



Retail/Office Available in Uptown

325 E. 9th Street, Suite 100 | Charlotte, NC, 28202



CO-LAB

For Lease
+/- 1,939 SF

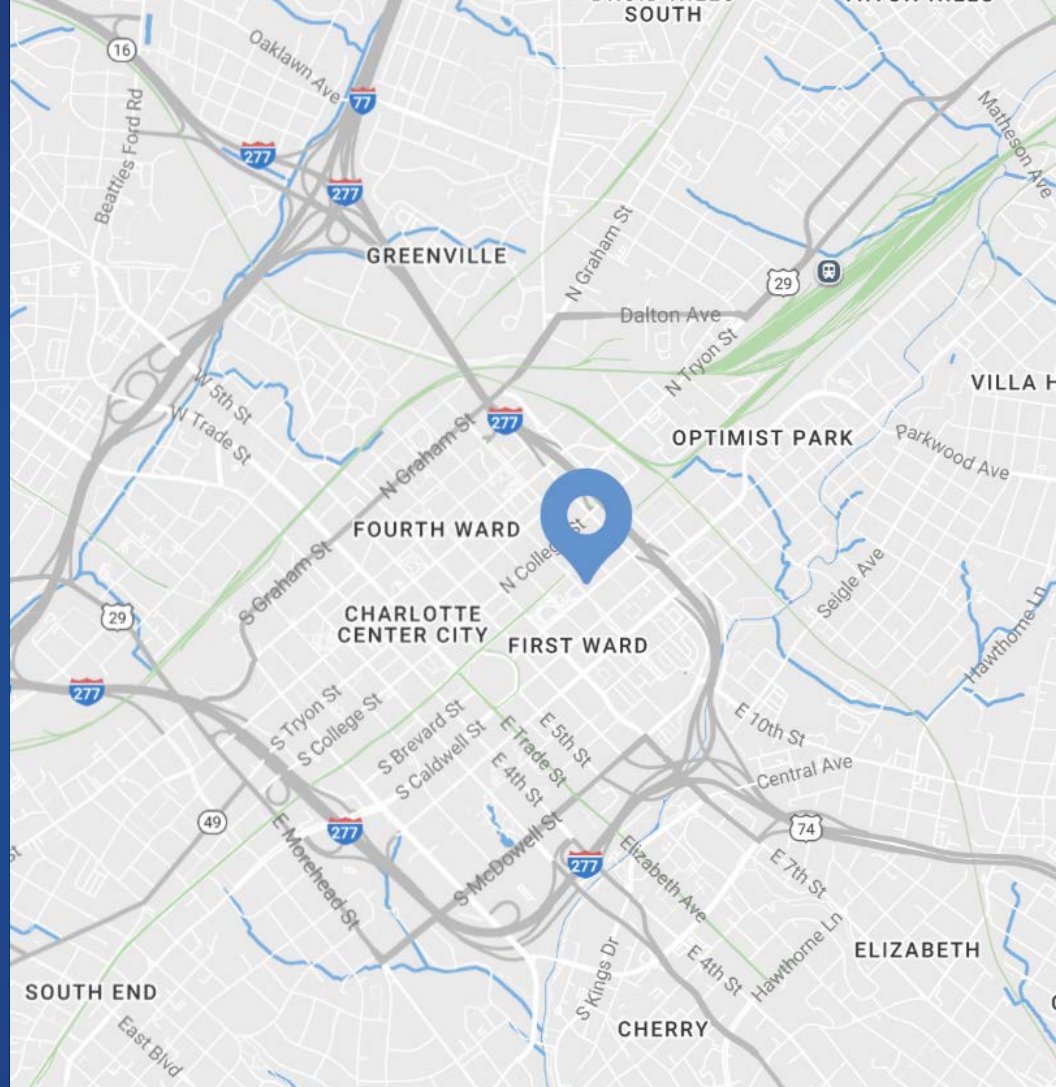
Property Overview

325 E 9th Street Available for Lease

+/-1,939 SF of retail/office space available in the heart of Charlotte's City Center, located directly within the North Tryon Tech Hub. The property sits across from The Dubois Center at UNC Charlotte's Center City campus, and offers an exceptional location for retail, office, medical, or life sciences uses. Walking distance to Uptown destinations - including Spectrum Center, ImaginOn, First Ward Park, and The Market at 7th Street - the site provides convenient access to I-277, and an opportunity to establish a presence within Charlotte's North Tryon Tech Hub.

