

819 Central Ave

819 Central Ave , Charlotte NC 28204

Business Zoning Office Retail



ARDOR COMMERCIAL
ADVISORS, LLC

THE SPACE

Location	819 Central Ave, Charlotte, NC, 28204
COUNTY	Mecklenburg
APN	08021104
Cross Street	Piedmont St
Traffic Count	17,988
Square Feet	2000
Annual Rent PSF	\$25.00
Lease Type	NNN

HIGHLIGHTS

- Located in Plaza Midwood
- Close to Uptown
- Great location for Office or Retail
- Additional Parking in the Rear of the Building



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,436	128,855	286,624



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$111,442	\$125,654	\$107,690



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,856	66,070	130,638

PROPERTY FEATURES

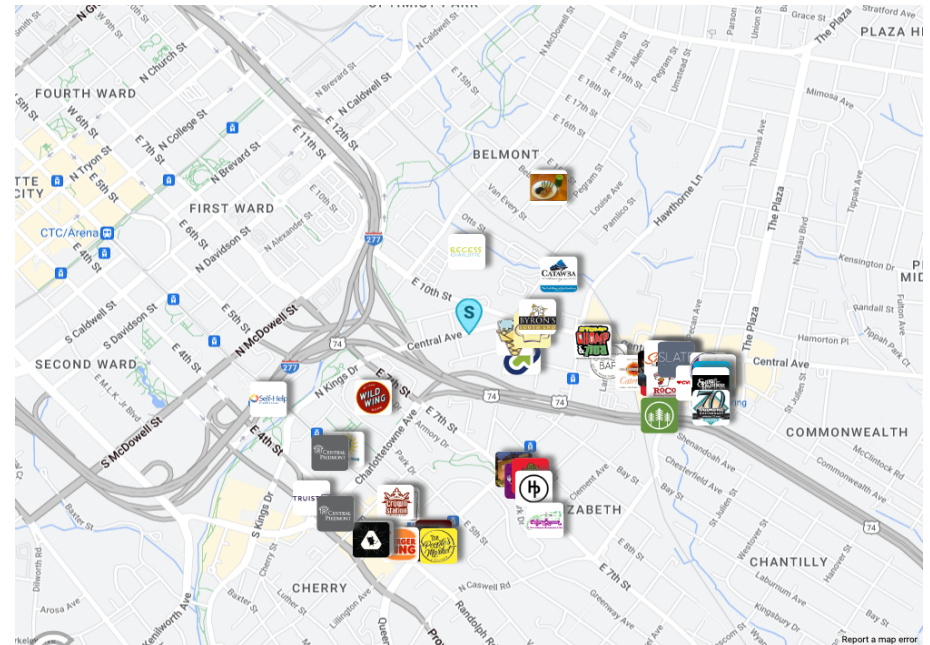
BUILDING SF	2,000
LAND ACRES	.16
YEAR BUILT	1930
ZONING TYPE	B2
NUMBER OF STORIES	1
NUMBER OF INGRESSES	1



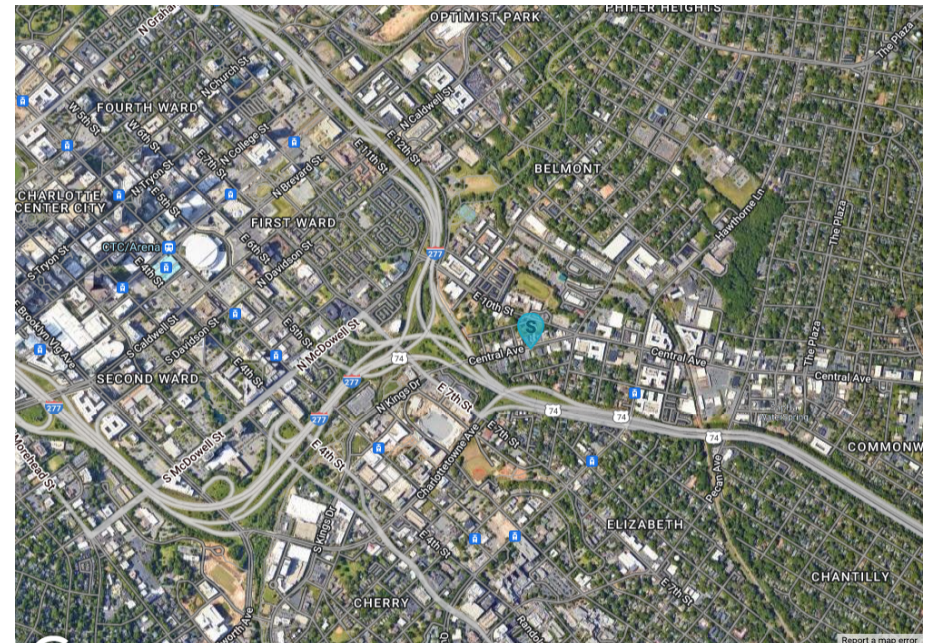
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- Plaza Midwood is a neighborhood located in Charlotte, North Carolina. It is known for its diverse community and mix of historical and modern architecture. The area features a variety of restaurants, bars, and shops and is home to the popular Charlotte Pride festival. It is also considered a trendy and lively neighborhood with various cultural events, local businesses, and parks. It is well known for its artistic community and its proximity to uptown Charlotte.

