



# Retail/Office Available in Uptown

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



CO-LAB

**For Lease**  
+/- 1,939 SF

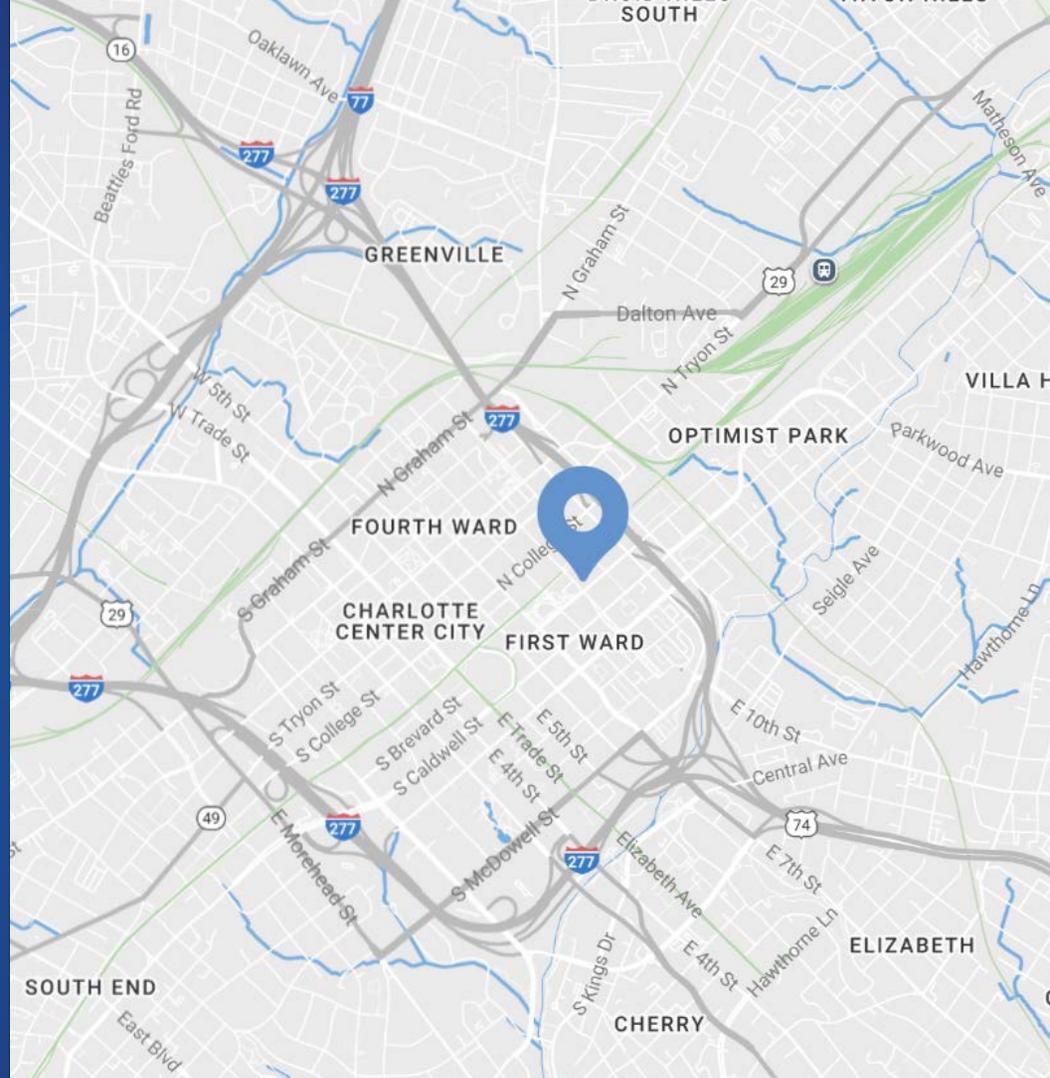
## Property Overview

# 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

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



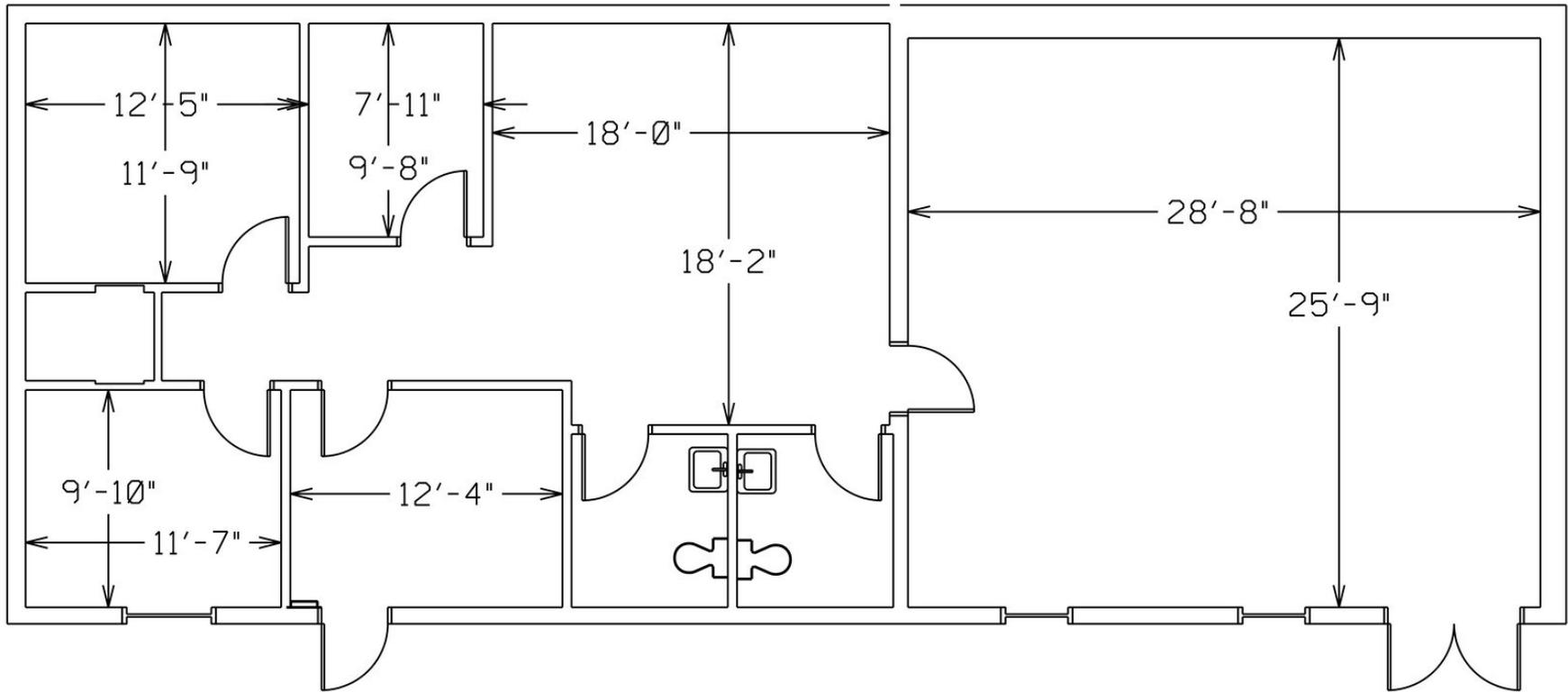
