



COMMONWEALTH

Community • Commerce • Conversation

WATCH THE FILM

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IN THE HEART OF PLAZA MIDWOOD.
UNCONVENTIONAL AND RICH IN SPIRIT.
SOMETHING WHOLLY LOCAL AND UNIQUELY CHARLOTTE.

ONE PART VINTAGE.
TWO PARTS NEXT BIG THING.
ALL PARTS SOUL.

THIS IS WHERE YOU WANT TO BE.
THIS IS YOUR COMMON GROUND.

THIS IS COMMONWEALTH.







WHOLLY LOCAL &
UNIQUELY CHARLOTTE



NEIGHBORHOOD DEMOGRAPHICS

1 PLAZA MIDWOOD
 POPULATION: 7,129
 AVG HH INCOME: \$119,438
 INCREASE HOME VALUE*: 50.5%

2 ELIZABETH
 POPULATION: 5,993
 AVG HH INCOME: \$101,011
 INCREASE HOME VALUE*: 46.5%

3 CHANTILLY
 POPULATION: 1,253
 AVG HH INCOME: \$164,513
 INCREASE HOME VALUE*: 74.9%

4 UPTOWN
 POPULATION: 13,949
 AVG HH INCOME: \$155,573
 INCREASE HOME VALUE*: 30.5%

5 NODA
 POPULATION: 12,066
 AVG HH INCOME: \$69,590
 INCREASE HOME VALUE*: 77.4%

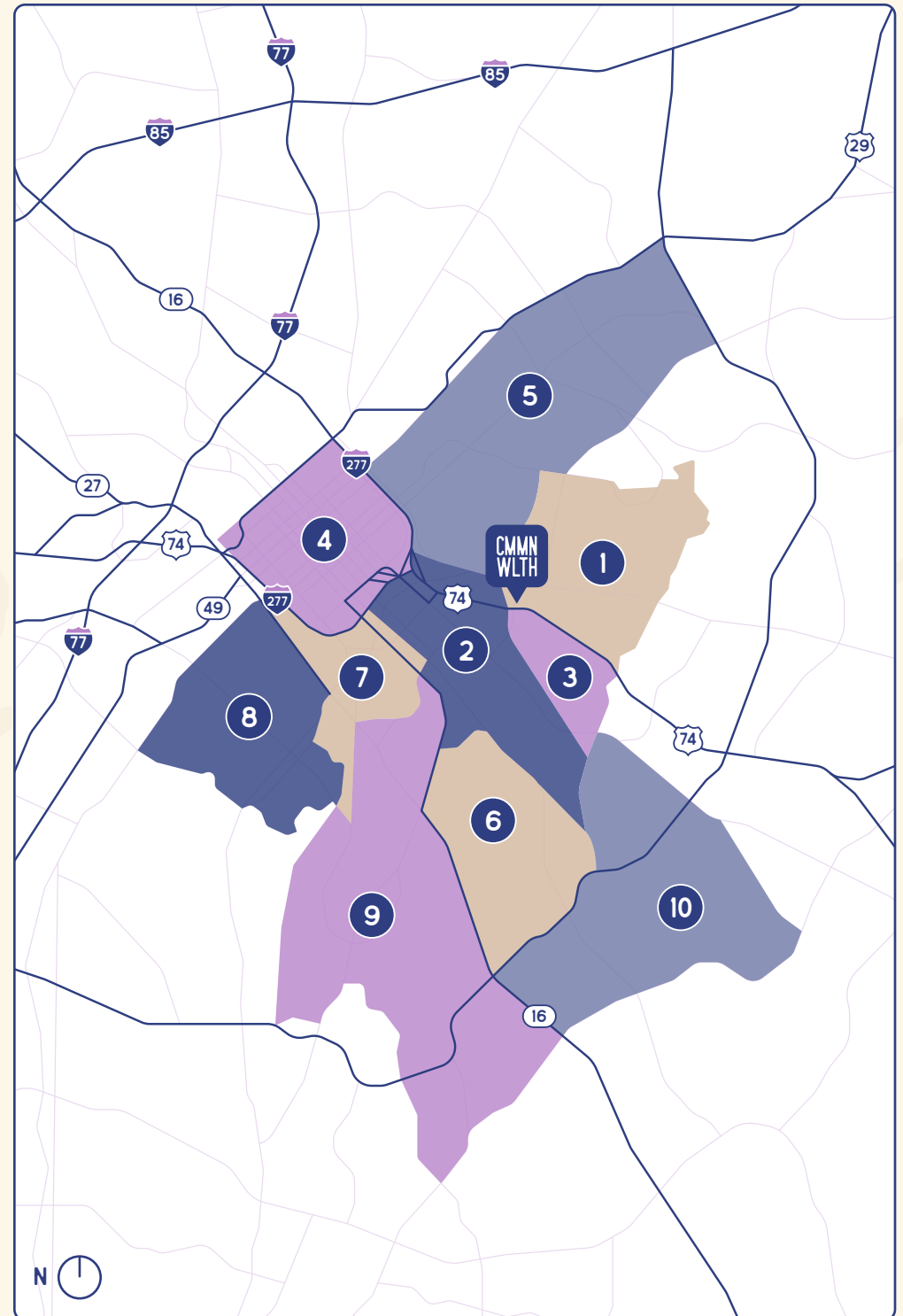
6 EASTOVER
 POPULATION: 2,610
 AVG HH INCOME: \$422,537
 INCREASE HOME VALUE*: 39.2%

