

# CHARLOTTE, NC | COMMERCIAL ±0.44 ACRES | FOR SALE



OFFERED EXCLUSIVELY BY

**ISAAC HARROW**

Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

**2522 THE PLAZA | CHARLOTTE, NC 28205**

**±0.44 ACRES | \$1,200,000**



## PROPERTY OVERVIEW

The property at **2522 The Plaza in Charlotte, NC** is a  $\pm 0.44$  acre commercial site priced at \$1,200,000 in the popular Plaza Midwood area near Uptown. It includes a small building currently leased to a tire shop on a month-to-month basis, offering flexibility for redevelopment. Formerly a gas station—with tanks already removed—the property offers strong street frontage, high visibility, and access along a busy corridor, making it well-suited for a variety of uses such as retail, restaurant, or mixed-use development, with its primary value driven by its prime infill location and future development potential.

## PROPERTY HIGHLIGHTS

- Less than 15 minutes to some of Charlotte's popular neighborhoods including Plaza Midwood, University City, and NoDa
- High traffic corridor with excellent visibility
- Excellent access to major thoroughfares, including E. W.T. Harris Blvd, Eastway Dr, W Sugar Creek Rd, and N Tryon Street
- Fuel tanks have been removed, reducing environmental concerns and making redevelopment easier
- Includes existing building and utilities, plus road frontage and parking

## AERIAL VIEW



## ZONING MAP



## PROPERTY DETAILS



**2522**  
Then Plaza  
Charlotte, NC 28205



**Zoning**  
GC (General Commercial)



**Sale Price**  
\$1,200,000



**Available**  
± 0.44 acres  
includes existing building  
(~805 SF)



**Property Type**  
Commercial | Land



**Parcel ID**  
09502309



**Population (2025) 5 Mile**  
313,986



**Households (2025) 5 Mile**  
138,348



**Median Household Income**  
\$73,708

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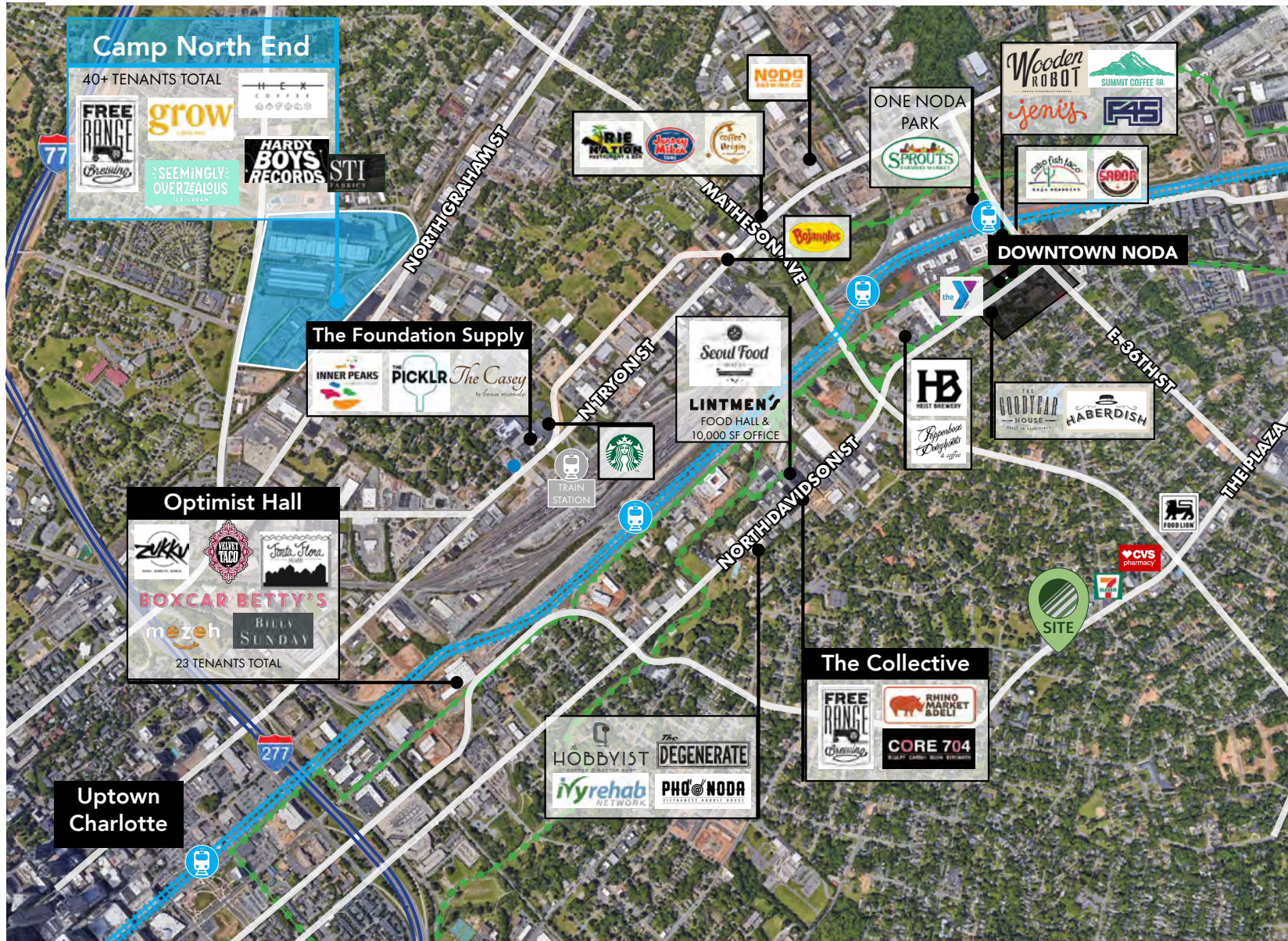
iharrow@themosergroupinc.com

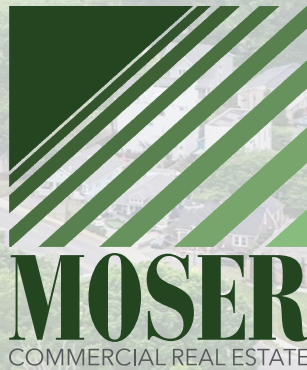
**MOSER**  
COMMERCIAL REAL ESTATE

# PROPERTY PHOTOS



# LOCATION OVERVIEW





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2522 The Plaza, Charlotte, NC | COMMERCIAL LAND | FOR SALE