Locator Map



Regional Map

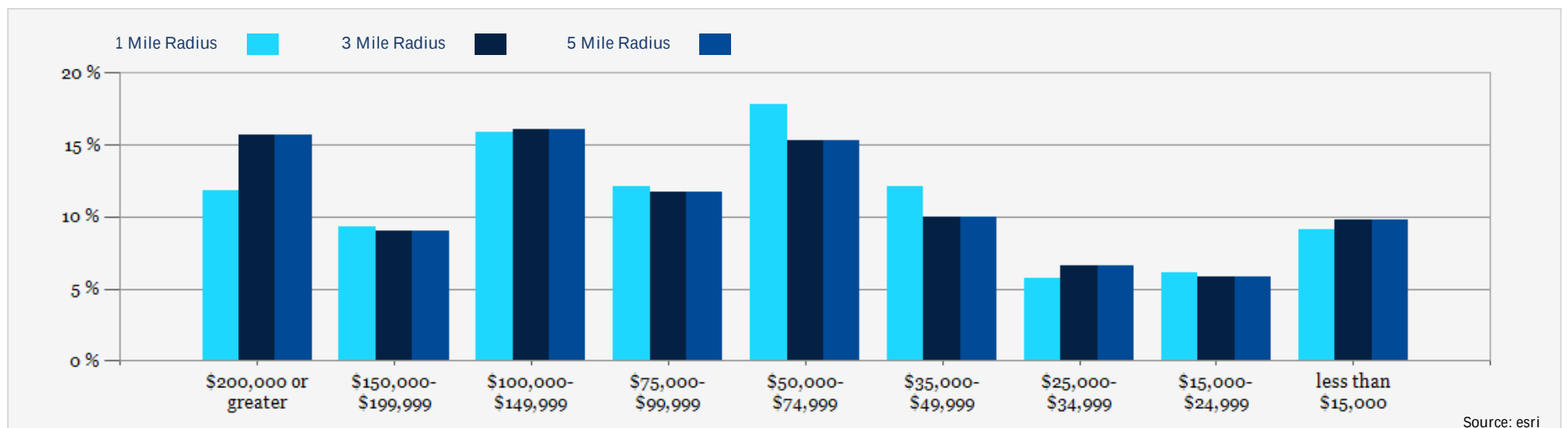




POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,413	89,341	227,265
2010 Population	12,161	92,199	232,755
2022 Population	16,436	128,855	286,624
2027 Population	17,964	140,723	306,055
2022-2027: Population: Growth Rate	8.95 %	8.90 %	6.60 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	808	6,499	14,091
\$15,000-\$24,999	542	3,846	10,293
\$25,000-\$34,999	507	4,348	11,935
\$35,000-\$49,999	1,076	6,602	15,832
\$50,000-\$74,999	1,574	10,071	21,750
\$75,000-\$99,999	1,071	7,720	14,624
\$100,000-\$149,999	1,409	10,638	17,486
\$150,000-\$199,999	821	5,961	8,708
\$200,000 or greater	1,049	10,384	15,921
Median HH Income	\$73,259	\$79,346	\$62,898
Average HH Income	\$111,442	\$125,654	\$107,690

