



# 328 N Brevard Street

Charlotte, North Carolina, 28202



## Available for Lease

+/- 6,238 SF Adaptive Reuse Opportunity

## Property Overview

# 328 N Brevard Street Available for Lease

Located in the heart of Uptown Charlotte, 328 N Brevard St offers ±6,238 SF of unique, historic space available for lease. This Victorian-era building, known as the William Treloar House, stands as the last row house in the First Ward and is an excellent adaptive re-use candidate. Within walking distance of major attractions like the Spectrum Center, Discovery Place Science, First Ward Park, and Bank of America Stadium, this space is ideal for retail, office, or food & beverage use.

## Property Details

**Address** 328 N Brevard St | Charlotte, NC 28202

**Availability** +/- 6,238 SF Available

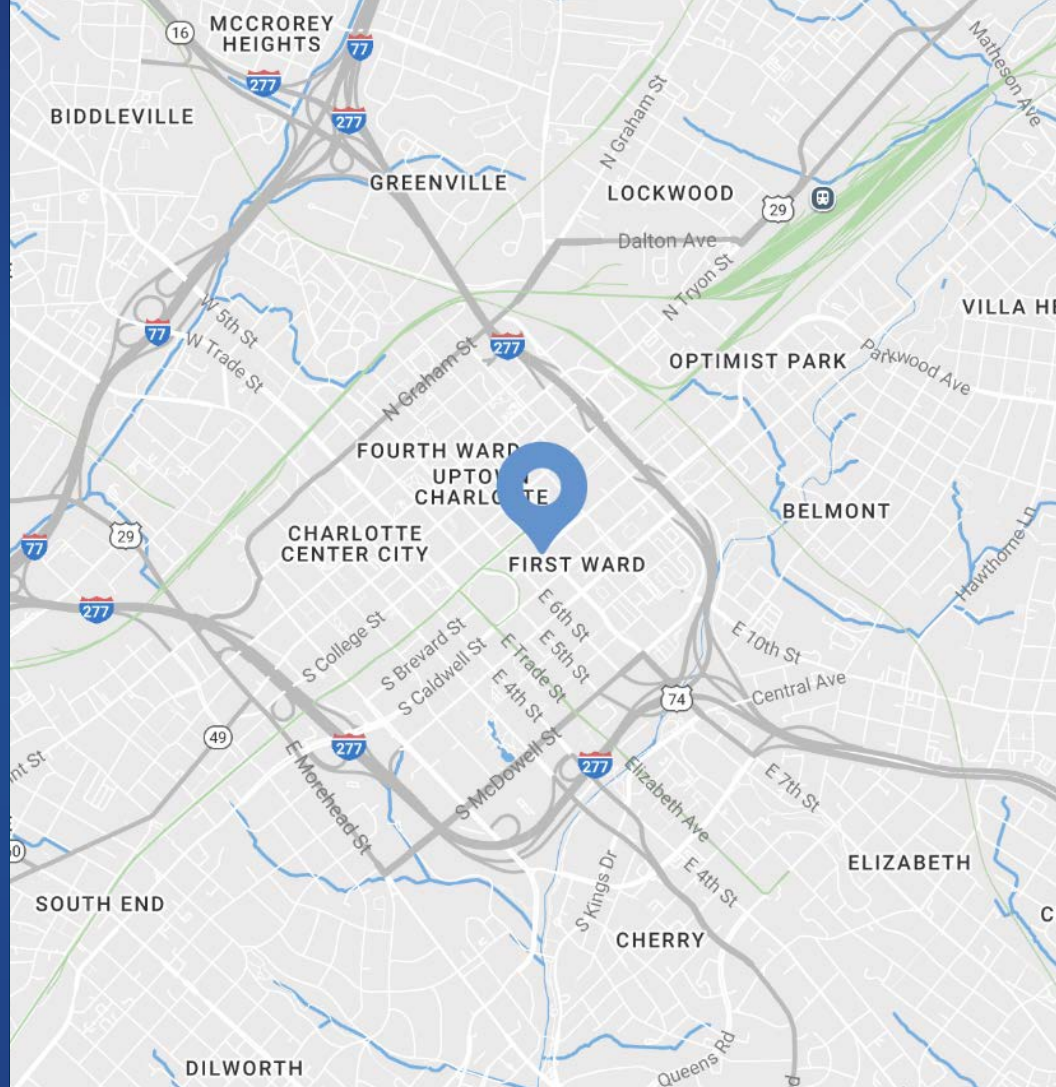
**Use** Retail, Office, Medical, Food & Beverage