7 MIDTOWN
 POPULATION: 3,368
 AVG HH INCOME: \$69,322
 INCREASE HOME VALUE*: 50.4%

8 DILWORTH
 POPULATION: 7,827
 AVG HH INCOME: \$161,517
 INCREASE HOME VALUE*: 35.7%

9 MYER'S PARK
 POPULATION: 12,978
 AVG HH INCOME: \$281,687
 INCREASE HOME VALUE*: 42.1%

10 COTSWOLD
 POPULATION: 4,989
 AVG HH INCOME: \$118,074
 INCREASE HOME VALUE*: 62.4%



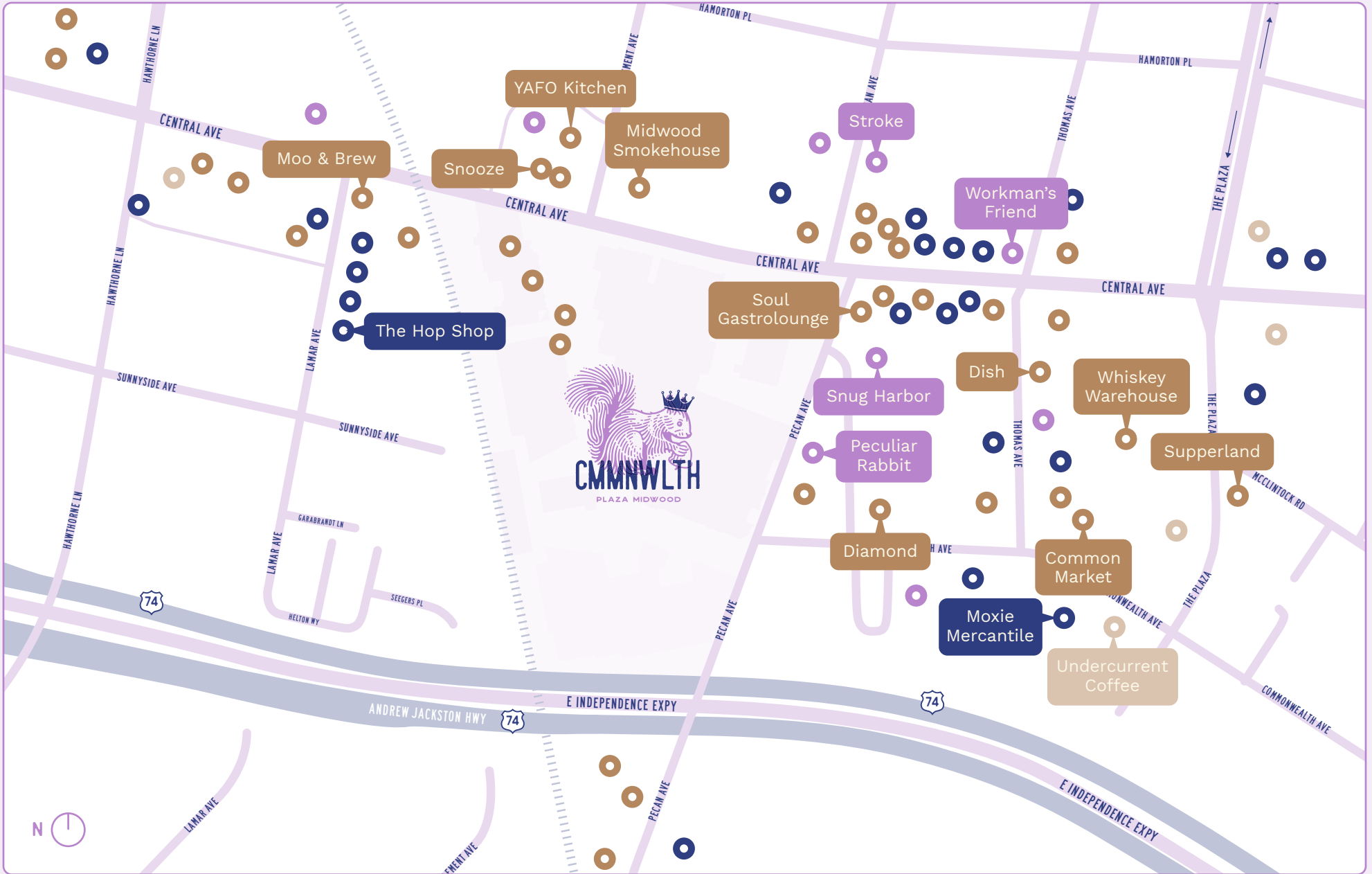
* = % INCREASE IN HOME VALUES FROM 2015-2020



