



CHARLOTTE, NC 28204

1111 CENTRAL AVE, STE 210

1,700 SF COMMERCIAL CONDO AVAILABLE FOR PURCHASE



PROPERTY HIGHLIGHTS

- ±1,700 SF commercial condominium available for purchase
- Currently configured as a second-generation salon space, existing owner is willing to sell furniture, fixtures, and equipment, providing a turnkey opportunity for an owner-user or investor
- Storefront entrance located just steps from surface parking, accessible from Central Ave and Hawthorne Ln
- Open, flexible floor plan featuring high ceilings, natural light, and exposed brick accents throughout
- Surrounded by popular neighborhood destinations including Moo & Brew, Central Coffee Co., and Milkbread, with additional momentum driven by the recent Commonwealth development
- Purchase Price: \$699,000

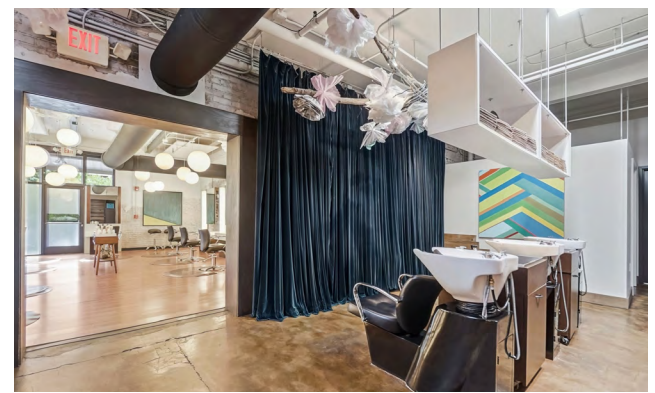
THE OPPORTUNITY

Plaza Midwood is a dynamic and lively neighborhood known for its historic charm, trendy shops, great restaurants, and entertainment options. Situated close to Uptown Charlotte, this vibrant community appeals to young professionals, families, and retirees. The area's property values have been steadily rising, making Plaza Midwood a promising investment opportunity for those seeking to benefit from its growth and popularity.