Property Details

Address	325 E 9th Street, Suite 100 Charlotte, NC 28202
Availability	+/- 1,939 SF Available for Lease
Use	Retail, Office, Medical
Zoning	UC
Parcels	08004116
Traffic Counts	N Brevard St 4,500 VPD I-277 102,000 VPD
Lease Rate	Call for Leasing Details



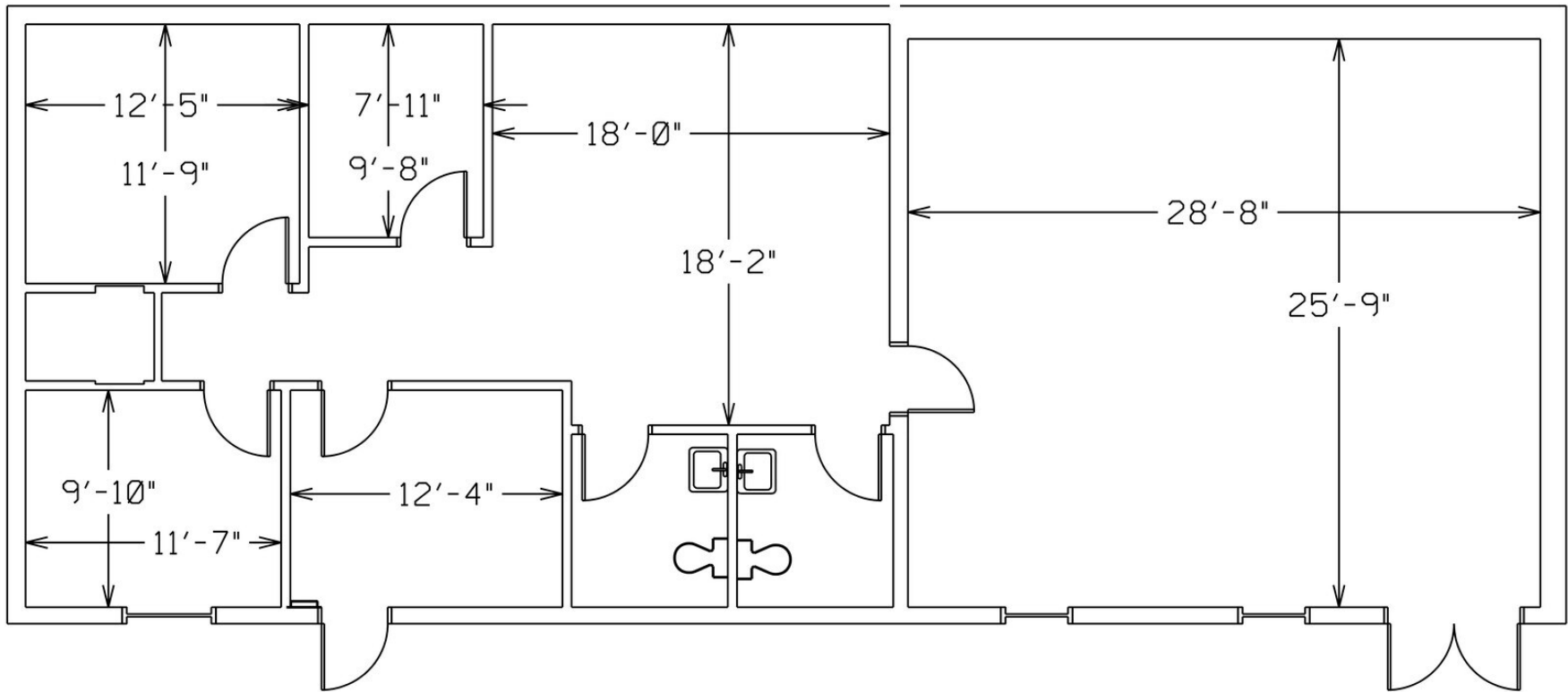
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	23,851	132,201	284,605
Avg. Household Income	\$140,257	\$145,930	\$130,619
Median Household Income	\$102,505	\$94,262	\$79,318
Households	14,406	70,305	133,572
Daytime Employees	52,226	147,782	226,230

