

1110 MORNINGSIDE DRIVE

CHARLOTTE, NC 28205

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 924 SF RETAIL/OFFICE SPACE FOR LEASE IN PLAZA MIDWOOD



PROPERTY INFORMATION:

- ± 924 SF Office Space
- Plaza Midwood positioning
- Three-building redevelopment totaling approximately 15,390 SF
- 6.5/1,000 SF parking ratio
- Independence Blvd exposure
- Building breakdown, including office and retail/restaurant space
- Site/aerial plan with approximately 101 parking spaces and the Briar Creek Greenway shown along the property
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 15,087
3 Miles: 130,231
5 Miles: 328,868



AVG. HH INCOME

1 Mile: \$162,160
3 Miles: \$171,396
5 Miles: \$154,566



DAYTIME EMPLOYEES

1 Mile: 8,702
3 Miles: 112,944
5 Miles: 226,160

BROKER CONTACT:

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SITE AERIAL

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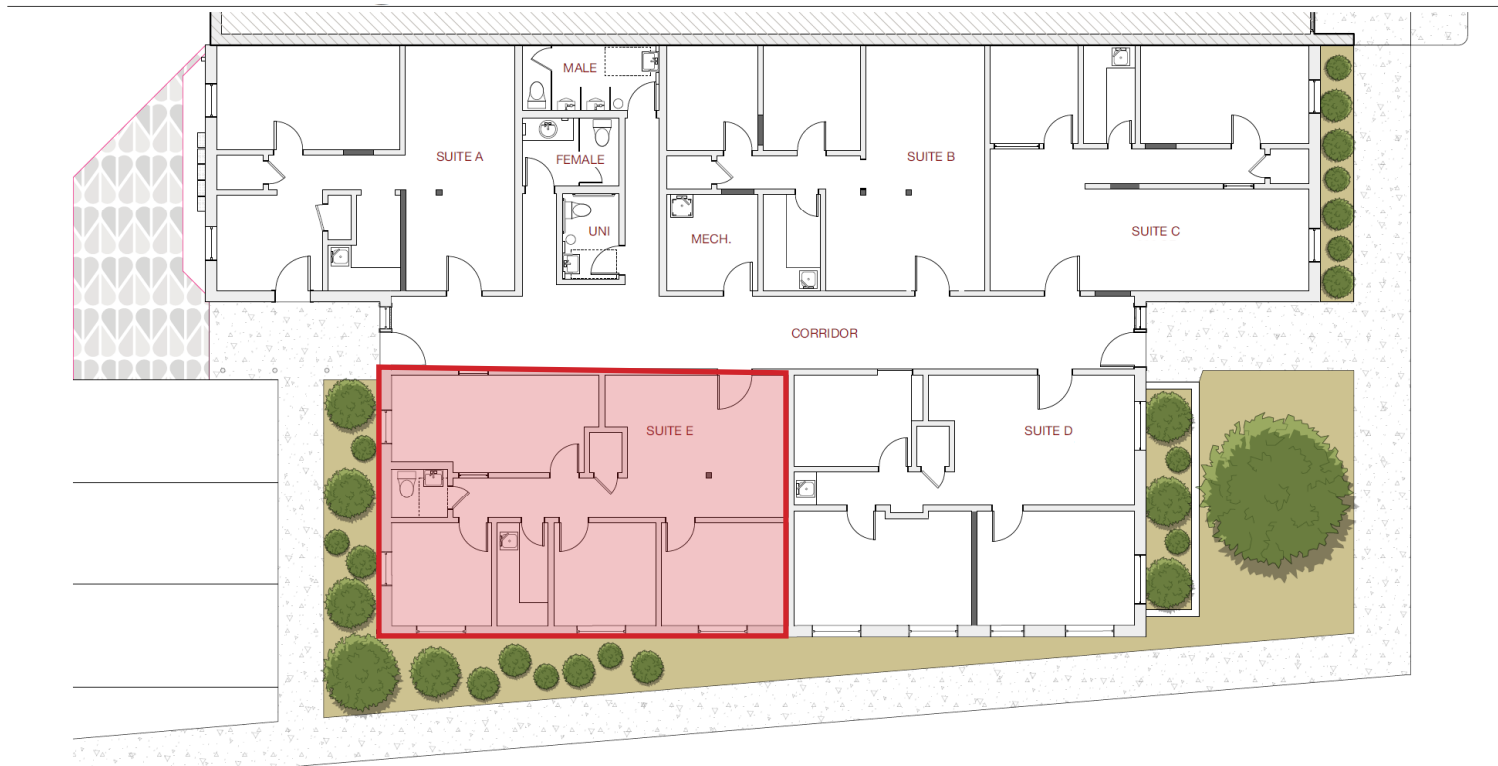
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FLOOR PLAN

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SITE PHOTOS

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MARKET OVERVIEW

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1ST

Largest City
in North Carolina



#1

Fastest Growing
City in the U.S.



