



GRAHAM
HOUSE

1,505 SF

Commercial Space Available for Lease
Join a Historic Community in Uptown Charlotte



ASCENT
REAL ESTATE PARTNERS

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GRAHAM HOUSE

312 N Graham St, Charlotte, NC 28202

The Graham St. Project is a 241- unit, seven-story, premium rental community, that offers studio, one- and two-bedroom apartment homes. Located in Uptown Charlotte on N. Graham Street, the development site is walkable to Uptown's Central Business District, offering unparalleled access to an abundance of 100,000 + jobs as well as exceptional accessibility to all major amenities that Charlotte has to offer.

Currently under construction, the property will include best-in-class finishes and amenities including an elevated pool deck, co-working space, state-of-the-art fitness studio, two-story resident social space, conditioned bike storage and repair room, an onsite market dedicated to residents, and secured and covered parking. Interior unit features include quartz countertops with custom cabinetry, designer lighting, and smart home features to name a few. The project sits just inside the Historic Fourth Ward and plans to incorporate the former Fourth Ward Bread Co. Building into the design to preserve an aspect of the neighborhoods character.

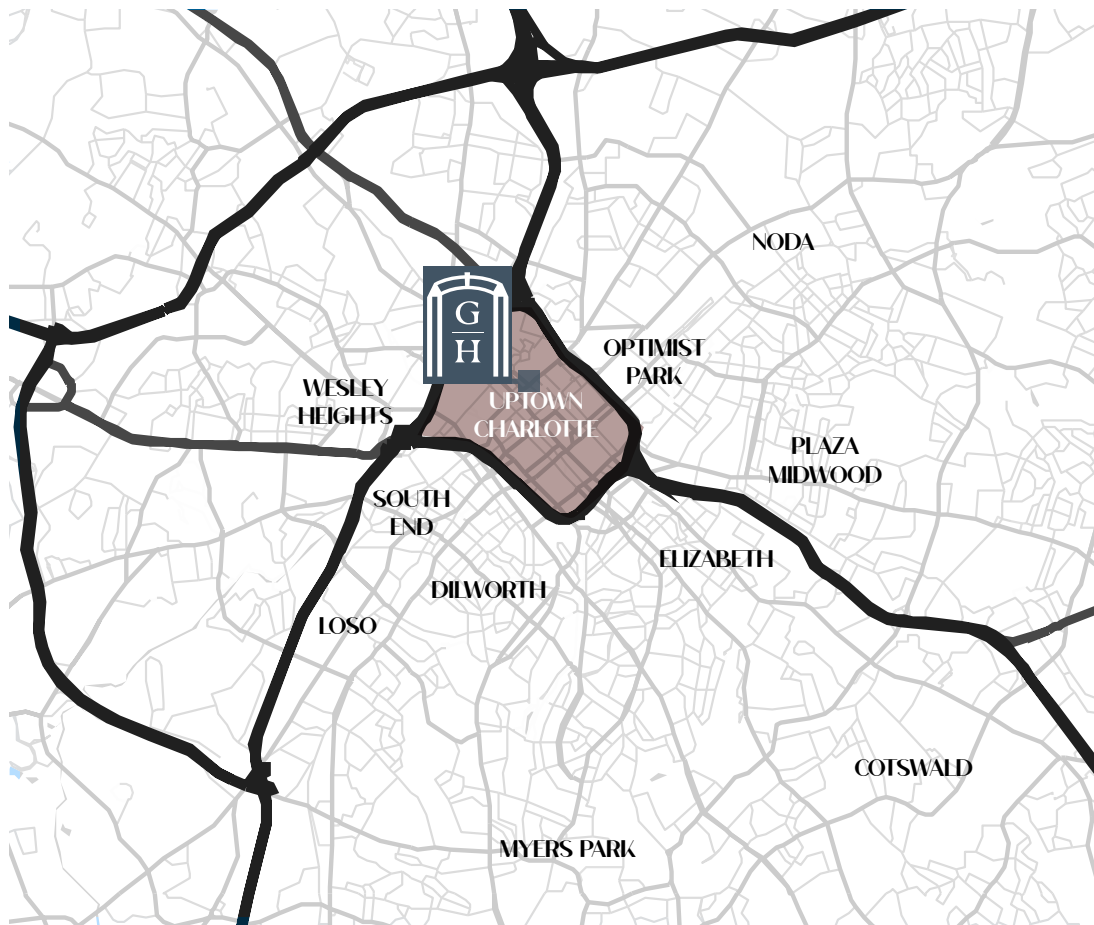
The project will have 1,505 SF of commercial located on the corner of N. Graham and 6th St. The first units are expected to deliver Summer of 2026.

