



# 1204 The Plaza

Unit 2 | Charlotte, North Carolina 28205



## Available for Lease

+/- 750 SF Office Space in Plaza Midwood

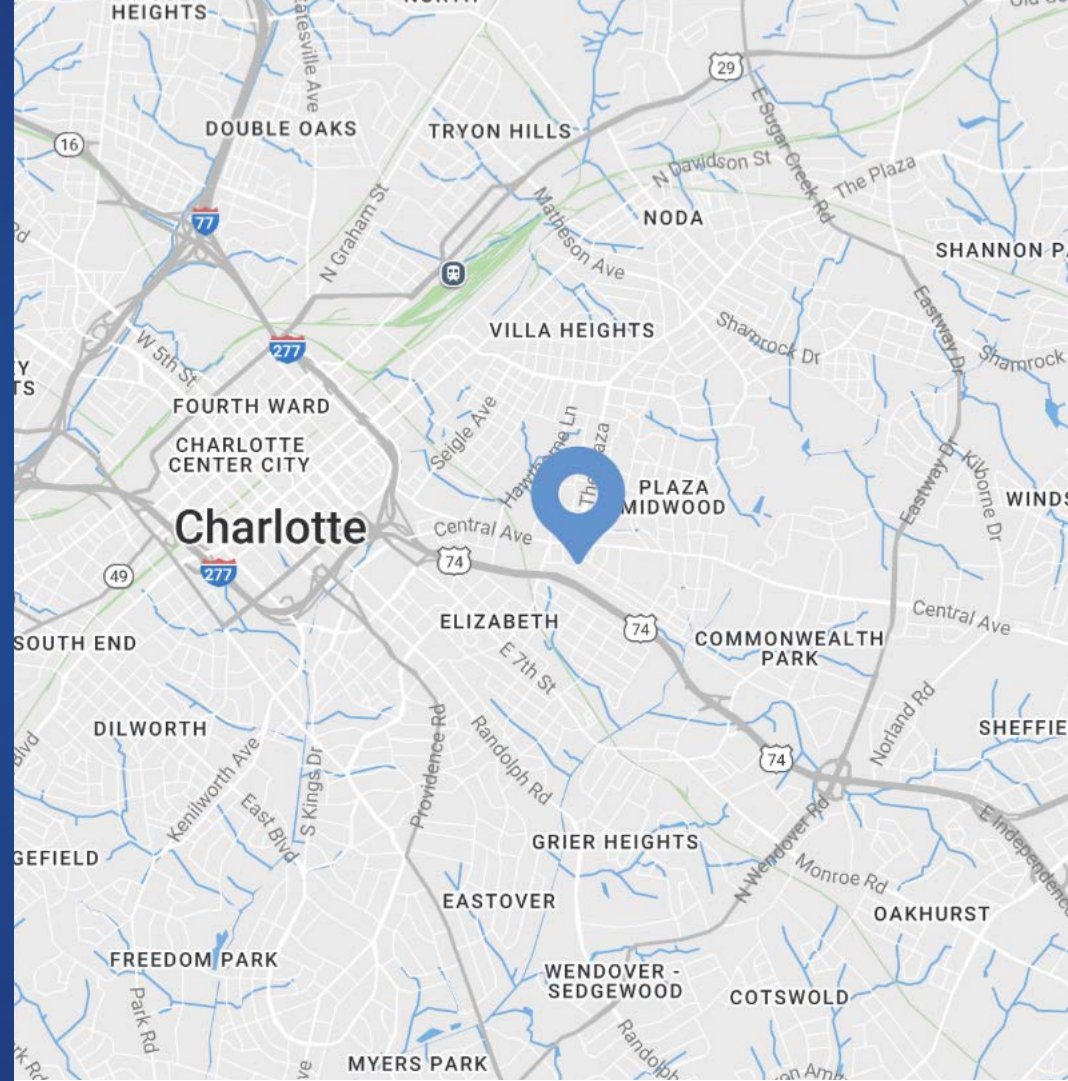
## Property Overview

# 1204 The Plaza Available for Lease

+/- 750 SF space available for lease in the heart of Plaza Midwood. The property is within walking distance of many of Plaza Midwood's iconic retail destinations and popular restaurants. The space is comprised of two spacious offices, storage closets, a restroom, and boasts hardwood floors and plenty of natural light.

