

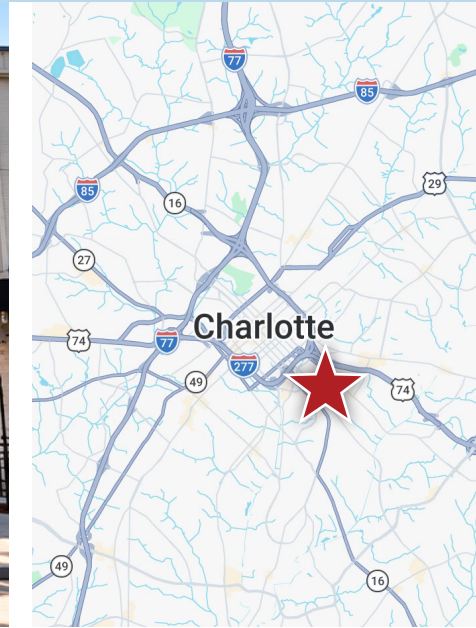
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 120, CHARLOTTE, NC 28204

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

MIDTOWN OFFICE/RETAIL SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS:

- ± 3,700 SF office/retail space available for sublease
- 6 offices, 1 conference room, bull pen, & breakroom
- Access to shared outdoor patio with Uptown views
- Excellent signage, abundant parking, and natural light
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor
- Convenient to Uptown, Plaza Midwood, and I-277
- Surrounding restaurants & retailers include Neo Sushi, Pizza Baby, Tajhouse, Viva Chicken, ISI Elite Training, The Custom Shop, The Visulite, Elizabeth Creamery, and Casa Azul

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 15,934
3 Miles: 141,236
5 Miles: 297,238



AVG. HH INCOME

1 Mile: \$146,567
3 Miles: \$164,661
5 Miles: \$141,137



MEDIAN HH INCOME

1 Mile: 29,532
3 Miles: 123,179
5 Miles: 224,772

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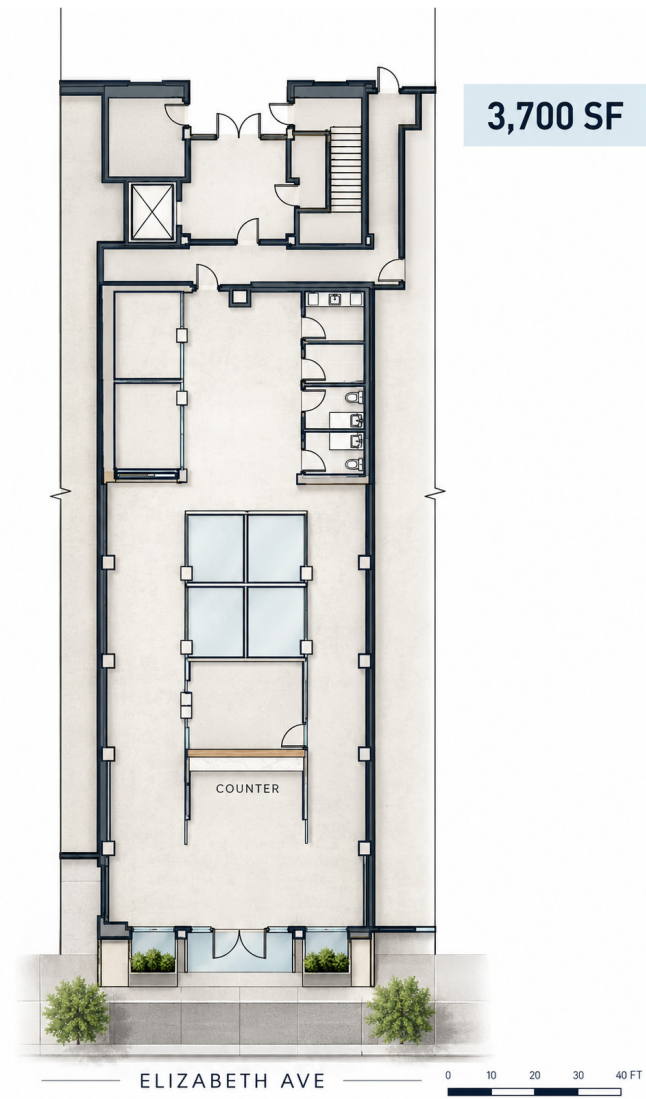
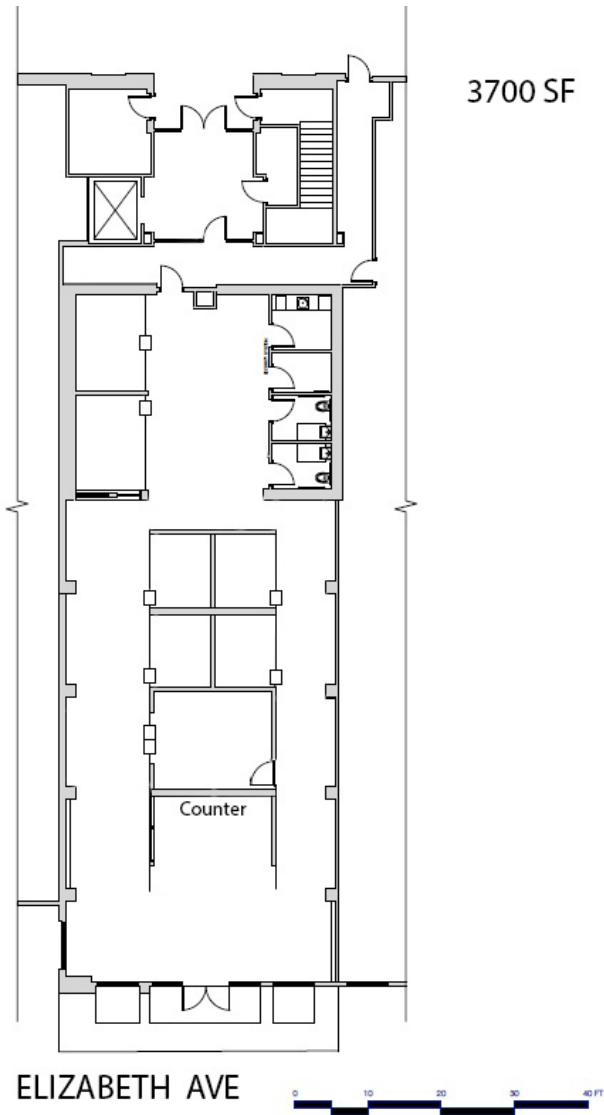
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EXISTING FLOOR PLAN