**Zoning** UC

**Parcels** 08005116

**Traffic Counts** N Brevard St | 4,500 VPD  
I-277 | 102,000 VPD

**Lease Rate** Call for Leasing Details



## Demographics

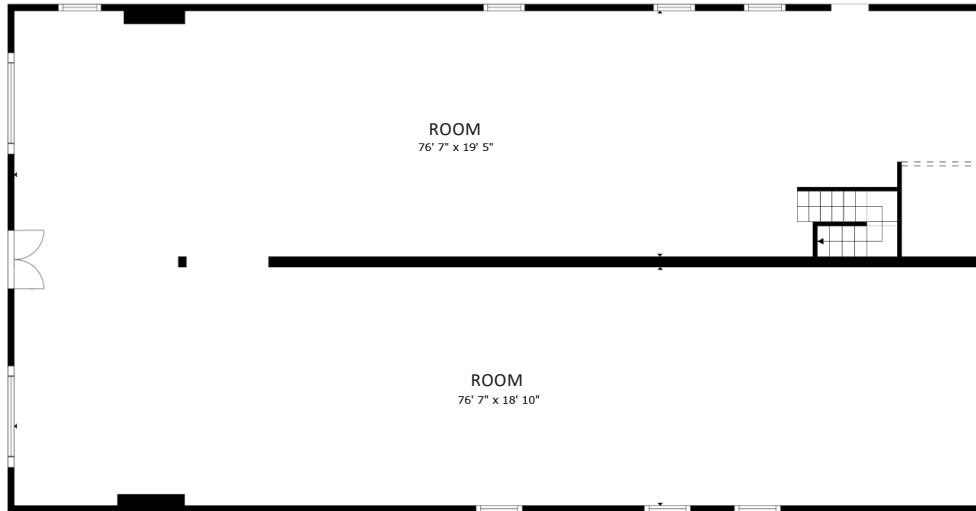
RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	23,942	129,364	278,511
<b>Avg. Household Income</b>	\$137,037	\$135,928	\$120,157
<b>Median Household Income</b>	\$99,188	\$88,803	\$74,348
<b>Households</b>	14,475	67,167	128,079
<b>Daytime Employees</b>	57,320	159,879	243,704



