



3921-3945 The Plaza

NoDa | Charlotte, NC 28205

Within walking distance to Light Rail
Lynx Blue Line @ Sugar Creek Station



Available for Sale or Ground Lease
+/- 2.0 AC Multifamily or Retail Development Opportunity

Property Overview

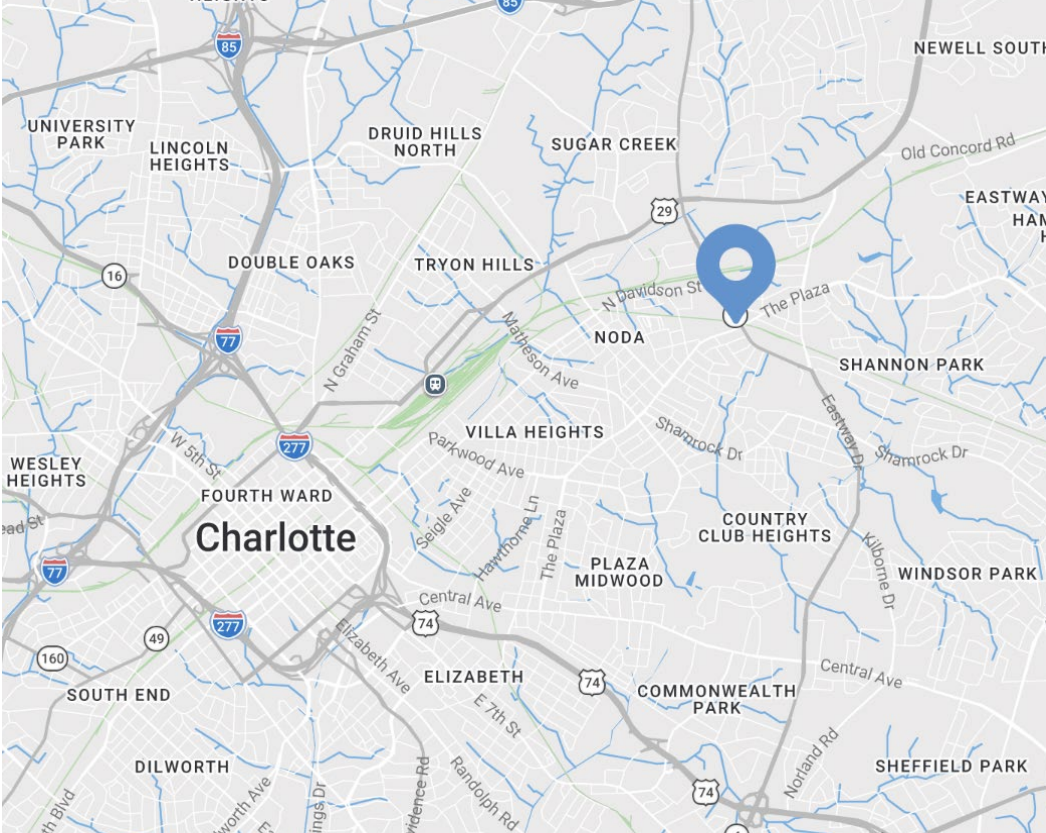
3921-3945 The Plaza

Available for Sale or Ground Lease

+/- 2.0 AC available for sale at 3921-3945 The Plaza in Charlotte, NC. Positioned at the highly visible corner of Sugar Creek Road and The Plaza, the site is zoned N2-B, allowing for a variety of uses including multifamily or retail. The property permits up to 50' in height by right, offering strong vertical development potential, and requires one parking space per unit. It is within walking distance to the Light Rail's Sugar Creek Station, serving thousands of riders daily. Located in a rapidly growing corridor with increasing residential and commercial activity, this site presents an excellent opportunity for developers seeking to establish a presence in NoDa.