Available

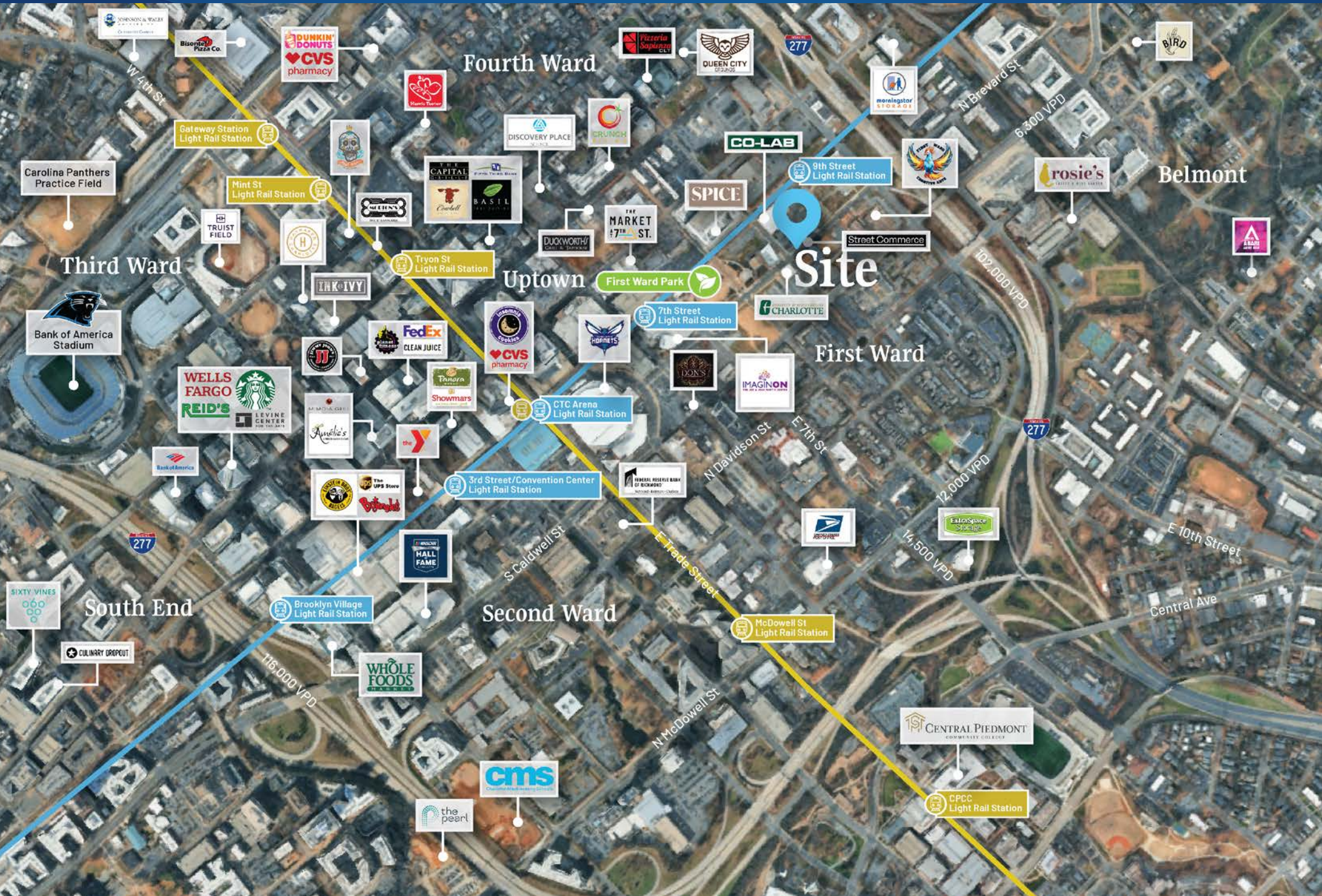
+/- 1,939 SF

 Virtual Tour





Market Overview





Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929
Businesses
(3 Mile Radius)



100,000+
Employees Working
in Uptown



78
Walkability
Score



260+
Restaurants, Bars,
& Entertainment



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.