PROPERTY PHOTOS

1111 CENTRAL AVE, STE 210, CHARLOTTE, NC
1,700 SF COMMERCIAL CONDO FOR SALE



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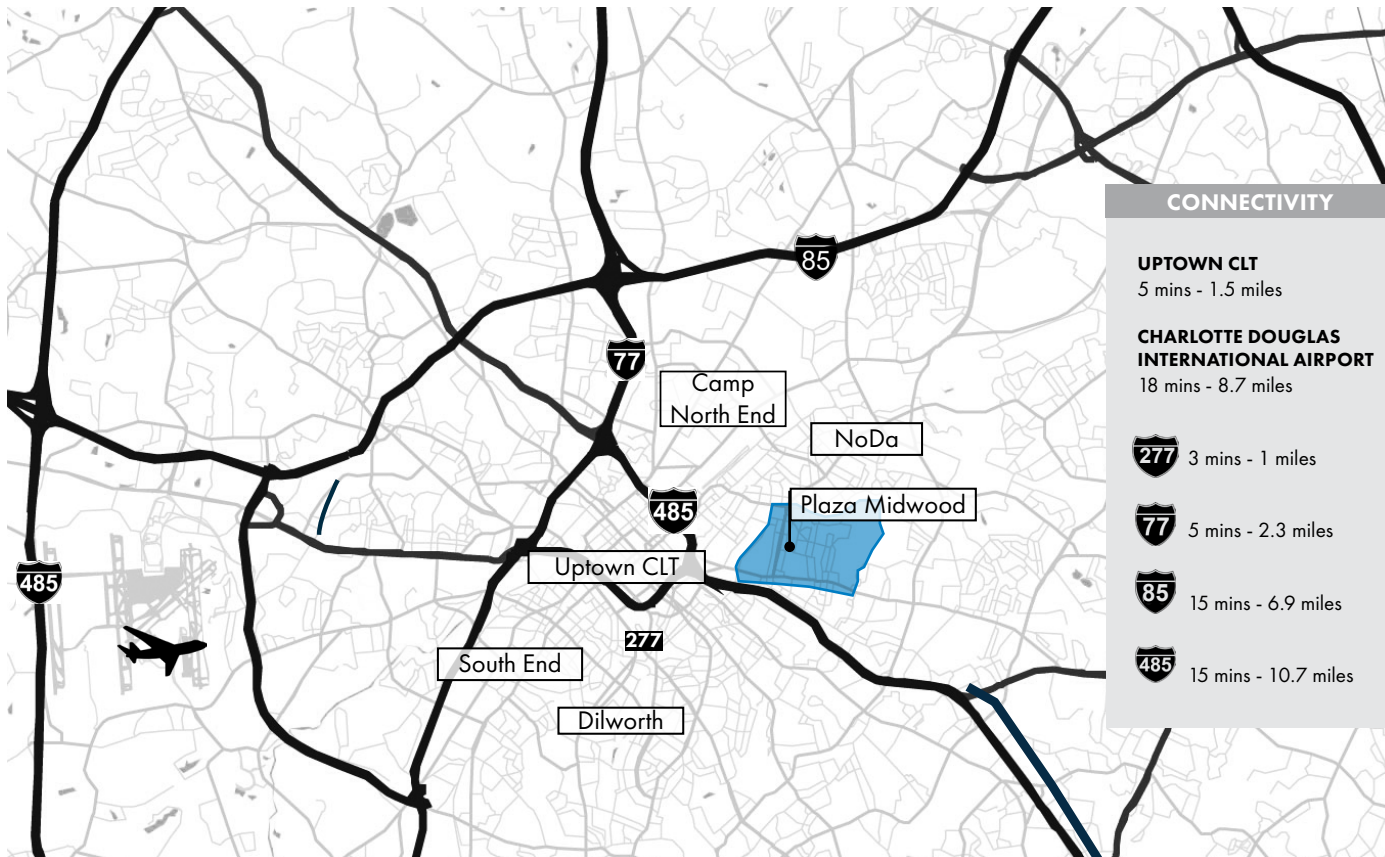
NEIGHBORHOOD OVERVIEW

HISTORIC PLAZA MIDWOOD

QUIRKY, INCLUSIVE, LIVELY

Plaza Midwood is a vibrant convergence point where innovative creativity intertwines with timeless Southern charm. Elegant historic homes and charming office spaces nestled beneath the shade of trees line one street, while colorful graffiti-adorned consignment shops filled with unique treasures line the next.

From trendy breweries and charming bookstores to BBQ joints and beyond, Plaza Midwood offers a diverse array of experiences to suit every taste and interest. It's a neighborhood that truly has something special to offer to everyone who visits.



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COMMONWEALTH

Commonwealth is a transformative 12-acre mixed-use destination in the heart of Plaza Midwood at Central and Pecan Avenues. The development features 383 luxury apartments, Class A office space, vibrant retail and dining offerings, and the adaptive reuse of two historic mill buildings. Home to notable tenants including Sweet Green, Uchiba, Van Leeuwen Ice Cream, The Salty Donut, and [solidcore], Commonwealth has quickly emerged as one of Charlotte’s premier live-work-play destinations. Future phases are expected to introduce additional office, residential, retail, and hospitality components, further enhancing the neighborhood’s dynamic growth and walkability.

Looking ahead, Phase II remains in the planning and design stage and is expected to introduce additional office, residential, retail, and hospitality components, including a boutique hotel. The project’s momentum accelerated with the announcement that Scout Motors will establish its corporate headquarters at Commonwealth, bringing approximately 1,200 jobs to Plaza Midwood and reinforcing the development’s role as a major employment and lifestyle hub within Charlotte’s urban core.

