

# 3300 THE PLAZA CHARLOTTE

NC 28205



FOR SALE ±3.676 ACRES  
PRIME LAND OPPORTUNITY

**NEWMARK**  
RARE INFILL AVAILABILITY

# PROPERTY OVERVIEW

## Prime Land Opportunity

An exceptional opportunity to acquire over 3 acres of land in the desirable Plaza Midwood / NoDa area with 296' of frontage on The Plaza and 496' of frontage on 36<sup>th</sup> Street.

### Key Highlights:

|                      |                                                                                                                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>      | 3300 The Plaza, Charlotte, NC 28205                                                                                                                                                                                                                      |
| <b>AVAILABILITY:</b> | ±3.676 Acres                                                                                                                                                                                                                                             |
| <b>PARCEL ID #:</b>  | 09305536                                                                                                                                                                                                                                                 |
| <b>ZONING</b>        | ML1 – Manufacturing and Logistics District                                                                                                                                                                                                               |
| <b>USE:</b>          | A range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly.<br><br>Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in this zoning district. |
| <b>TOPOGRAPHY:</b>   | Level and at street grade                                                                                                                                                                                                                                |
| <b>SALE PRICE:</b>   | Negotiable                                                                                                                                                                                                                                               |

# 3300 The Plaza

### Highlights

- On-site utilities include water, sewer, electricity, natural gas and local phone
- Corner lot

### Locational Advantages:

- Ideally situated between the thriving North Davidson (NoDa) Arts District and the dynamic Plaza Midwood neighborhood offering retail, dining, craft breweries, boutique shops and live music venues.
- Property sits at the signalized intersection of The Plaza and 36th Street
- Strong visibility / street frontage
- Exceptional accessibility with two points of access off The Plaza
- ±.2 miles to The Plaza and Anderson Street bus stop
- ± .9 miles to Charlotte Area Transit System LYNX light rail line (36<sup>th</sup> Street station)
- ± 3.0 miles to I-85
- ± 3.5 miles to I-77
- ± 3.5 miles to the center of Uptown Charlotte
- ± 6.0 miles to Charlotte's inner beltway (I-277)
- ±11.4 miles to Norfolk Southern Charlotte Regional Intermodal Facility
- ± 12.4 miles to Charlotte Douglas International Airport
- **Located inside a City of Charlotte Business Investment Program Opportunity Area**