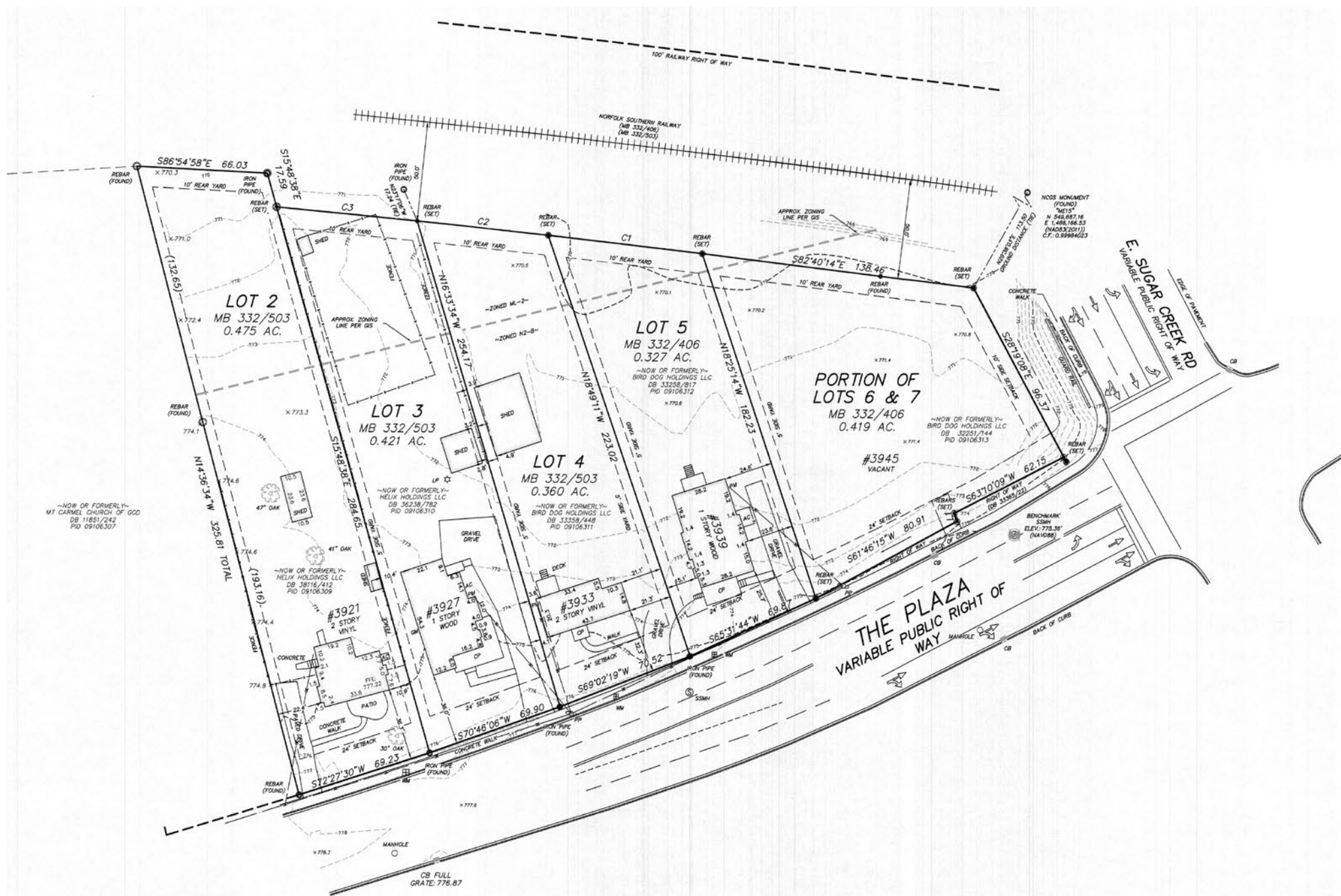
Property Details

Address	3921-3945 The Plaza Charlotte, NC 28205
Available	+/- 0.5-2.0 AC Available for Sale or Ground Lease
Use	Multifamily or Retail
Zoning	N2-B
Height Permit	By Right 50'
Parking	1 parking space per unit required
Traffic Counts	The Plaza 26,000 VPD E Sugar Creek Rd 20,000 VPD
Additional Notes	Within walking distance to Sugar Creek Station on the Light Rail's Blue Line, serving thousands of passengers daily
Tax ID & Parcels	3921-09106309 3927-09106310 3933-09106311 3939-09106312 3945-09106313
Sale/Lease Price	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	12,789	112,632	294,517
Avg. Household Income	\$118,974	\$105,037	\$116,659
Median Household Income	\$71,638	\$67,596	\$73,608
Households	5,849	50,530	131,422
Daytime Employees	4,118	44,719	194,231





Site

26,000 VPD

The Plaza

E Sugar Creek Rd

20,000 VPD



Market Overview



Nearby Development



NoDa

Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.