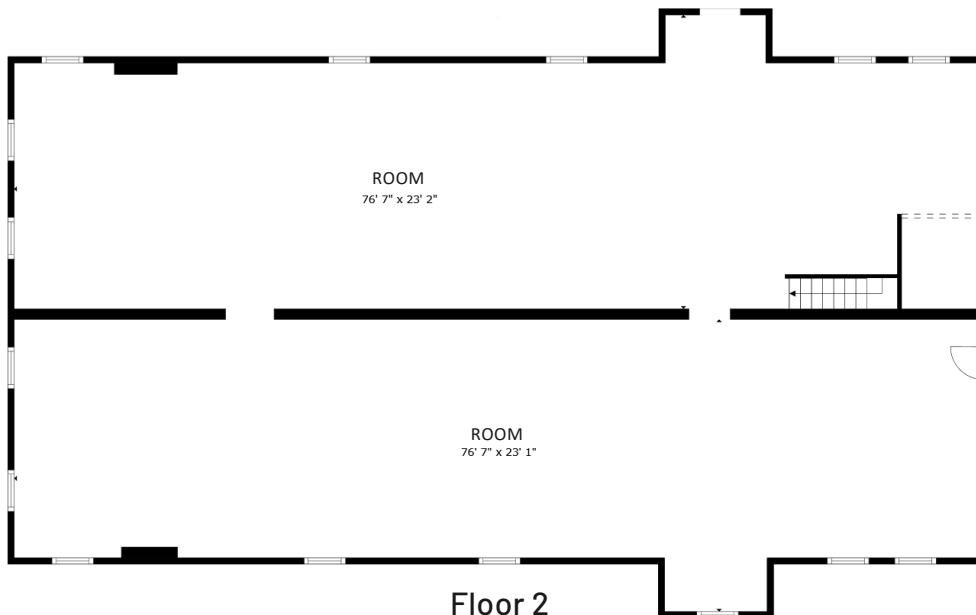
Available

+/- 6,238 SF

 Virtual Tour



Floor 1



Floor 2

Interior Photos





SPICE

9th Street Light Rail Station



Uptown



N Brevard St  
4,500 VPD

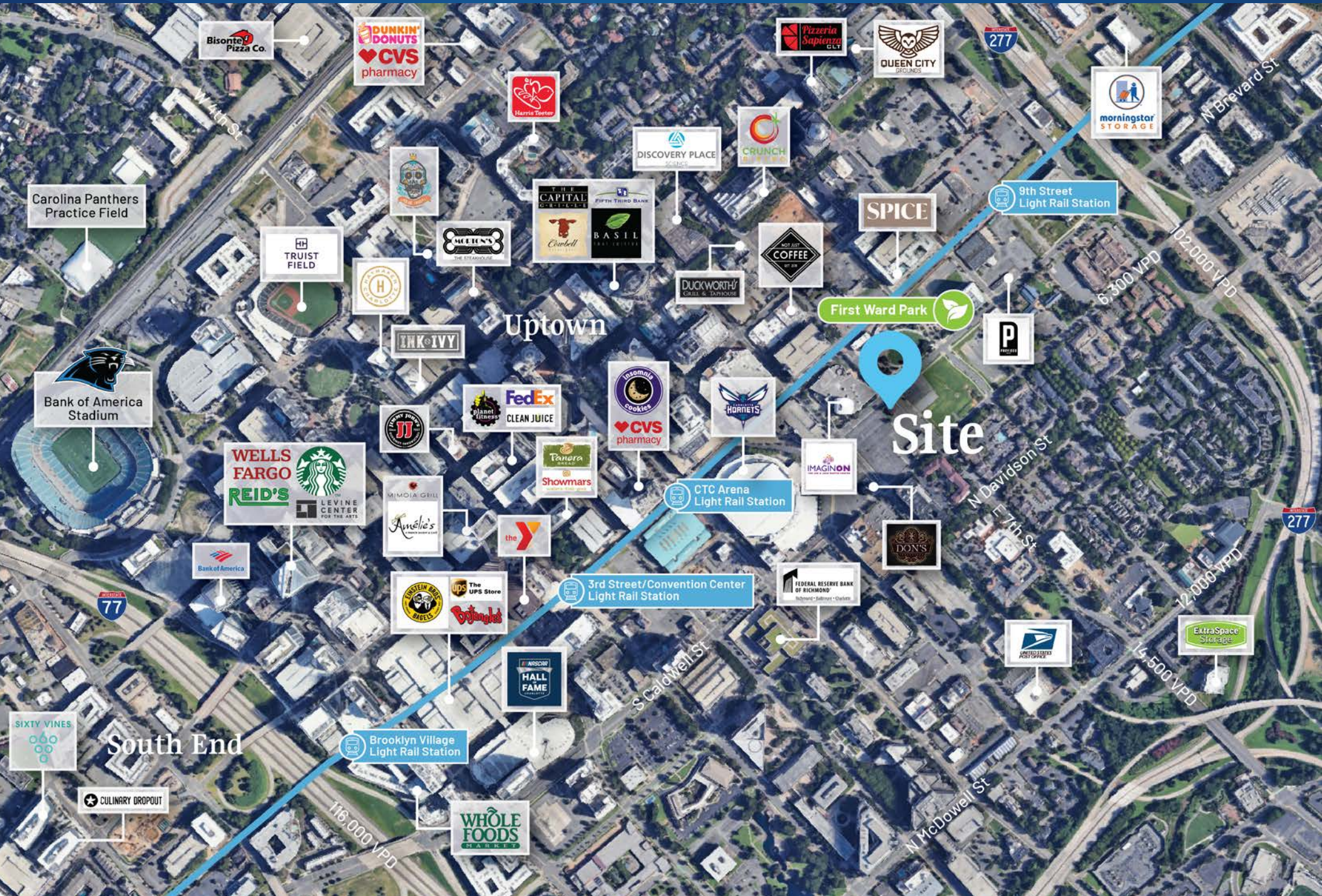
Site

E 8th St

E 7th St



# 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)



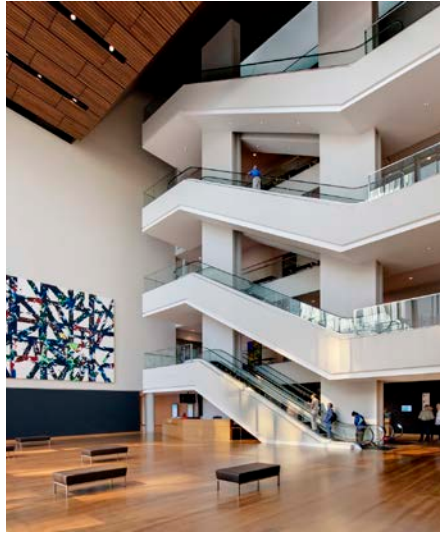
100,000+  
Employees Working  
in Uptown



78  
Walkability  
Score



260+  
Restaurants, Bars,  
& Entertainment





**DUCKWORTH'S**  
GRILL & TAPHOUSE

**SPICE**



NOT JUST  
**COFFEE**  
EST. 2011

**528 N Brevard St**  
**+/- 8,812 SF Retail/Office/Medical**

**Available | 328 N Brevard St**  
**+/- 6,238 SF Retail/Office/Medical/F&B**

bean  
**Mert's**  
and soul





Uptown

N Brevard St

E 7th St

4,500 VPD

Contact for Details

## Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com

## John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

Office (704) 373-9797

Fax (704) 373-9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.