

RETAIL SPACE FOR LEASE

# CENTRAL CROSSING

824 LAMAR AVE, CHARLOTTE, NC 28205

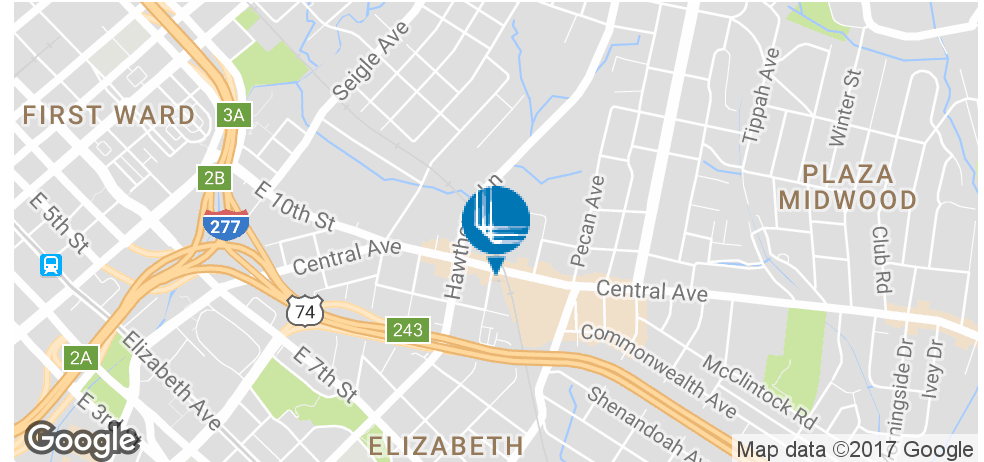
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	2,032 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	19,501 SF
Zoning:	B-2
Market:	Charlotte MSA

