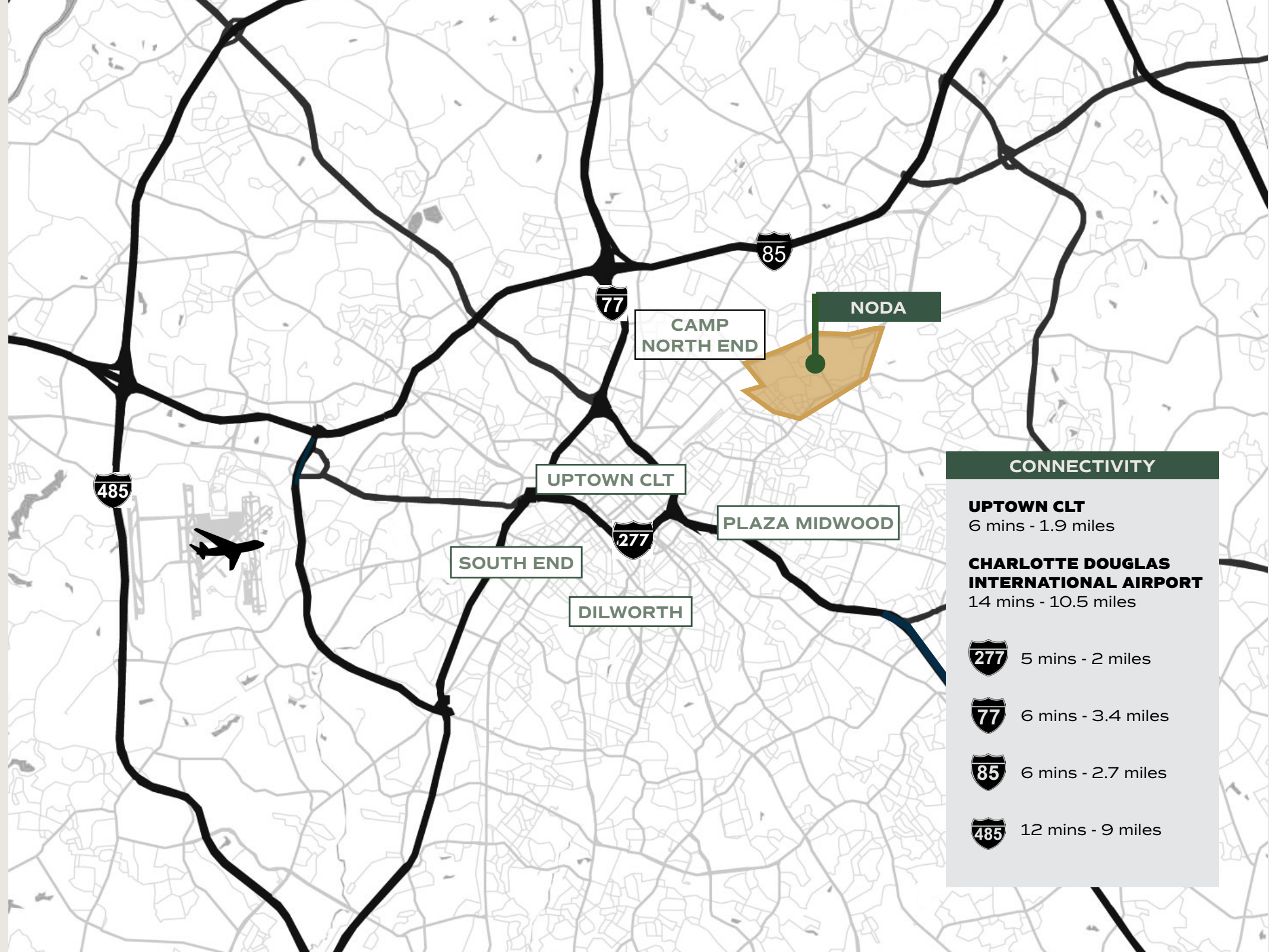
NoDa Neighborhood

Charlotte's Creative District

The “NoDa” (North Davidson) sub market has emerged as one of the region’s most eclectic and art-centric neighborhoods over the last decade. The addition of a light rail stop has driven an increase of institutional investment in the area.

Known as a cultural hub within Charlotte, NoDa continues to attract new businesses and residents to the area. More restaurants/shops continue to open including a new restaurant featuring a James Beard nominated chef. The concentration of nightlife, shopping, and culture attracts young professionals to the area.

