



CHARLOTTE, NC 28202

225 N CALDWELL ST

+/- 6,480 SF BUILDING AVAILABLE FOR LEASE

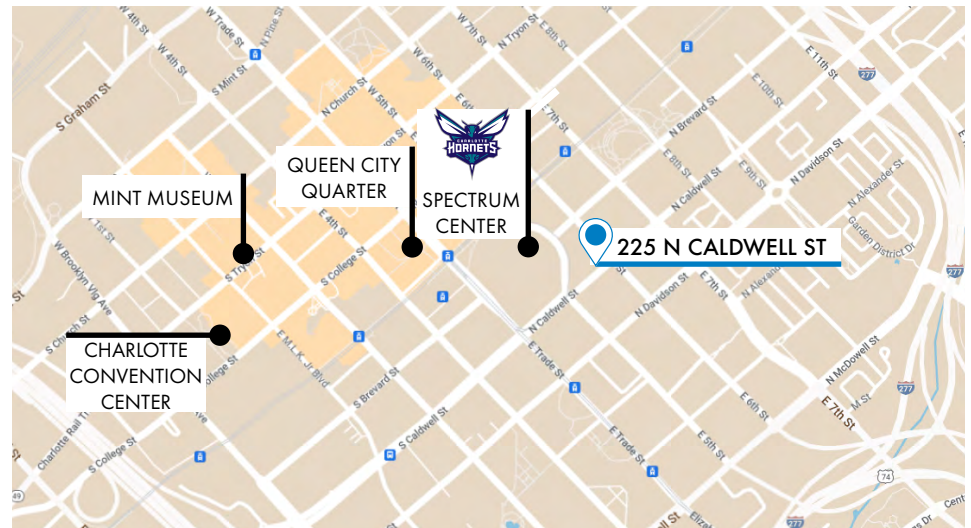


225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE

PROPERTY INFORMATION

6,780 SF Two-Story Building in Center City Charlotte with Prime Location Near Spectrum Center

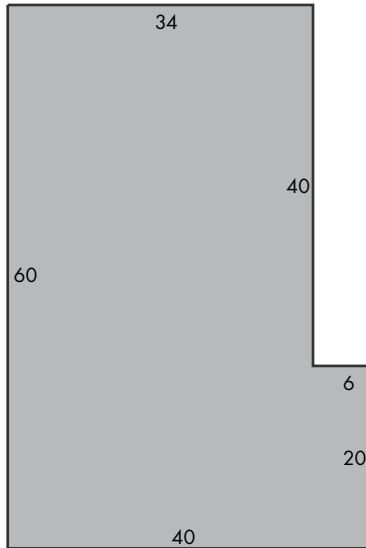
- Located across the street from the Spectrum Center and along the Lynx Blue Line with access to the 7th St Station
- Walkable to major attractions including Truist Field, The Market at 7th Street, and First Ward Park
- **Building Size:** 6,780 SF ±
- **Lot Size:** 0.262 Acres ±
- **Parcel ID:** 08005206
- **Zoning:** UC
- **Lease Rate:** \$10,000/month NNN