## Demographics

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

Available

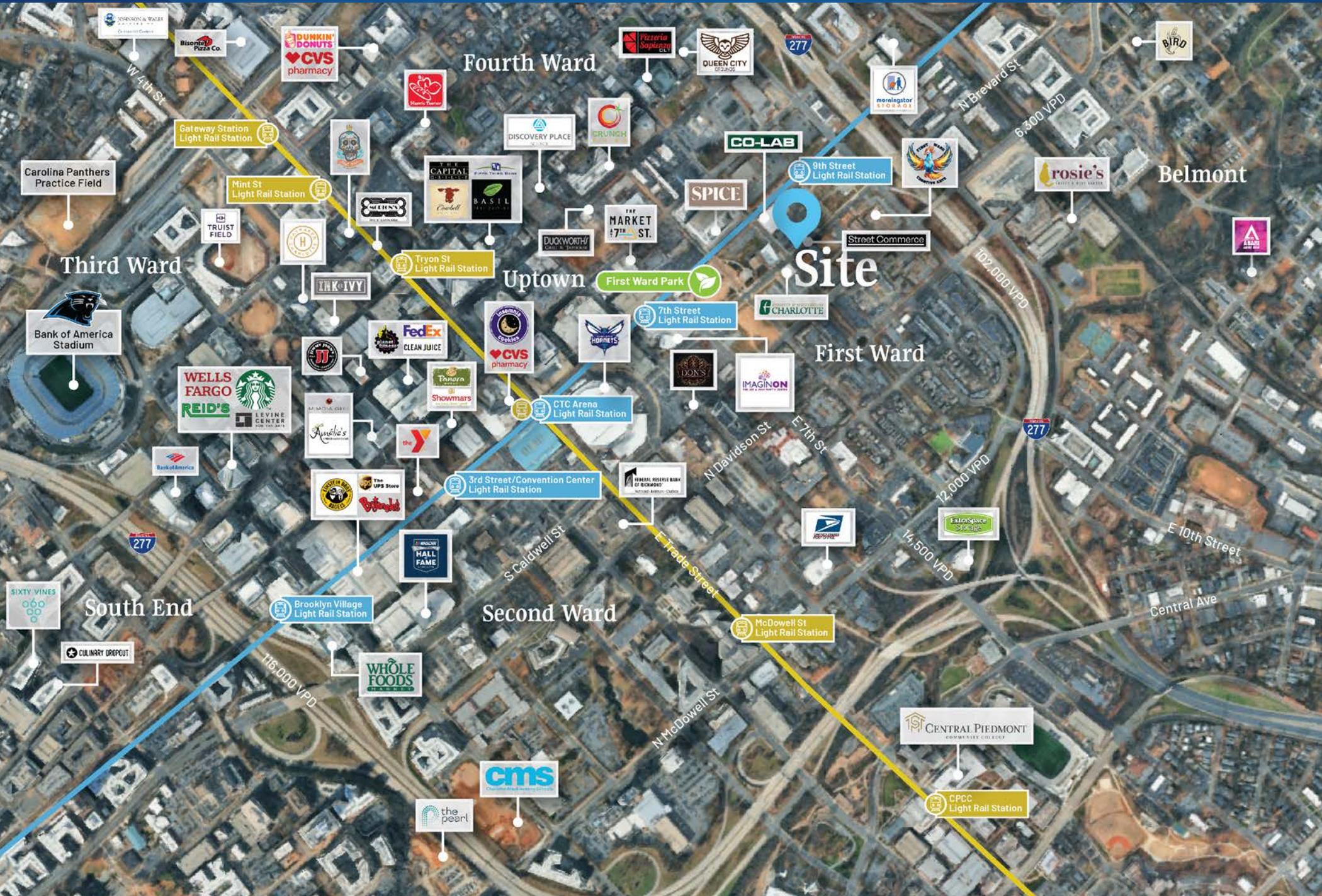
+/- 1,939 SF

 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

Available Properties Nearby



the ellis

9th Street Station  
Blue Line

CO-LAB

Available | 325 E 9th St  
+/- 1,939 SF

UNIVERSITY OF NORTH CAROLINA  
CHARLOTTE

WAKE FOREST  
BUSINESS

7th Street Station  
Blue Line

First Ward Park

528 N Brevard St  
+/- 8,812 SF

IMAGiNOR  
THE JOE & JOAN MARTIN CENTER

328 N Brevard St  
+/- 6,238 SF

Spectrum  
CENTER

E 7th Street

E 9th Street

N Brevard St

N Caldwell St

N Davidson St



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.