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,421	40,826	100,381
2010 Total Households	5,011	40,652	96,812
2022 Total Households	8,856	66,070	130,638
2027 Total Households	9,745	72,904	140,903
2022 Average Household Size	1.81	1.88	2.15
2000 Owner Occupied Housing	1,422	16,392	44,279
2000 Renter Occupied Housing	2,409	21,008	48,793
2022 Owner Occupied Housing	2,818	23,610	51,654
2022 Renter Occupied Housing	6,038	42,460	78,984
2022 Vacant Housing	1,207	8,315	13,318
2022 Total Housing	10,063	74,385	143,956
2027 Owner Occupied Housing	2,941	24,706	54,062
2027 Renter Occupied Housing	6,804	48,197	86,841
2027 Vacant Housing	1,419	9,832	16,103
2027 Total Housing	11,164	82,736	157,006
2022-2027: Households: Growth Rate	9.65 %	9.95 %	7.60 %

2022 Household Income



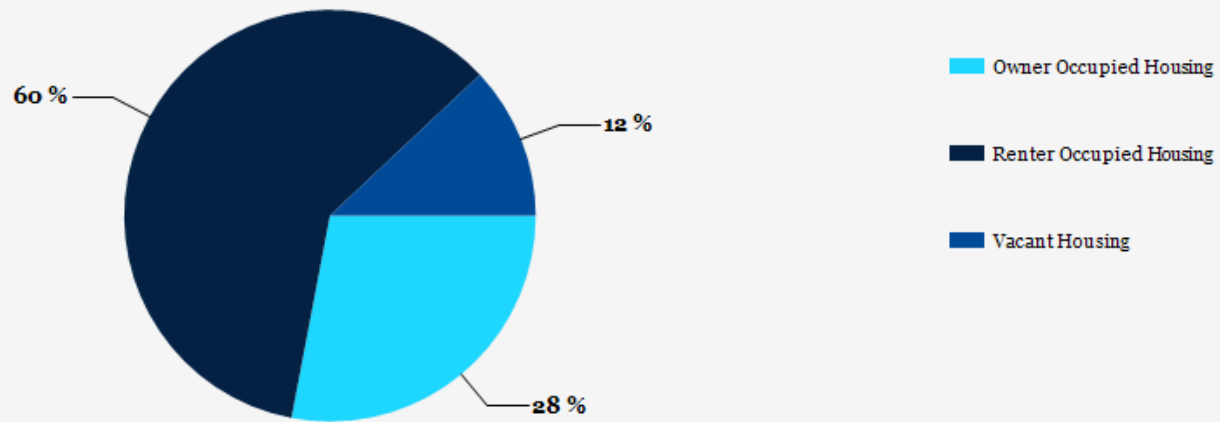
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,064	13,343	25,159
2022 Population Age 35-39	1,715	11,629	22,684
2022 Population Age 40-44	1,176	8,775	19,167
2022 Population Age 45-49	978	7,387	17,055
2022 Population Age 50-54	851	6,851	16,211
2022 Population Age 55-59	774	6,752	15,976
2022 Population Age 60-64	709	6,153	14,849
2022 Population Age 65-69	553	5,109	12,637
2022 Population Age 70-74	414	4,029	9,891
2022 Population Age 75-79	269	2,639	6,840
2022 Population Age 80-84	195	1,727	4,408
2022 Population Age 85+	162	1,904	4,942
2022 Population Age 18+	13,502	104,547	223,689
2022 Median Age	34	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,866	\$82,851	\$69,397
Average Household Income 25-34	\$102,777	\$116,306	\$101,299
Median Household Income 35-44	\$91,047	\$98,284	\$78,009
Average Household Income 35-44	\$134,049	\$147,497	\$124,758
Median Household Income 45-54	\$100,071	\$102,379	\$75,704
Average Household Income 45-54	\$141,993	\$158,221	\$133,230
Median Household Income 55-64	\$81,429	\$86,479	\$64,047
Average Household Income 55-64	\$127,338	\$142,876	\$118,131
Median Household Income 65-74	\$58,769	\$61,518	\$50,985
Average Household Income 65-74	\$97,331	\$107,666	\$92,249
Average Household Income 75+	\$62,382	\$84,466	\$73,675