12 ACRES

Mixed-Use Development

100K SF

Retail

400K SF

Office Phase 1 + 2

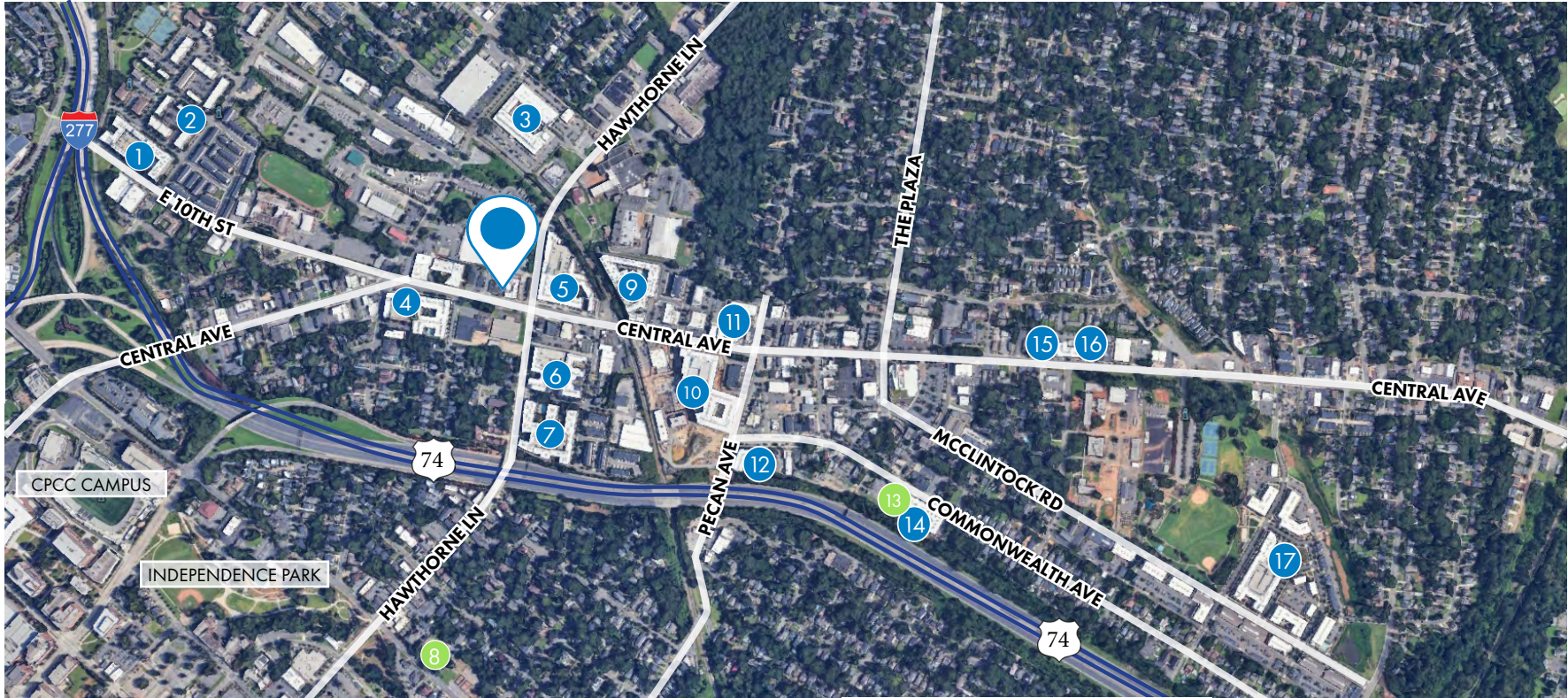
383

Residences

AMPLE

Greenspace

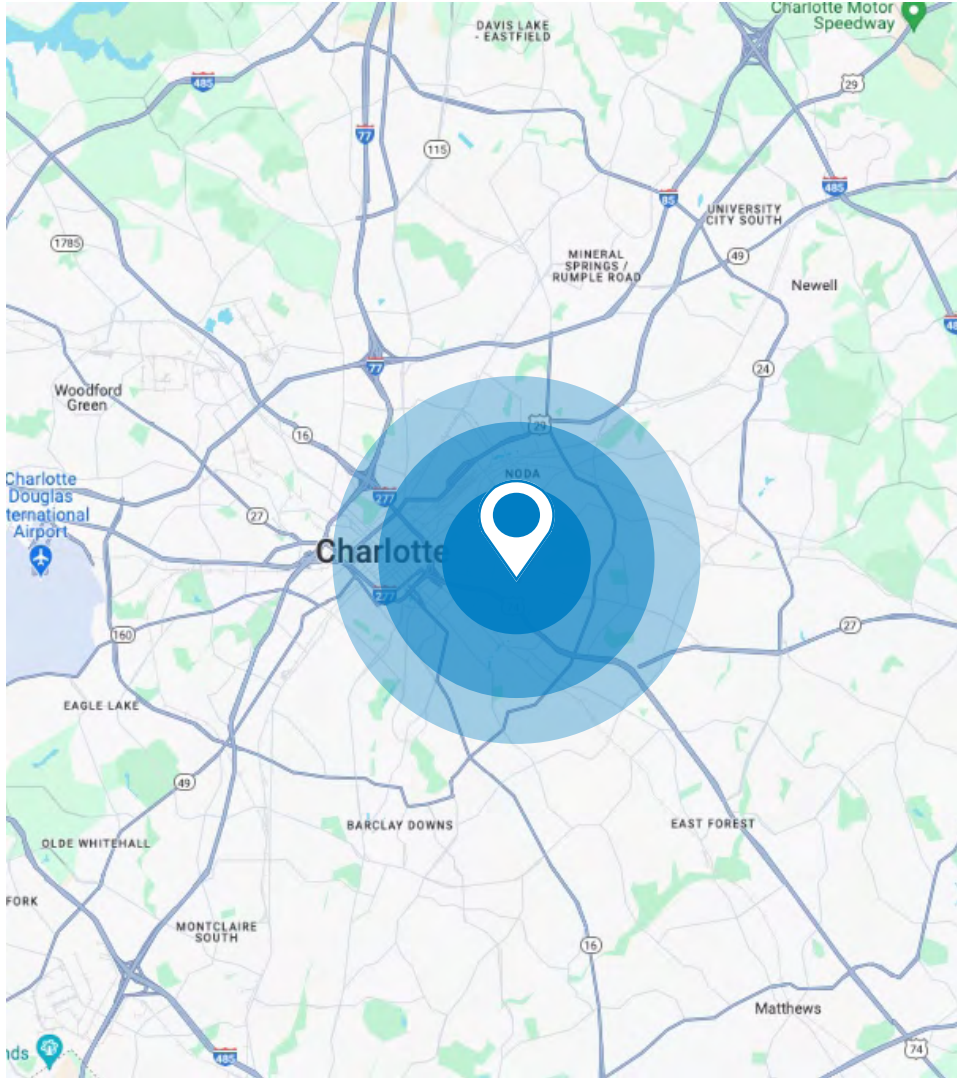




#	Apartment	Status	Units
1	Vistas 707	Completed	190
2	Single Point	Completed	204
3	The Lofts at Hathorne Mill	Completed	149
4	The Gibson	Completed	250
5	Overton Row	Completed	323
6	808 Hawthorne	Completed	237
7	Elizabeth Square	Completed	267
8	1801 E Seventh St	Proposed	161
9	One305 Central	Completed	281
10	The Rowe at Commonwealth	Completed	383
11	The Nook Apartments	Completed	24
12	The Edison	Completed	53
13	The Julien Phase II	Proposed	175
14	The Julien	Completed	105
15	Marvel at Plaza Midwood	Completed	36
16	Midwood Station	Completed	97
17	The Village at Commonwealth	Completed	823

DEMOGRAPHICS

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TRAFFIC COUNTS	VPD
Central Avenue	24,316
Hawthorne Ln	9,323
Louise Ave	2,539

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2025)	17,863	140,653	319,283
Median Age	34	35	35
Household Income	\$122,365	\$125,348	\$112,659
Median Home Value	\$701,369	\$673,496	\$535,083
Employees	19,753	150,214	234,409
Businesses	3,390	18,791	28,370