2ND

Largest Banking
Hub in the U.S.



2ND

Largest City
in the Southeast



5TH

Busiest Airport
in the U.S.



15TH

Largest Population
in the U.S.

CHARLOTTE FORTUNE 500

TRUIST 

Bank of America.


 DUKE
ENERGY®

 Sealed Air®

 Albemarle®

 Sonic
Automotive

NUCOR®

Honeywell

A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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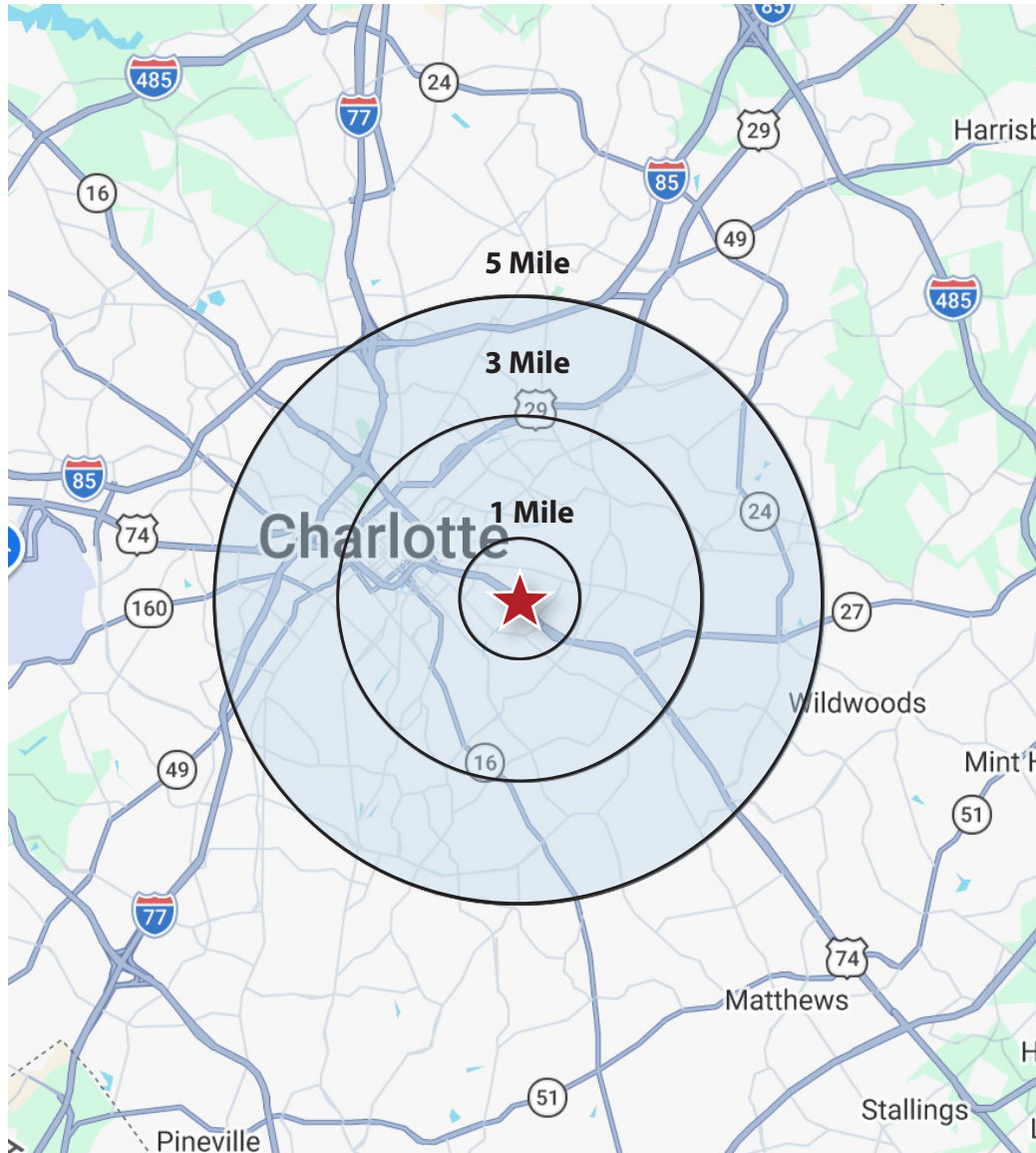
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POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	15,087	130,231	328,868
2031 Projected Population	14,656	137,311	349,467
Projected Annual Growth (2026-2031)	-431 (-0.6%)	7,080 (1.1%)	20,599 (1.3%)

HOUSEHOLDS

2026 Estimated Households	7,622	65,753	153,559
2031 Projected Households	7,379	70,550	164,781

HOUSEHOLD INCOME

2026 Estimated Average Household Income	\$162,160	\$171,396	\$154,566
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BUSINESSES

2026 Estimated Total Businesses	1,120	11,193	22,942
2026 Estimated Total Employees	8,702	112,944	226,160