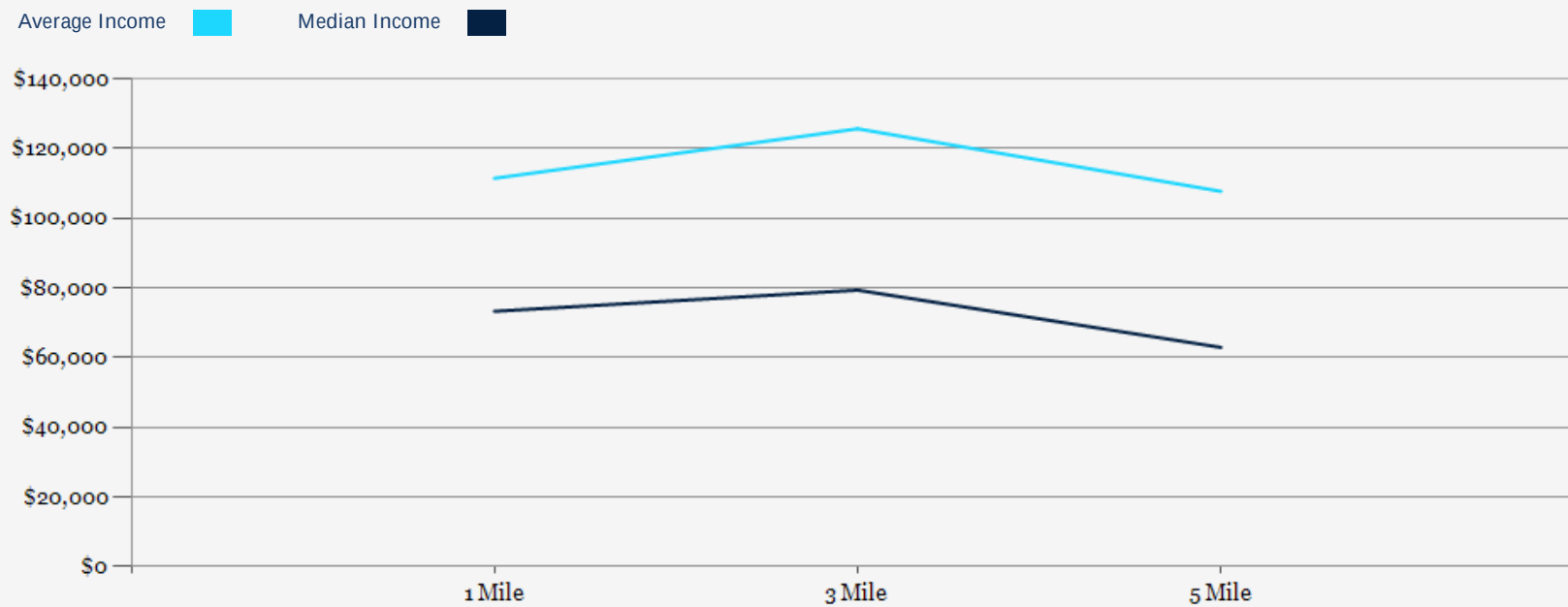
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,027	13,036	24,668
2027 Population Age 35-39	1,816	11,930	23,197
2027 Population Age 40-44	1,413	10,464	21,206
2027 Population Age 45-49	1,126	8,495	18,898
2027 Population Age 50-54	897	7,237	16,865
2027 Population Age 55-59	772	6,858	16,101
2027 Population Age 60-64	728	6,466	15,210
2027 Population Age 65-69	672	5,768	13,907
2027 Population Age 70-74	503	4,706	11,473
2027 Population Age 75-79	351	3,511	8,671
2027 Population Age 80-84	260	2,246	5,737
2027 Population Age 85+	185	2,130	5,395
2027 Population Age 18+	14,731	114,436	240,132
2027 Median Age	34	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,474	\$96,592	\$83,709
Average Household Income 25-34	\$120,071	\$134,811	\$120,835
Median Household Income 35-44	\$107,742	\$111,449	\$91,755
Average Household Income 35-44	\$155,389	\$165,999	\$142,309
Median Household Income 45-54	\$113,125	\$115,597	\$93,490
Average Household Income 45-54	\$162,880	\$175,576	\$150,965
Median Household Income 55-64	\$102,759	\$106,058	\$81,812
Average Household Income 55-64	\$150,581	\$165,609	\$139,500
Median Household Income 65-74	\$77,527	\$79,265	\$64,426
Average Household Income 65-74	\$121,306	\$129,533	\$112,210
Average Household Income 75+	\$80,154	\$109,151	\$95,234

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





Jim Pryor
Managing Partner

Ardor Commercial Advisors, LLC is a premier, full-service commercial real estate brokerage headquartered in Charlotte, North Carolina. Our team utilizes a client-focused approach to provide superior real estate services, including acquisition and leasing opportunities for developers, landlords, tenants, and investors. Our expert advisors assist our clients in all commercial real estate needs, including investment properties, office and retail, mixed-use projects, multi-family developments, land, and industrial properties.