The area is also known for its high concentration of street art, further adding character and personality to the neighborhood.



CONNECTIVITY

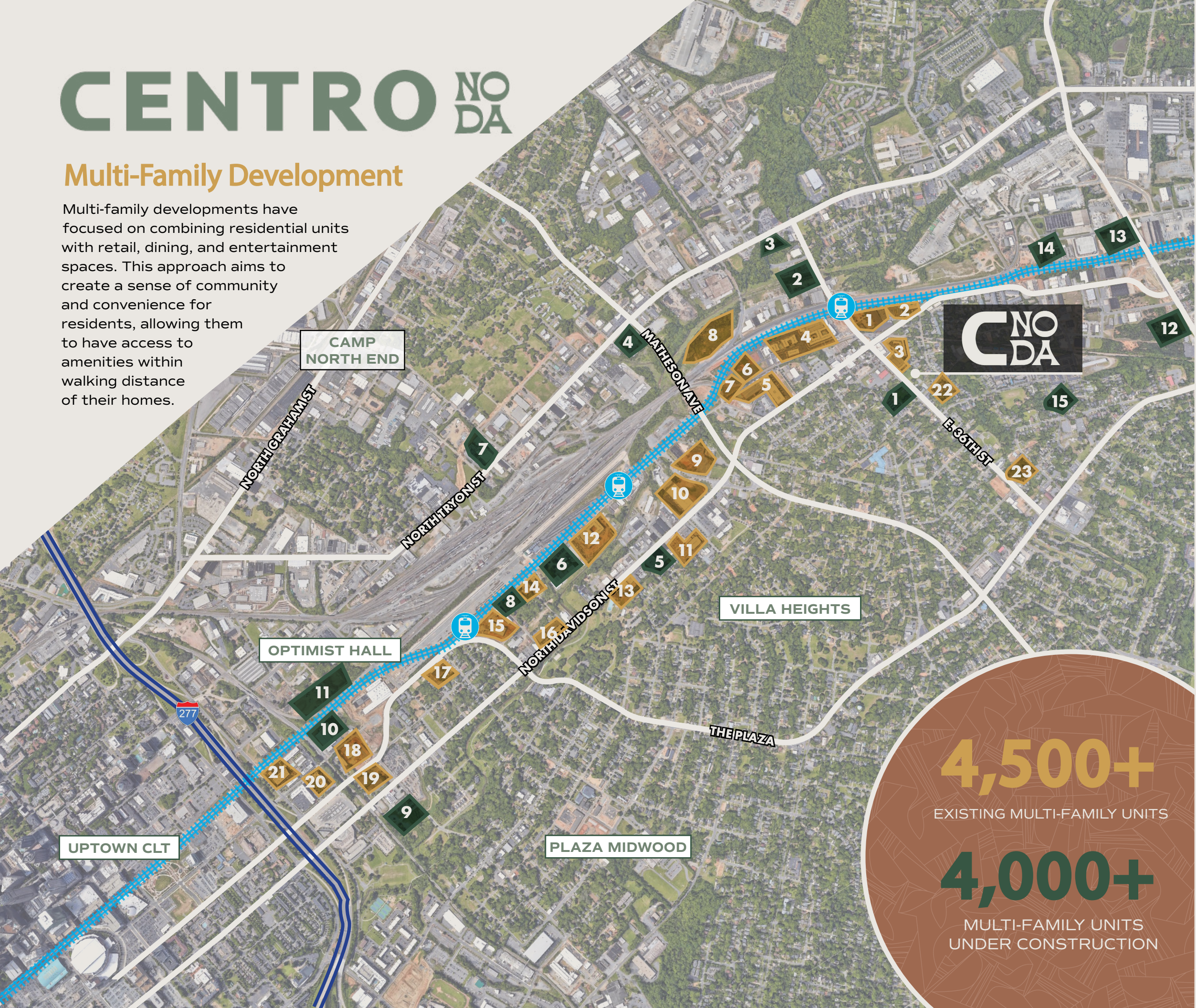
UPTOWN CLT	6 mins - 1.9 miles
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT	14 mins - 10.5 miles
 277	5 mins - 2 miles
 77	6 mins - 3.4 miles
 85	6 mins - 2.7 miles
 485	12 mins - 9 miles



CENTRO NO DA

Multi-Family Development

Multi-family developments have focused on combining residential units with retail, dining, and entertainment spaces. This approach aims to create a sense of community and convenience for residents, allowing them to have access to amenities within walking distance of their homes.