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±3,700 SF SECOND GENERATION OFFICE/RETAIL SPACE



ELIZABETH AVENUE

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AERIAL

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±3,700 SF SECOND GENERATION OFFICE/RETAIL SPACE



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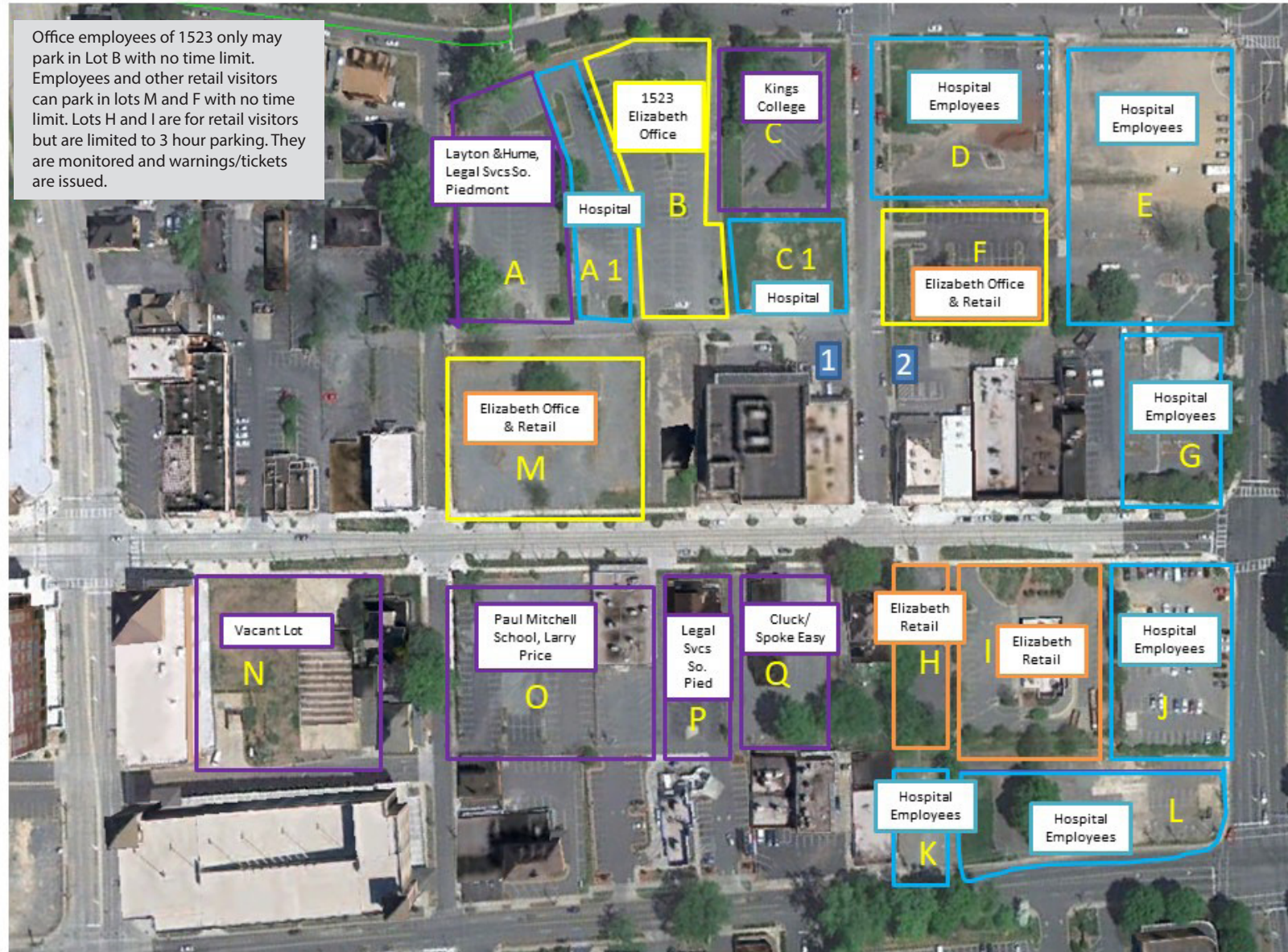
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PARKING

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ABUNDANT PARKING AVAILABLE ACROSS 3 SURFACE LOTS HIGHLIGHTED IN YELLOW



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PHOTOS

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