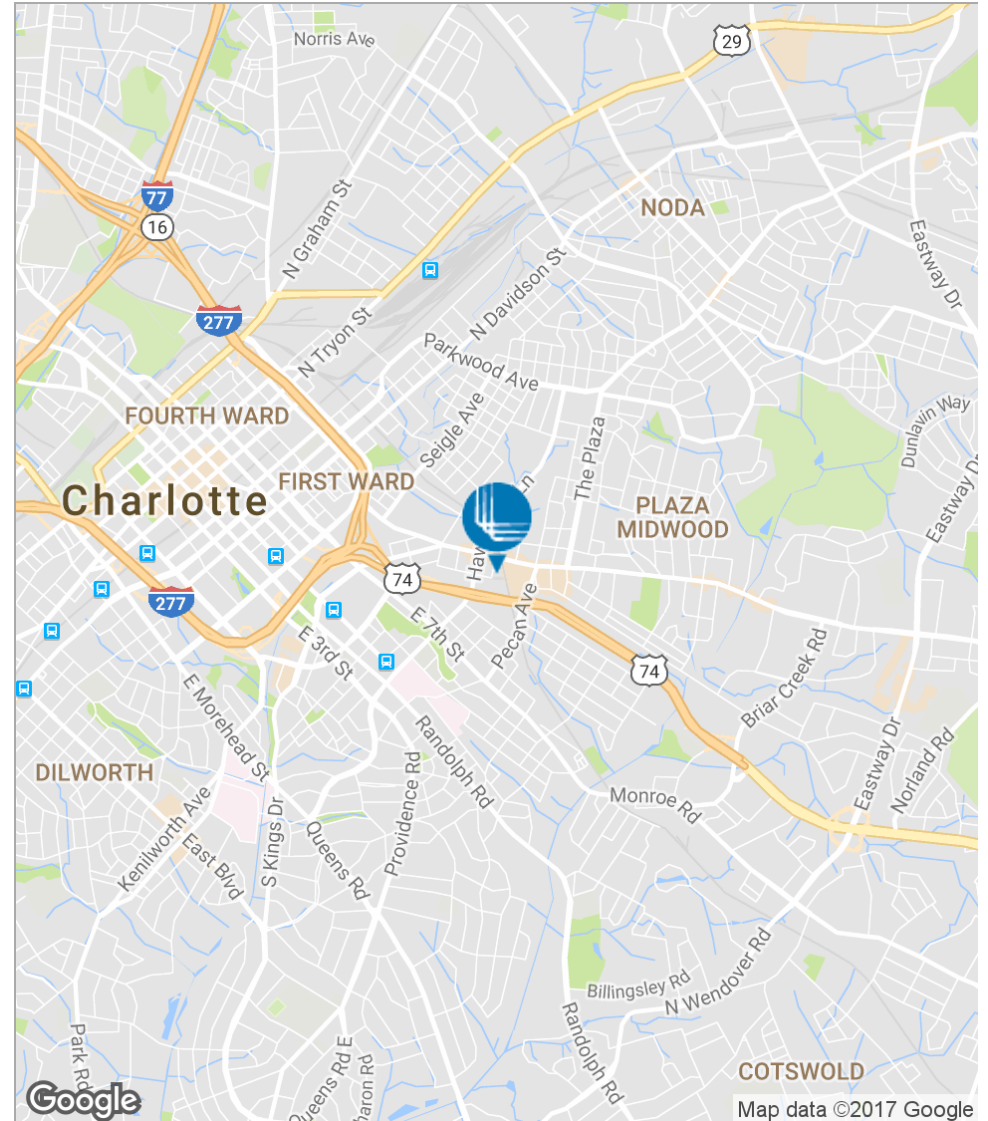
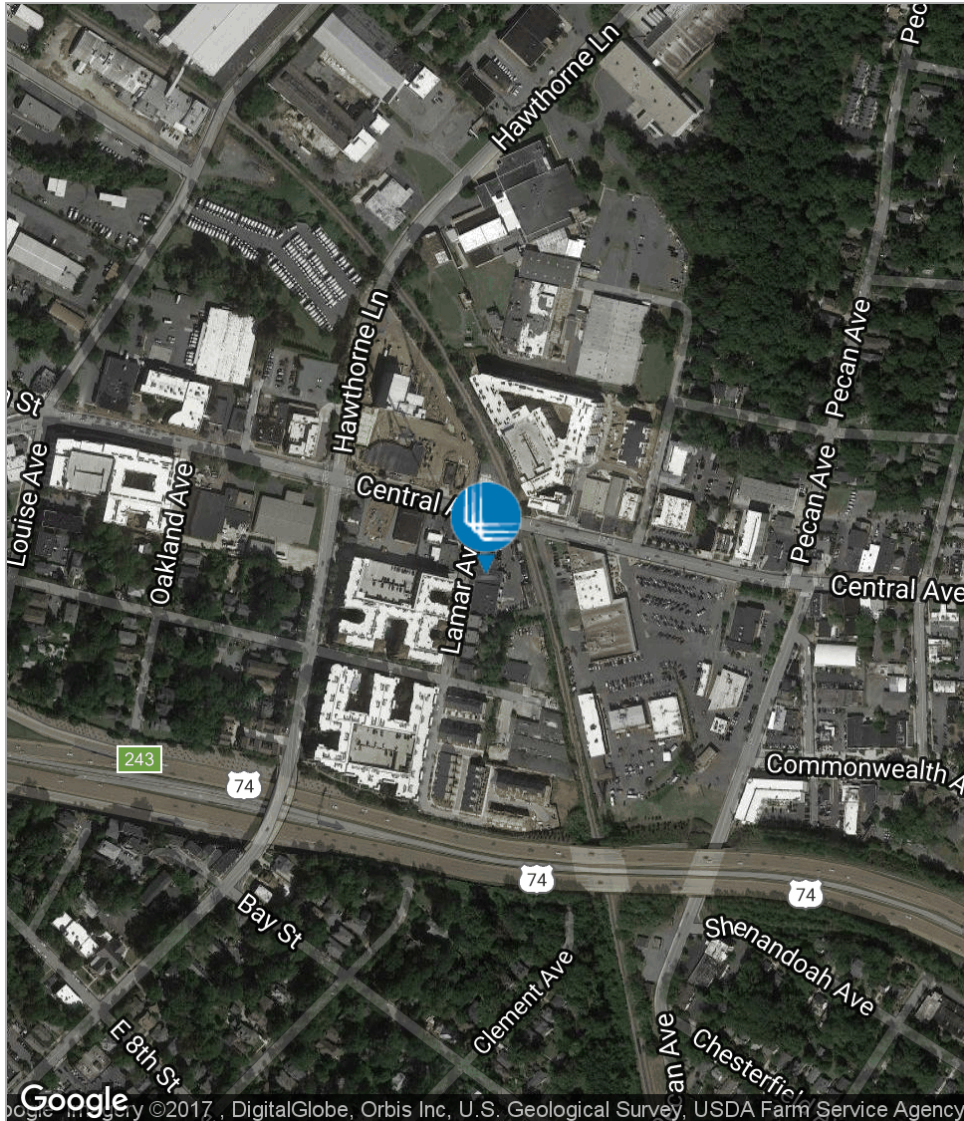
## PROPERTY OVERVIEW

Central Crossing is a 19,501 SF mixed-use building located in Plaza Midwood at the intersection of Central Ave. and Lamar Ave. One retail / office space is currently available.

