

1101 Central Avenue, Charlotte, NC 28204

Redevelopment Opportunity Corner of Central Avenue & Hawthorne Lane

Vibrant Central Avenue Corridor, Street Car Destination



Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

- Currently entitled for 166,000 SF of office, retail, and storage

- 78 Walkability Score. Very Walkable!

- Zoned Mudd-O

- Located on Streetcar corridor currently under construction

- 25,000 cars per day on Central Avenue and 9,400 on Hawthorne Lane

- 1.24± acres; 1.50± acres with alley

Babak Emadi, Broker
704-373-1101
bemadi@providencecommercial.com

Chris Wannamaker, Broker
704-373-1181
Cwannamaker@providencecommercial.com



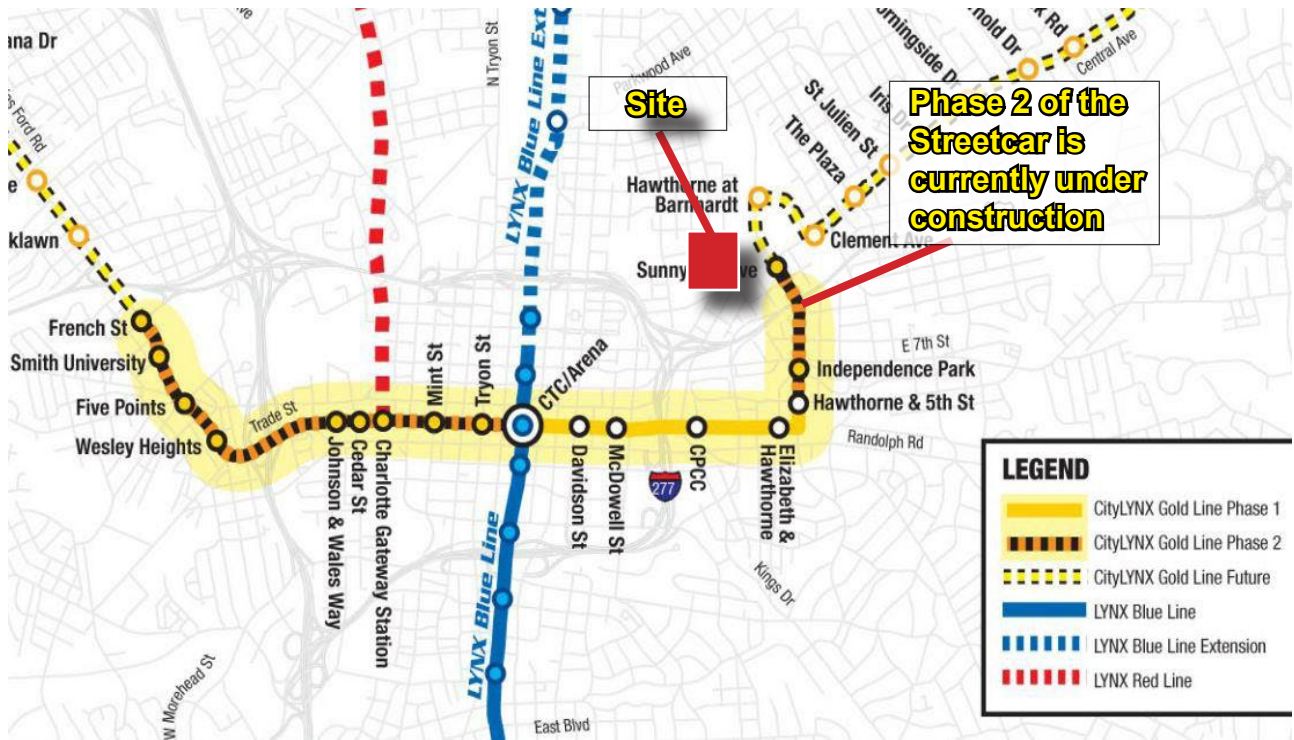
Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Featured Properties" at www.ProvidenceCommercial.com

1101 Central Avenue, Charlotte, NC 28204

Redevelopment Opportunity Corner of Central Avenue & Hawthorne Lane

Vibrant Central Avenue Corridor, Street Car Destination



Demographics (2017)	1 Mile	3 Mile	5 Mile
Population	14,898	111,819	268,650
Average HH Income	\$93,612	\$89,814	\$76,6217
Median HH Income	\$58,631	\$50,056	\$43,375



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to “Featured Properties” at www.ProvidenceCommercial.com

1101 Central Avenue, Charlotte, NC 28204

Redevelopment Opportunity Corner of Central Avenue & Hawthorne Lane

Vibrant Central Avenue Corridor, Street Car Destination



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Featured Properties" at www.ProvidenceCommercial.com