- 241 Apartment Units
- Anticipated delivery Q2 2026
- 1,505 SF commercial space
- Located in Uptown Charlotte
- Walkable to Forth Ward Neighborhood offering multiple restaurants, shops and outdoor amenities



NEIGHBORHOOD OVERVIEW

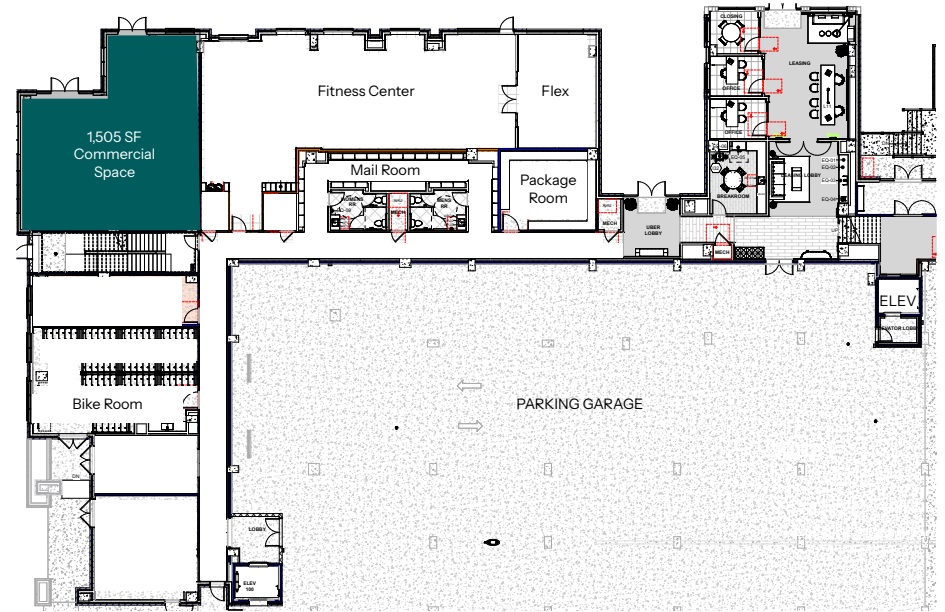
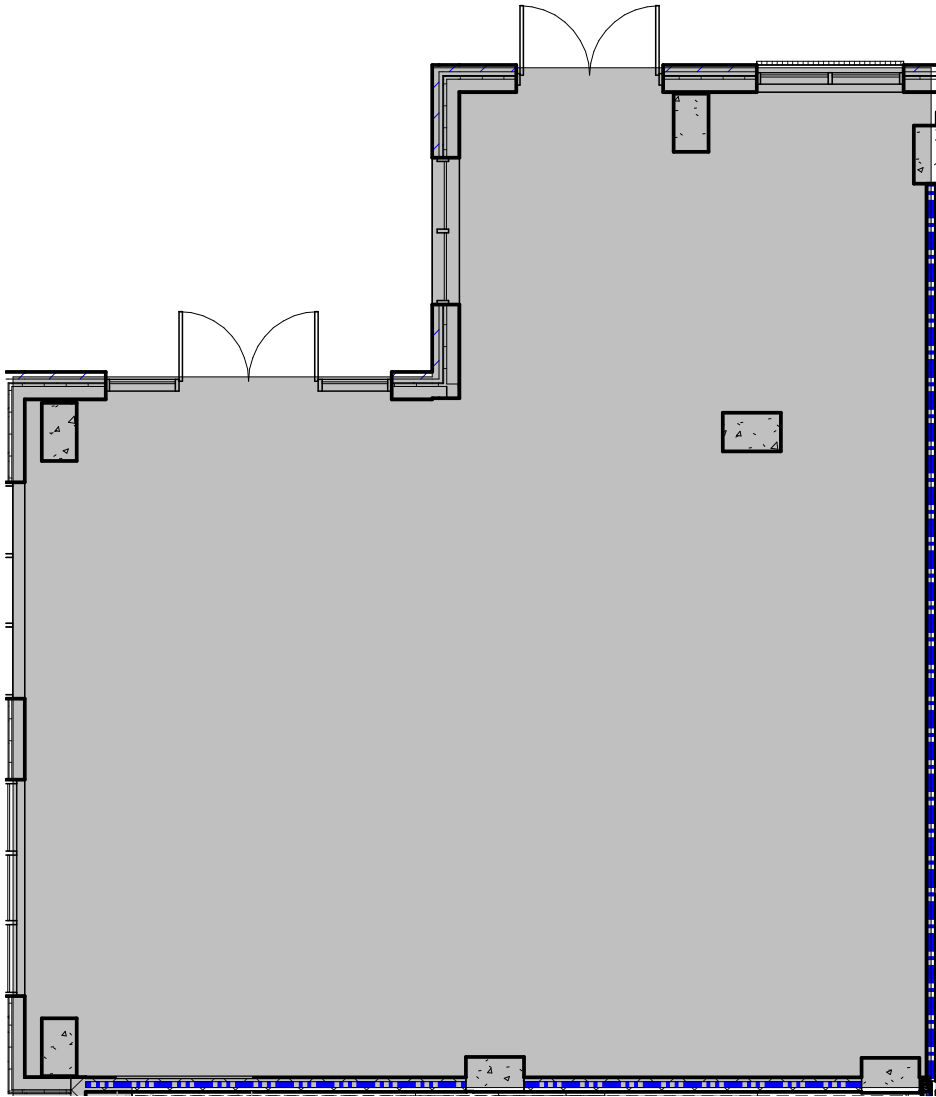
Uptown Charlotte is the city's core — where business, culture, and community come together. With offices, restaurants, museums, and stadiums all within walking distance, it stays active throughout the day and into the evening. As new residential buildings continue to rise, it's becoming just as much a neighborhood as it is a business district, offering strong visibility and steady foot traffic for commercial and service-based businesses.