40+ BARS & RESTAURANTS


WITHIN 1/2 MILE RADIUS

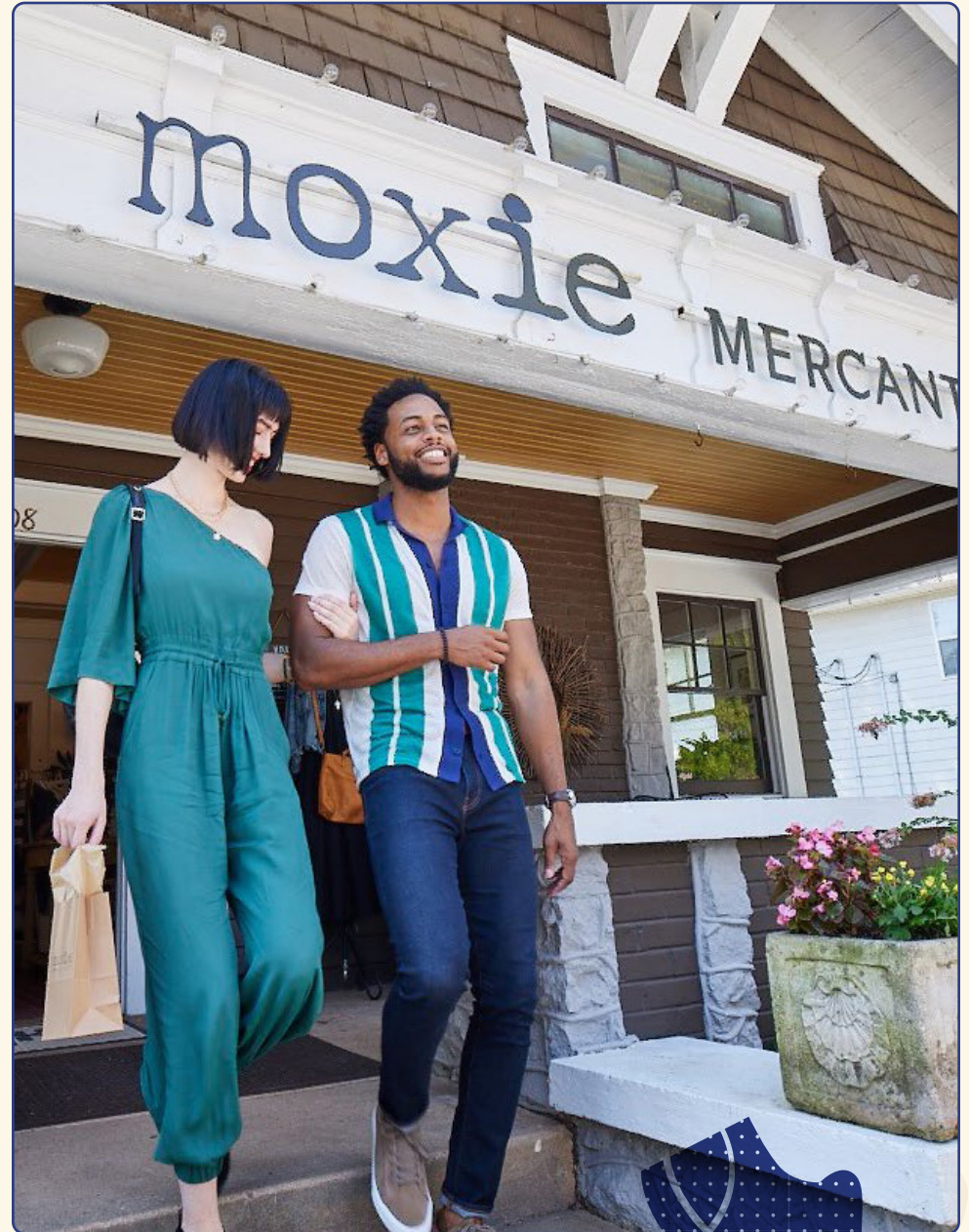




IN THE HEART OF PLAZA MIDWOOD

LOCAL AMENITIES MAP

 Restaurants	 Cafés
 Bars	 Retail



OPTIMUM WALKABILITY

83 / 100 WALK SCORE





MAKE CONNECTIONS. BE CONNECTED.

TRANSIT ACCESS MAP



12-ACRE
MIXED-USE
DEVELOPMENT

100K SF
RETAIL

400K SF
OFFICE
PHASE 1 + 2

383
RESIDENCES

AMPLE
GREEN SPACE





VINTAGE 1
ROOFTOP TERRACE



VINTAGE PLAZA
CENTRAL YARD

A

RETROFITTED RETAIL

22K SF RETAIL
SINGLE STORY
EST. DELIVERY Q1 2024

B

OFFICE

135K SF CLASS-A OFFICE
15K SF RETAIL
EST. DELIVERY Q4 2023

C

MULTIFAMILY

40K SF RETAIL
383 CLASS-A RESIDENCES
EST. DELIVERY Q1 2024

D

VINTAGE #1

12K SF RETAIL
EST. DELIVERY Q4 2023

E

VINTAGE #2

20K SF RETAIL
EST. DELIVERY Q1 2024



MULTIFAMILY GROUND FLOOR RETAIL

1.	3,155 RSF	11.	1,482 RSF
2.	1,466 RSF	12.	1,267 RSF
3.	1,530 RSF (*260 SF)	13.	1,832 RSF
4.	1,687 RSF	14.	2,570 RSF (*455 SF)
5.	3,645 RSF	15.	3,707 RSF (*455 SF)
6.	1,083 RSF	16.	1,799 RSF
7.	2,234 RSF	17.	2,607 RSF (*575 SF)
8.	1,194 RSF	18.	1,475 RSF
9.	1,674 RSF (*275 SF)	19.	1,017 RSF
10.	1,300 RSF (*185 SF)	20.	2,691 RSF

OFFICE BUILDING RETAIL

A.	5,338 RSF (*1000 SF)
B.	1,868 RSF
C.	1,721 RSF (*315 SF)
D.	2,821 RSF
E.	2,860 RSF (*530 SF)

RETROFITTED RETAIL

F.	2,828 RSF (*950 SF)
G.	3,292 RSF
H.	ABC STORE
I.	FIVE GUYS
J.	6,422 RSF (*1800 SF)

VINTAGE #1

LEVEL 1

VIA.	1,368 RSF
VIB.	986 RSF
VIC.	1,485 RSF
VID.	1,535 RSF

LEVEL 2

VIE.	5,674 USF
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LEVEL 3

VIF.	1,681 USF (*3,982 SF)
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VINTAGE #2

LEVEL 1

V2A.	9,125 SF
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LEVEL 2

V2B.	9,125 SF
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(* PATIO SQUARE FOOTAGE)







Crosland Southeast is a full-service real estate development firm focused on the southeast and with a robust placemaking legacy. Informed by deep experience in retail, multifamily, office, and more, we strive to create true destinations informed by the wants and needs of the communities we serve.

COMMONWEALTH

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