# AERIAL VIEW



Empire  
HOMES

Plaza Church

The Plaza

SINCE  
GIANT PENNY  
1992

3300 The Plaza

Government office

SUBJECT  
PROPERTY

1433

E 36th Street

Domino's  
Pizza

ROMO  
AUTO CARE & MUFFLER

1315

1327

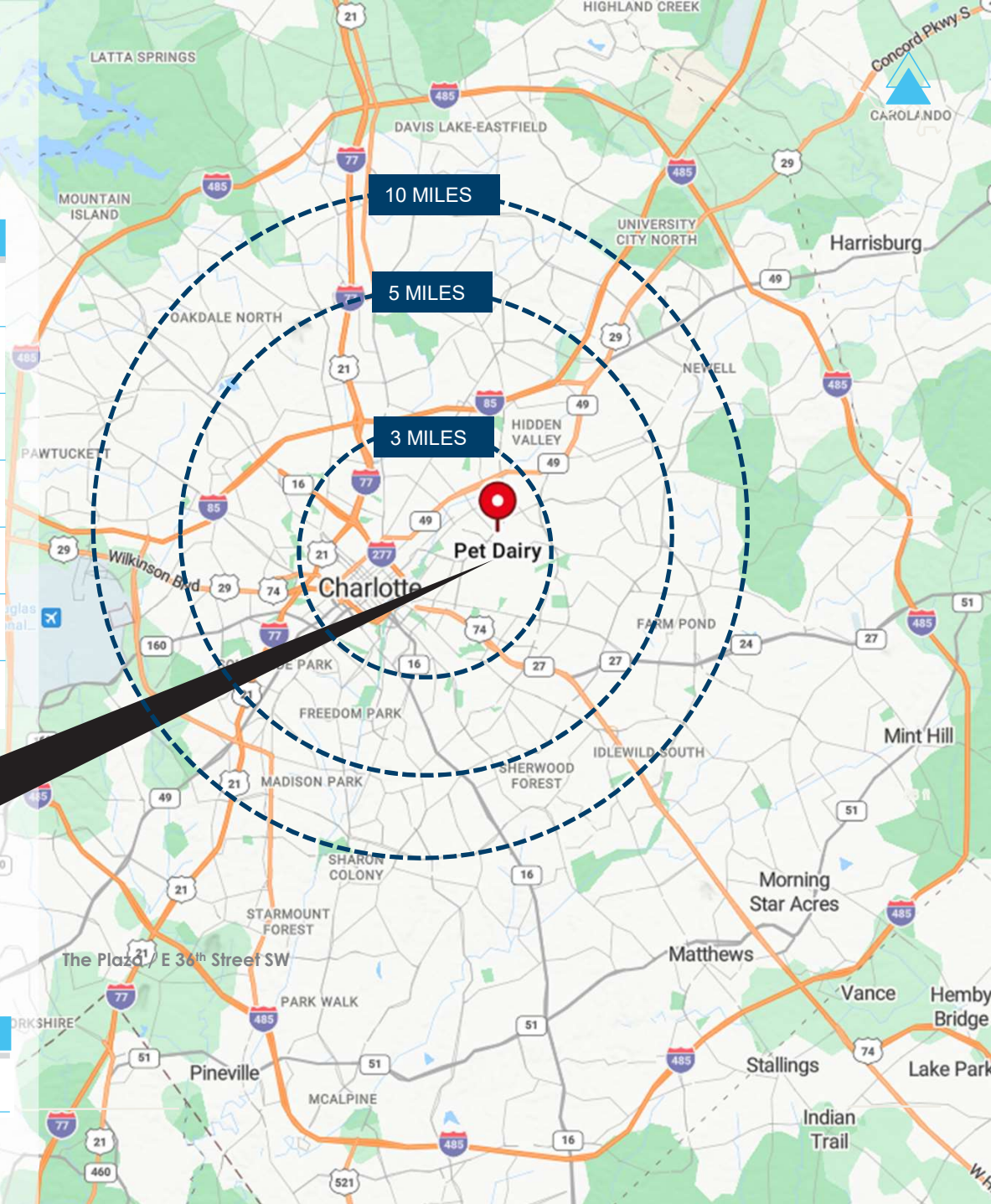
1329

# CHARLOTTE

# NORTH CAROLINA

# Demographics

|                                    | 3 Miles   | 5 Miles   | 10 Miles  |
|------------------------------------|-----------|-----------|-----------|
| 2025 Total Population              | 114,698   | 299,662   | 839,263   |
| 2030 Total Population              | 128,162   | 329,834   | 900,795   |
| 2025 - 2030 Growth Rate Population | 2.24 %    | 1.94%     | 1.43%     |
| 2025 Average Household Income      | \$113,020 | \$121,391 | \$122,284 |
| 2025 Median Household Income       | \$72,028  | \$75,402  | \$81,321  |
| 2025 Average Home Value            | \$522,884 | \$570,331 | \$522,910 |
| 2030 Average Home Value            | \$612,195 | \$656,966 | \$620,167 |



**CHARLOTTE**  
**NC 28205**

# Traffic Count (Updated 2025)

| Collection Street / Cross Street         | Volume |
|------------------------------------------|--------|
| The Plaza / E 36 <sup>th</sup> Street SW | 26,133 |

# CHARLOTTE NC 28205



**±3.676 Acres**  
**Prime Land Opportunity**

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