## Property Details

<b>Address</b>	1204 The Plaza, Unit 2   Charlotte, NC 28205
<b>Availability</b>	+/- 750 SF Available for Lease
<b>Use</b>	Office
<b>Parking</b>	2 Dedicated Parking Spaces
<b>Zoning</b>	NC
<b>Tenant Mix</b>	Reid Massage & Wellness , Ruah Integrative Counseling, Saving Face by Jacquelyn
<b>Traffic Counts</b>	Central Ave   21,500 VPD Commonwealth Ave S   6,439 VPD
<b>Lease Rate</b>	Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	16,860	134,544	309,647
<b>Avg. Household Income</b>	\$152,900	\$150,208	\$134,687
<b>Median Household Income</b>	\$100,135	\$94,745	\$81,357
<b>Households</b>	9,194	68,645	143,953
<b>Daytime Employees</b>	14,825	141,051	232,393

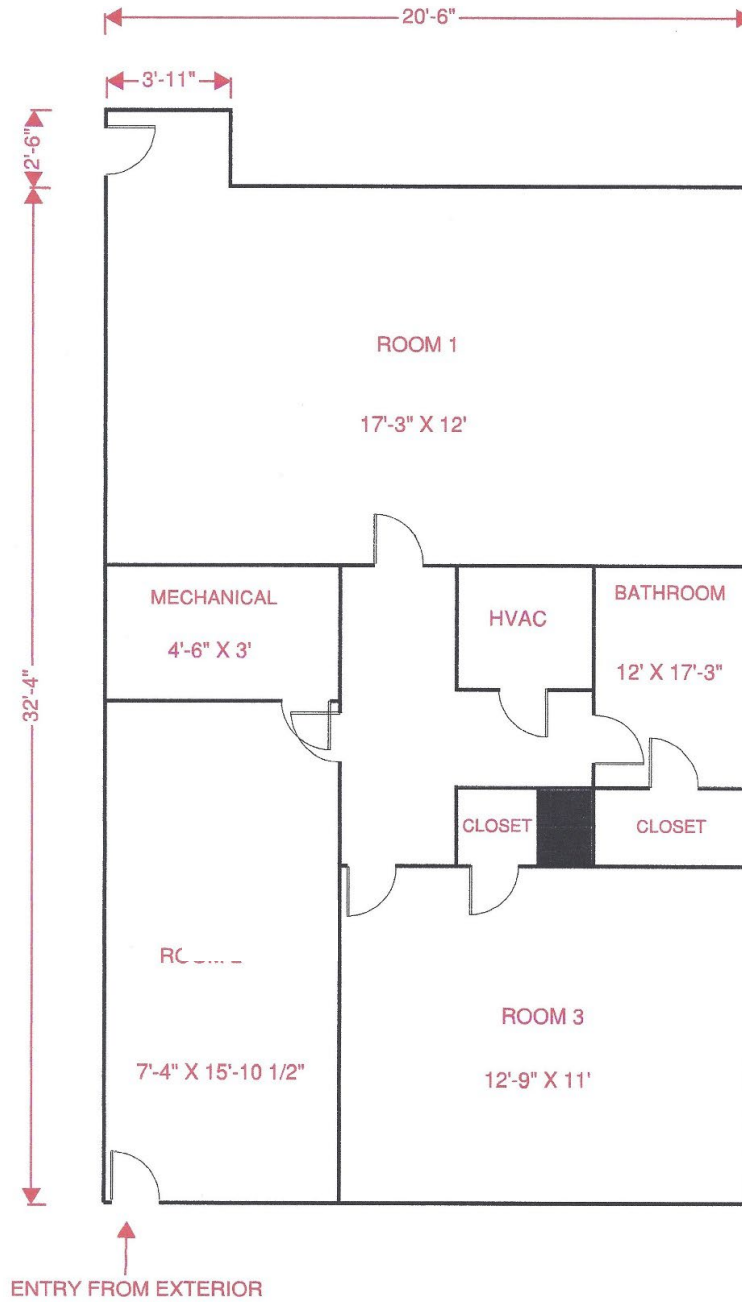


Interior Photos



# Available

+/- 750 SF

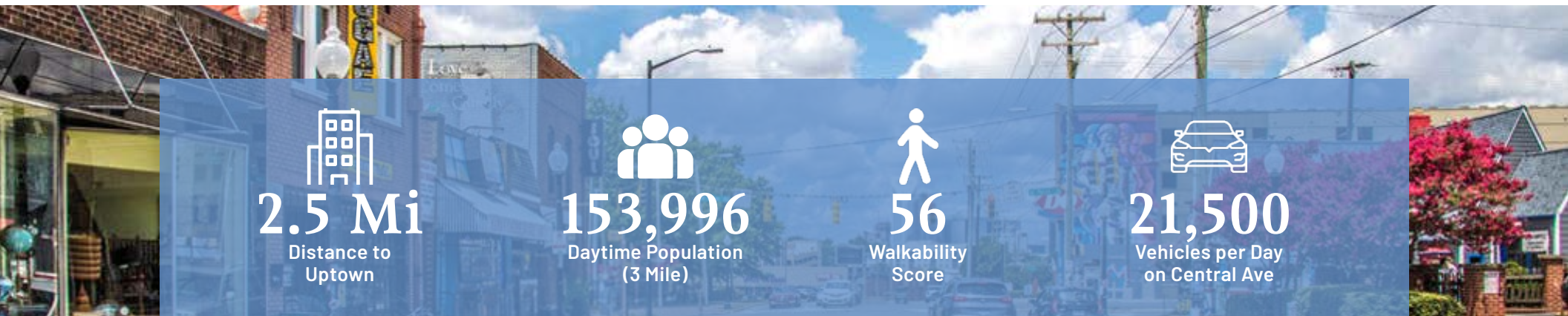




# Plaza Midwood

The go-to spot to meet, mingle, and unwind

Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, popular bars, and live music venues. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous upcoming and completed developments.

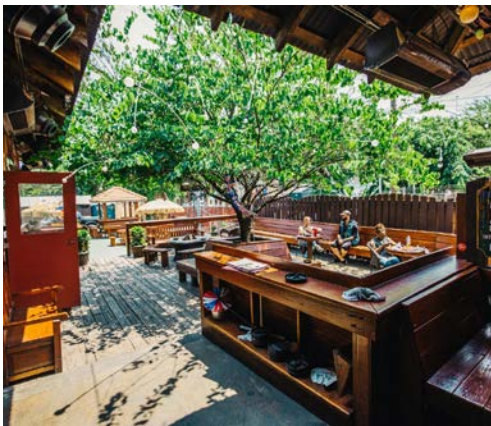
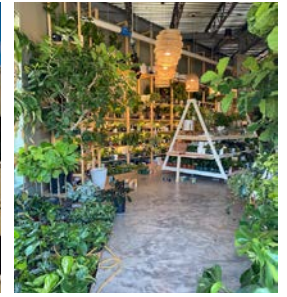