EXISTING MULTIFAMILY

- 1 NoDa Wandry 235 units
- 2 The Lofts at Noda Mills 48 units
- 3 Mercury NoDa 241 units
- 4 30Six NoDa 344 units
- 5 Highland Mill Lofts 166 units
- 6 Yards at NoDa 182 units
- 7 The Cosmo at NoDa 40 units
- 8 Kaleido NoDa 251 units
- 9 Camden NoDa 387 units
- 10 BainBridge NoDa 273 units
- 11 The Collective 250 units
- 12 Abberly NoDa Vista 261 units
- 13 McCreesh Place 90 units
- 14 The Joinery 83 units
- 15 Courtland NoDa 309 units
- 16 Alta Filament 352 units
- 17 300 Optimist Park 48 units
- 18 Alton Optimist Park 238 units
- 19 Alta Purl 341 units
- 20 940 Brevard Apartments 100 units
- 21 Alpha Mill 267 units
- 22 Alloy NoDa Townhomes 16 units
- 23 The Terraces at 36th St

UNDER CONSTRUCTION

- 1 720 E 36th St 65 units
- 2 300 E 36th St 294 units proposed
- 3 3100 N Tryon St 383 units
- 4 Prose NoDa 302 units proposed
- 5 2226 N Davidson St 273 units
- 6 Broadstone Optimist Park 323 units
- 7 2309 N Tryon St 334 units proposed
- 8 The Joinery II 360 units
- 9 Broadstone Craft 297 units
- 10 Alexan Mill District 290 units
- 11 Jefferson Apartments 350 units
- 12 Residences at The Pass 355 units
- 13 The Pass 330 units
- 14 Indigo CLT Apartments 157 units
- 15 Anderson Square Townhomes units TBD

CENTRO NO DA

Retail Map

DEMOGRAPHICS

1 MILE	3 MILES
13,795 2022 POPULATION	123,353 2022 POPULATION
4.9% ANNUAL GROWTH (2010 - 2022)	3.2% ANNUAL GROWTH (2010 - 2022)
37.1 MEDIAN AGE	35.9 MEDIAN AGE
\$82,088 AVERAGE HOUSEHOLD INCOME	\$83,708 AVERAGE HOUSEHOLD INCOME
\$296,457 MEDIAN HOME VALUE	\$277,574 MEDIAN HOME VALUE