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SITE PLAN



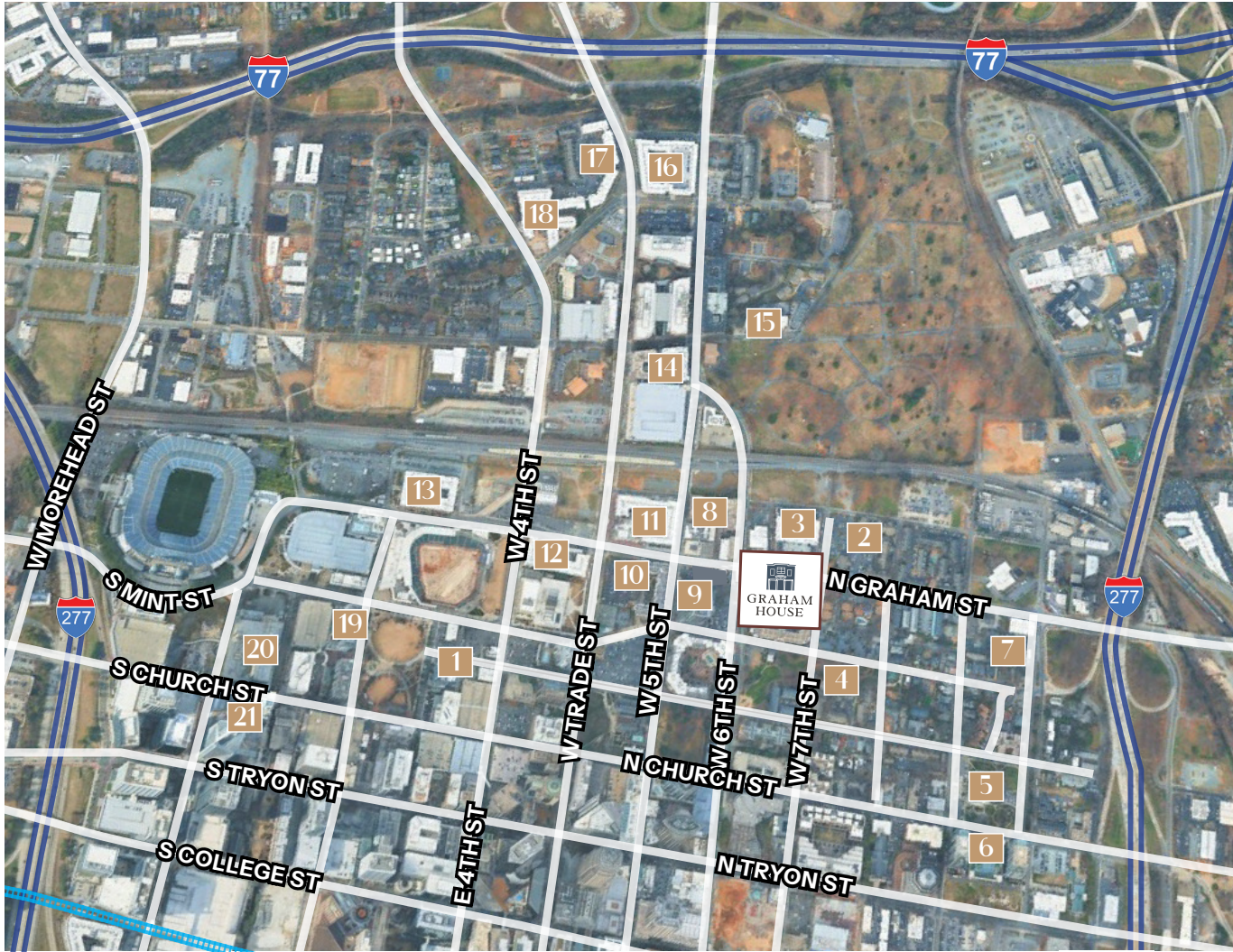
SUITE 1

- +/- 1,505 SF
- Ideally suited for a variety of service-base and retail uses
- Strong visibility on N Graham St and 6th St – two of Uptown's most highly trafficked streets