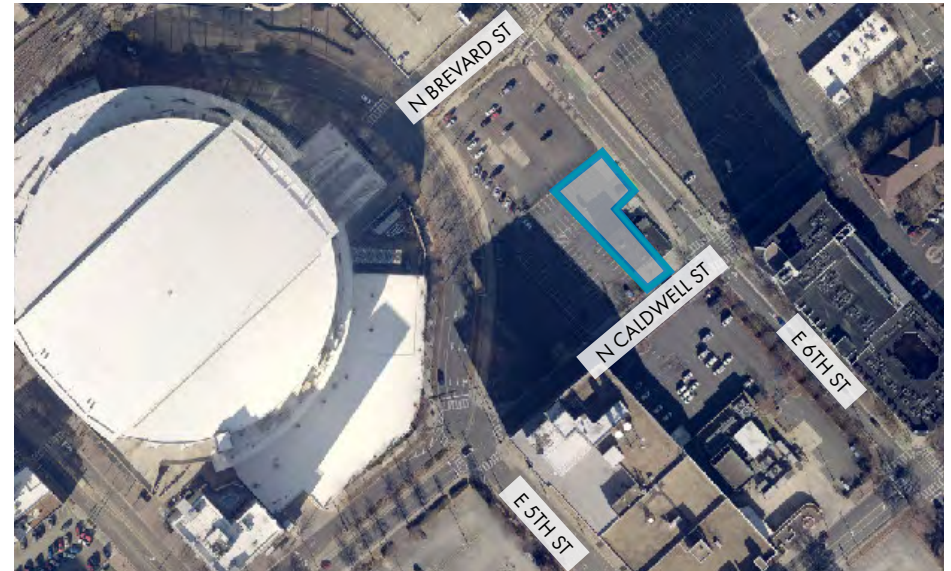
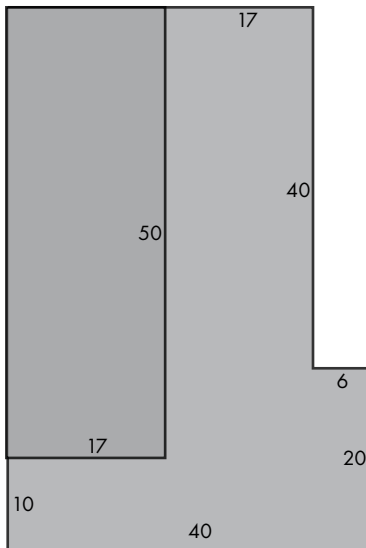
FLOOR PLAN

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First Floor

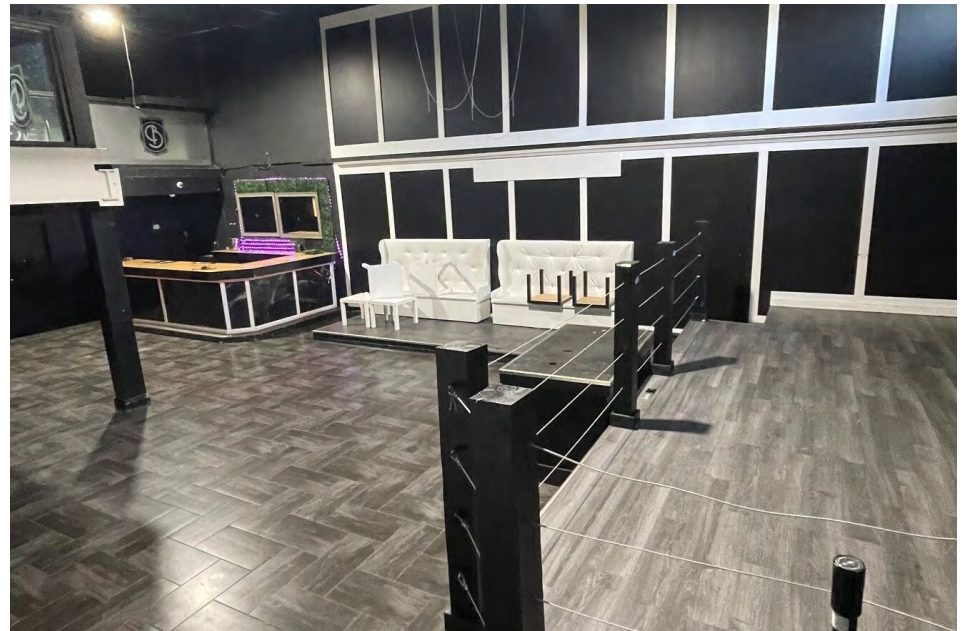


Second Floor



PROPERTY PHOTOS

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UPTOWN DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	24,805	134,320	277,338
Projected Population (2029)	26,792	144,063	295,757
Median Age	33.3	34	34.9
Household Income	\$118,525	\$111,891	\$98,954
Median Home Value	\$405,718	\$497,978	\$390,058
Employees	57,737	150,356	234,785
Businesses	4,223	17,856	27,067



BUSINESS HUB

Over 100,000 daytime workers, including major employers like Bank of America, Truist, and Duke Energy, many of whom have returned to office on hybrid schedules.



HOUSING DEVELOPMENTS

15,000+ Uptown residents, a number that has grown over 20% since 2020, with more residential units in the pipeline.



SURGING FOOT TRAFFIC

Charlotte welcomes over 29 million visitors annually; Uptown anchors this traffic with events, concerts, and major conferences.



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