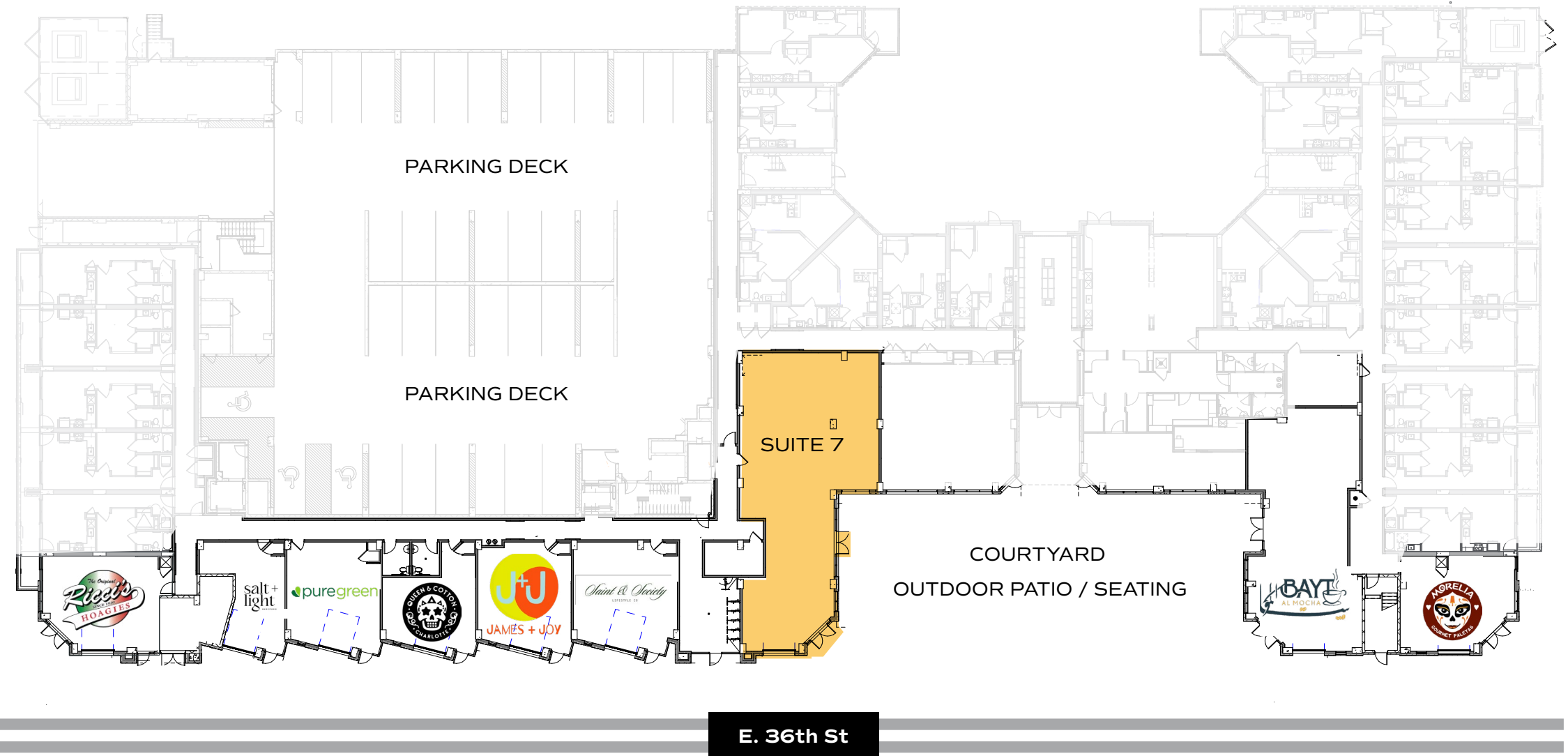


CENTRO NO DA

SITE PLAN

Site Highlights

- 9 total suites
- All retail suites front E. 36th St
- Each suite includes a glass roll-up door
- New tree-line street scape on E. 36th St
- Access to outdoor patio and seating in courtyard



CENTRO NO DA

JOIN THE COMMUNITY!



Ricci's Hoagies

Straight from Philadelphia, Ricci's Hoagies is now serving its famous made-to-order hoagies in NoDa. With fresh meats and cheeses sliced right before your eyes, Ricci's offers a true Philly hoagie experience for anyone craving a classic or adventurous sandwich.



Queen and Cotton

This lifestyle clothing brand blends West Coast vibes with Charlotte's unique style. Their store in NoDa will be rolling out fresh designs that showcase Queen City pride, perfect for locals and visitors who want to rep their city.



James + Joy

James+Joy is NoDa's only children-focused boutique, offering gifts, educational toys, and special occasion clothing for babies and toddlers. Focused on trendy, ethically sourced items, this shop aims to be a one-stop destination for parents and anyone looking for that perfect gift.



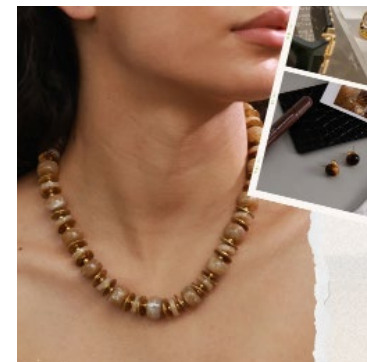
Pure Green

Pure Green is a health-focused brand specializing in cold-pressed juices, smoothies, and acai bowls made from high-quality, nutrient-rich ingredients. With a mission to build healthier communities through superfoods, Pure Green offers convenient, wellness-driven options that support an active lifestyle.



Bayt Almocha

Bayt Almocha brings authentic Yemeni coffee to NoDa. Known for its traditional Middle Eastern café experience, the shop offers handcrafted coffee, pastries, and savory sandwiches. With other locations in Michigan and Kentucky, Bayt Almocha is excited to serve Charlotte's multicultural community.