AREA MAP



MULTI-FAMILY MAP

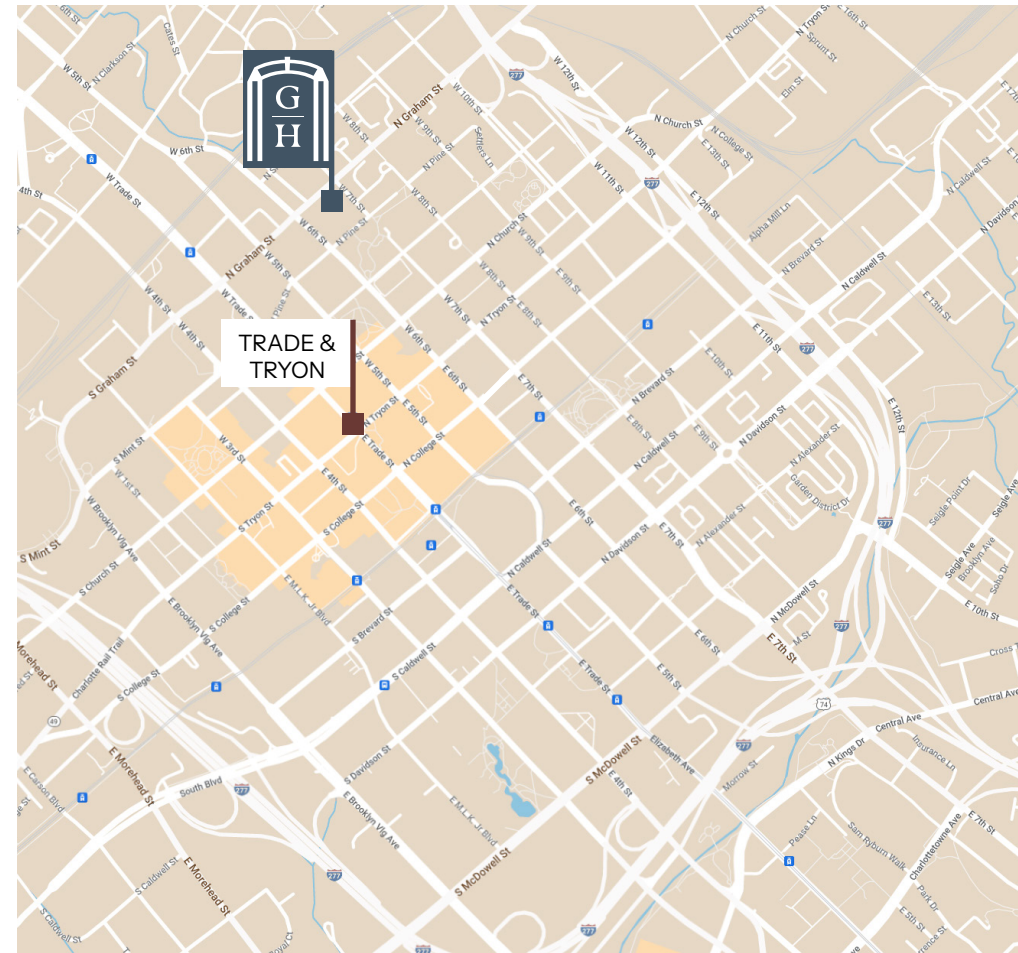


#	PROPERTY	UNITS
1	Ascent Uptown	300
2	Uptown Gardens Apt	120
3	MAA Uptown	226
4	Popular Grove	128
5	Edwin Towers	175
6	The Ascher North	672
7	Four One Five Flats	30
8	Camden Cotton Mills	180
9	The Vue Charlotte on 5th	409
10	The Kenginston	145
11	500 West Trade	354
12	The Mint	178
13	Circa Uptown	243
14	MAA Gateway	435
15	Cedar Flats	82
16	Centric Gateway	297
17	Flatiron West Trade	190
18	Gateway West Uptown	280
19	Bell Uptown Charlotte	341
20	Brooklyn & Church (2027)	448
21	The Reed	195

AREA DEMOGRAPHICS

TRAFFIC COUNTS	VPD
N Graham St	17,777
W 7th St NE	17,397
N Pine St SE	7,162

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2024)	23,592	126,224	268,962
Population Proj. (2029)	25,513	126,224	268,962
Median Home Value	\$379,314	\$463,313	\$372,690
Avg Household Income	\$122,567	\$108,370	\$97,161
Employees	51,058	148,054	221,295
Businesses	3,324	17,221	25,863



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