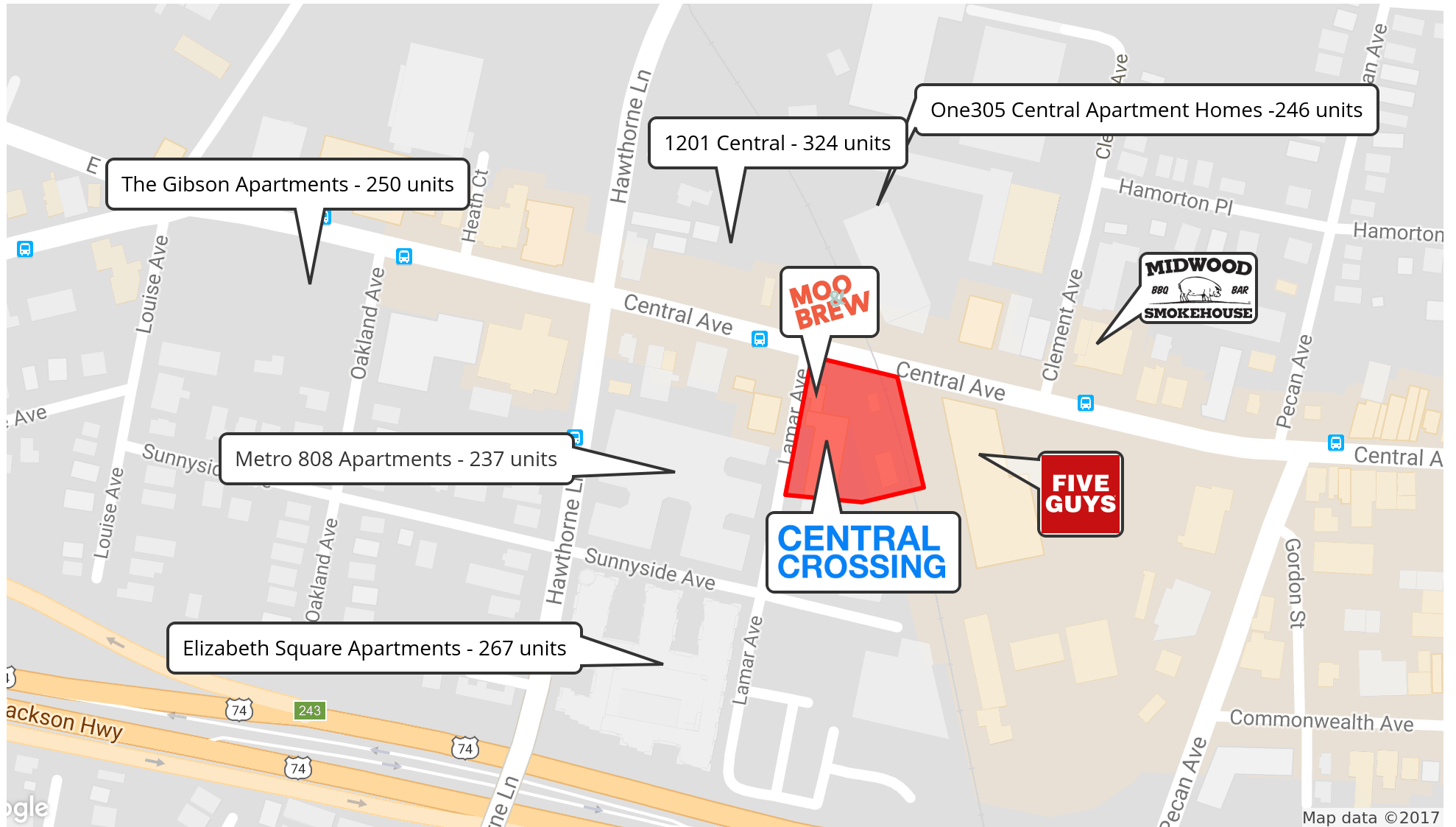
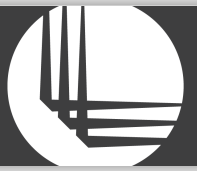
## PROPERTY HIGHLIGHTS

