



# 3921-3945 The Plaza

NoDa | Charlotte, NC 28205

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



## Available for Sale

+/- 2.0 AC Multifamily or Retail Development Opportunity

## Property Overview

# 3921-3945 The Plaza Available for Sale

+/- 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

**Availability** +/- 2.0 AC Available for Sale

**Use** Multifamily or Retail

**Zoning** N2-B

**Parcels** 09106313

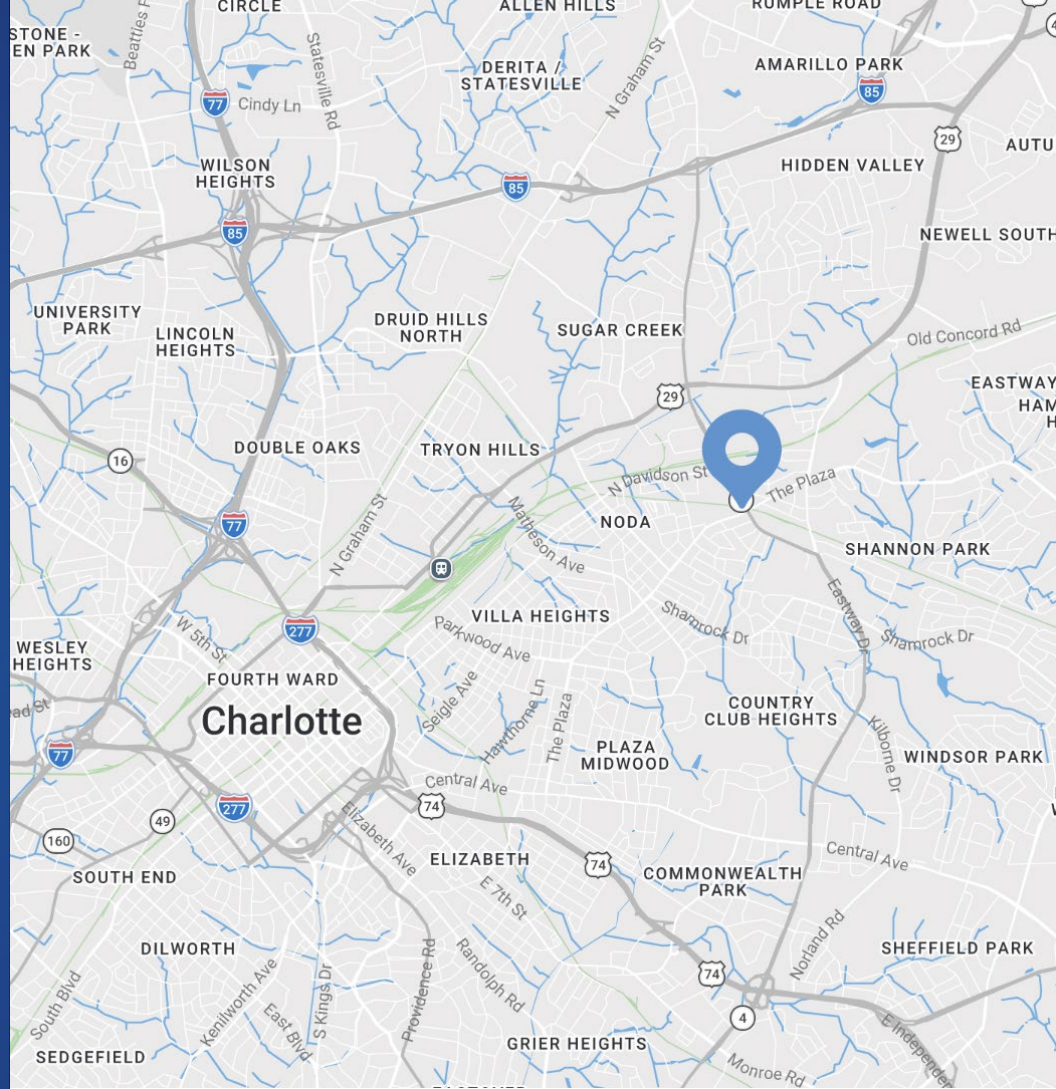
**Height Permit** By Right 50'

**Parking** 1 parking space per unit required

**Traffic Counts** The Plaza | 26,000 VPD  
E Sugar Creek Rd | 20,000 VPD

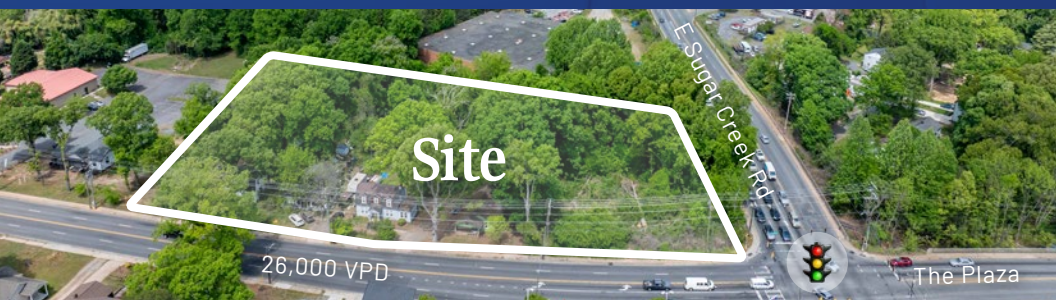
**Additional Notes** Within walking distance to Sugar Creek Station on the Light Rail's Blue Line, serving thousands of passengers daily

**Sale Price** Call for Pricing



## Demographics

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







Site

E Sugar Creek Rd

20,000 VPD



26,000 VPD

The Plaza



# Nearby Development



Enderly Park



Sumitomo Mitsui Banking Corp Headquarters  
Announced April 2026  
Creating 2,000+ jobs by 2032  
\$50.5 Million Investment



The Iron District  
+/- 55 AC Redevelopment Project  
Phase 1 Development: Q1 2026  
500+ Residential Units, 150k+ Class A Office Space,  
100k+ Retail/Restaurant Space, 150-Room Hotel



Novant Health Performance Center  
\$150 Million, 160,000+ SF Hornets Practice Facility & HQ  
Delivery: Spring 2027

Uptown

Plaza Midwood



Scout Motors Global Headquarters  
1,200+ new jobs



The Pearl - Atrium Health  
\$1.5 Billion Investment  
11,500+ jobs over 15 years  
26 AC Innovation District

South End

Oakhurst

Site

# 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.