  
**2.5 Mi**  
Distance to Uptown

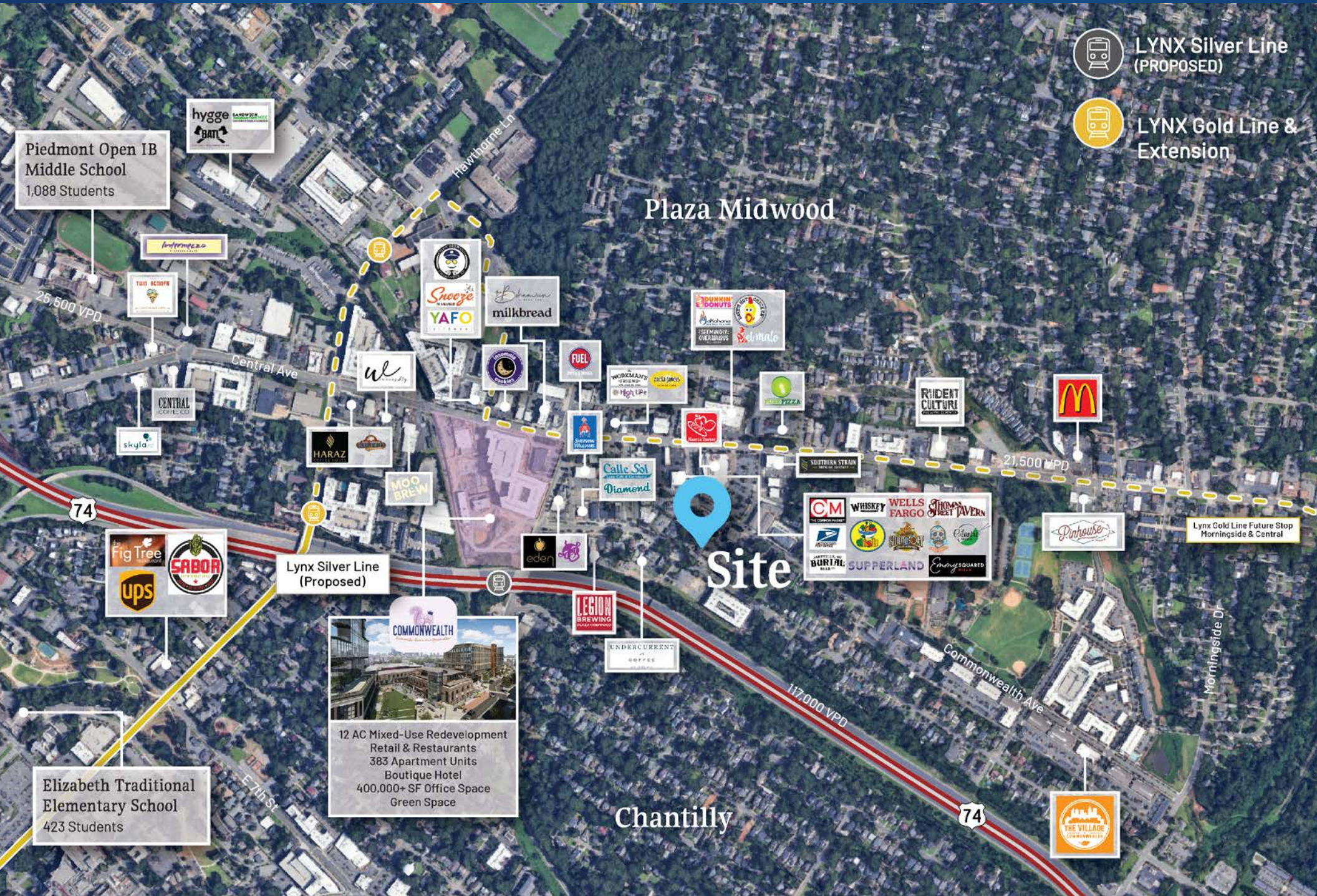
  
**153,996**  
Daytime Population (3 Mile)

  
**56**  
Walkability Score

  
**21,500**  
Vehicles per Day on Central Ave



# Market Overview





12 AC Mixed-Use Redevelopment  
Retail & Restaurants | 383 Apartment Units  
Boutique Hotel | 400,000+ SF Office Space  
Green Space



Contact for Details

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### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

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### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.