- Over 1,100 residential units completed or under construction within one block
- Within walking distance of several restaurants, breweries and nightlife
- Adjacent to the 237-unit Metro 808 Apartments
- Minutes from Uptown Charlotte

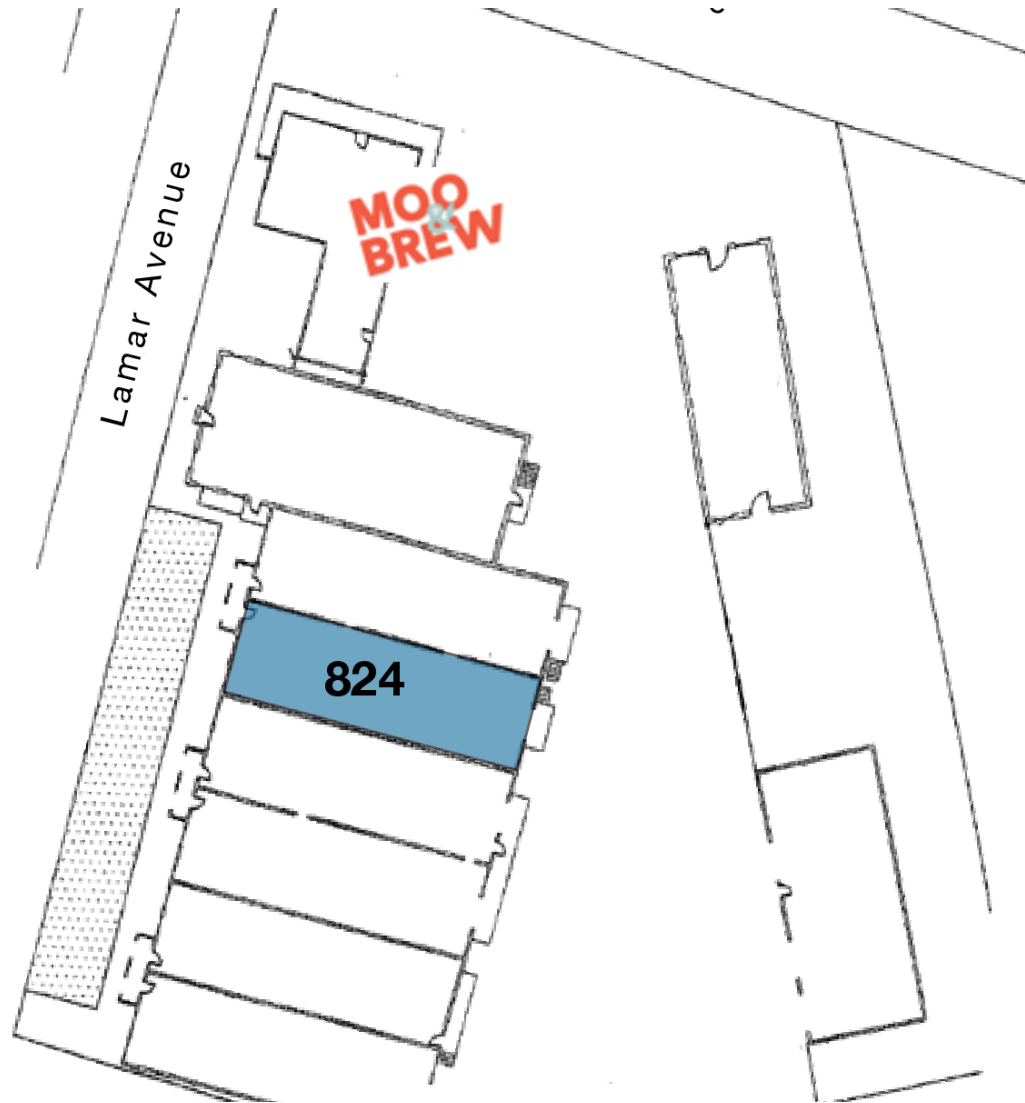
# LOCATION MAPS



# AREA MAP

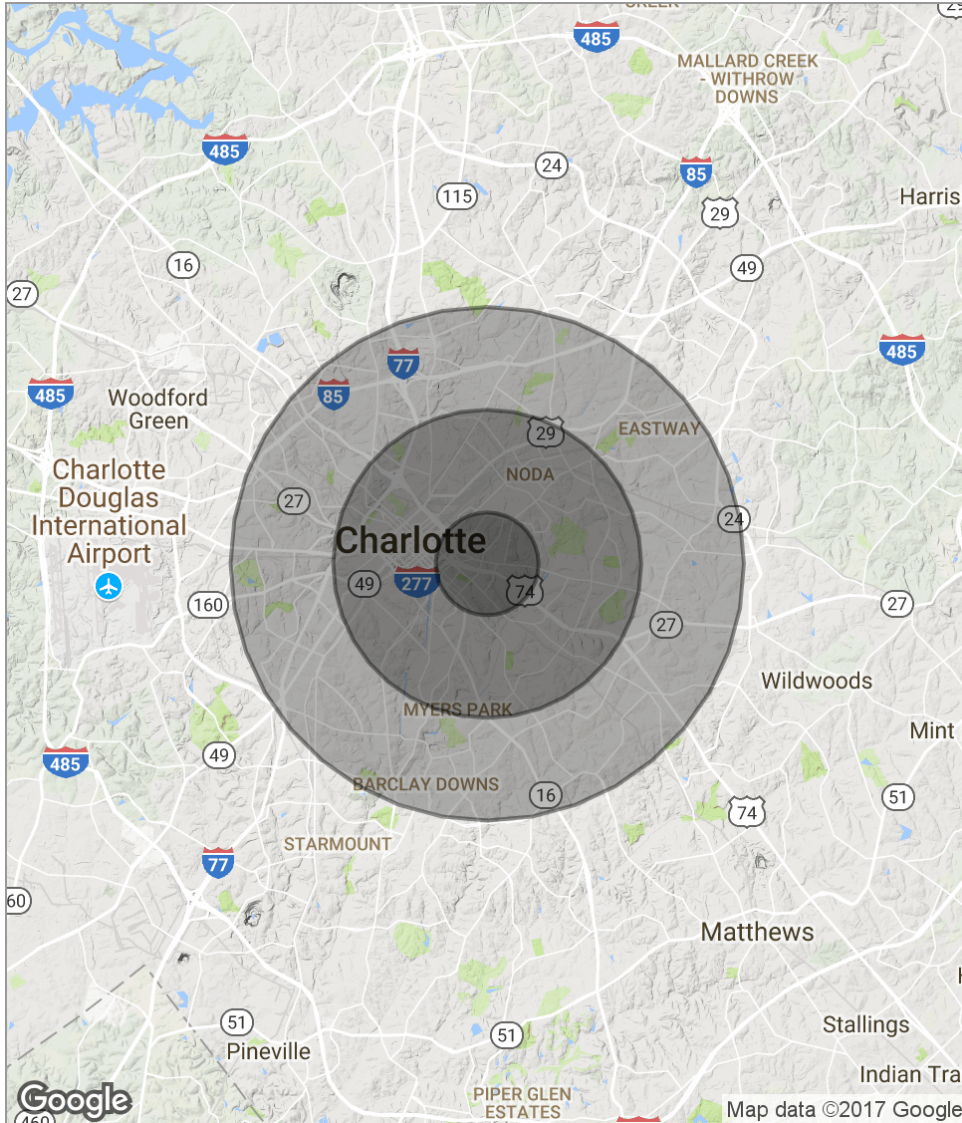
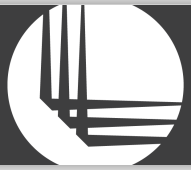


# SITE PLAN



**824 Lamar**  
Available - 2,032 SF

# DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,054	85,857	228,392
Median age	35.2	34.1	34.8
Median age (male)	34.3	33.6	33.3
Median age (Female)	35.1	34.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,838	39,641	98,863
# of persons per HH	2.1	2.2	2.3
Average HH income	\$79,234	\$90,911	\$75,028
Average house value	\$264,875	\$511,790	\$360,295
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.2%	8.8%	12.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	64.0%	58.1%	49.3%
Black	31.4%	32.6%	39.8%
Asian	1.1%	2.6%	2.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.5%	0.4%	0.3%
Other	1.0%	5.0%	6.4%

\* Demographic data derived from 2010 US Census