Saint & Society

Established in Dallas, Texas, and now headquartered in Charlotte, North Carolina, the brand was founded by Naomi Jay, a first-generation college graduate, first-time mom, wife, and industry creative professional. They provide affordable, high-quality accessories made to stay vibrant. As a Black and Latina woman-owned and founded brand, they firmly believe everyone deserves to be seen and celebrated. We expertly curate our luxe accessories with customers in mind.



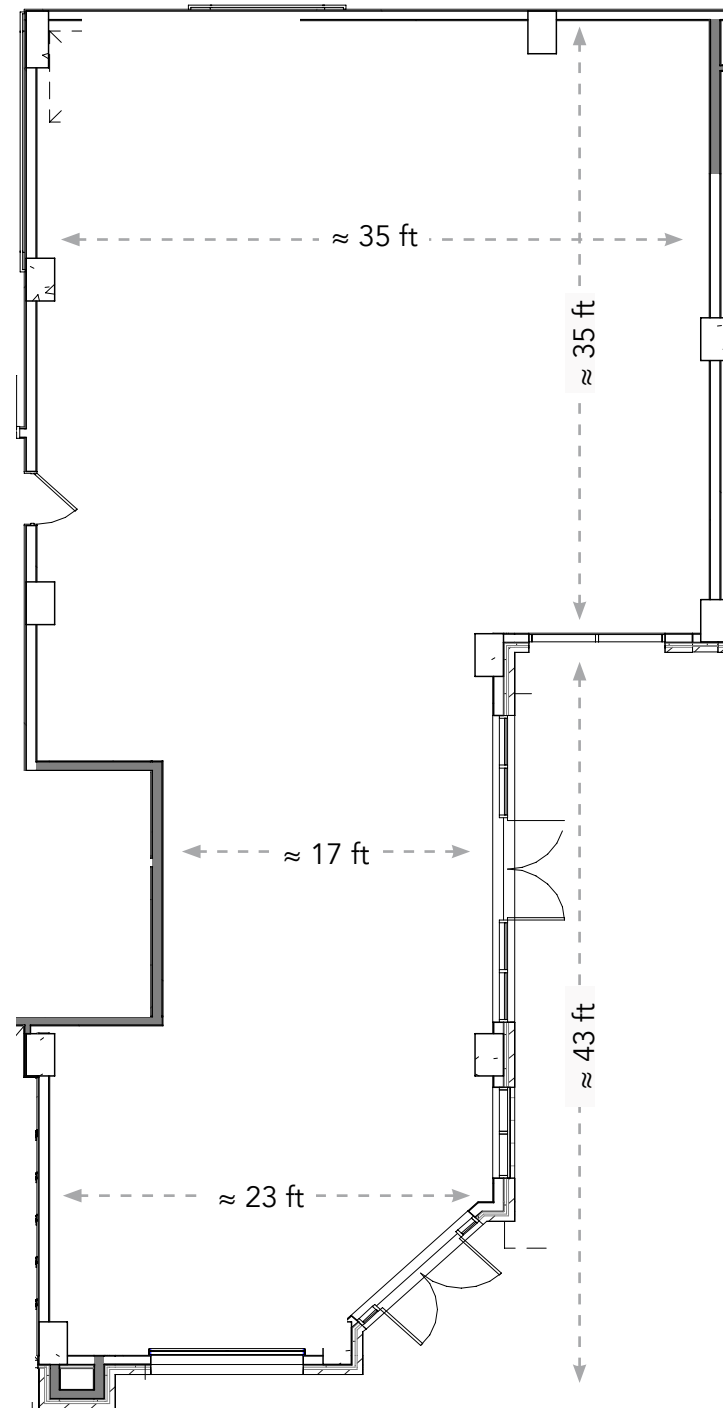
Morelia Gourmet Paletas

Morelia Gourmet Paletas is artisanal paleta shop specializes in crafting gourmet ice pops made from high-quality, all-natural ingredients. Each paleta is hand-crafted and features a diverse array of flavors, including traditional Mexican favorites like mango, chamoy, and coconut. Morelia Gourmet Paletas has quickly become a popular destination in many communities, offering a taste of authentic Mexican culture in every bite.

SUITE 7

**2,853 RSF AVAILABLE
FOR LEASE**

- Ground floor corner restaurant space fronting E. 36th St
- Cold Dark Shell Delivery
- Includes an outdoor patio space



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