

# 402 W. TRADE STREET

CHARLOTTE, NORTH CAROLINA 28202

*Office/Retail For Lease*

25,184 SF HISTORIC PROPERTY IN UPTOWN CHARLOTTE



CONTACT FOR DETAILS

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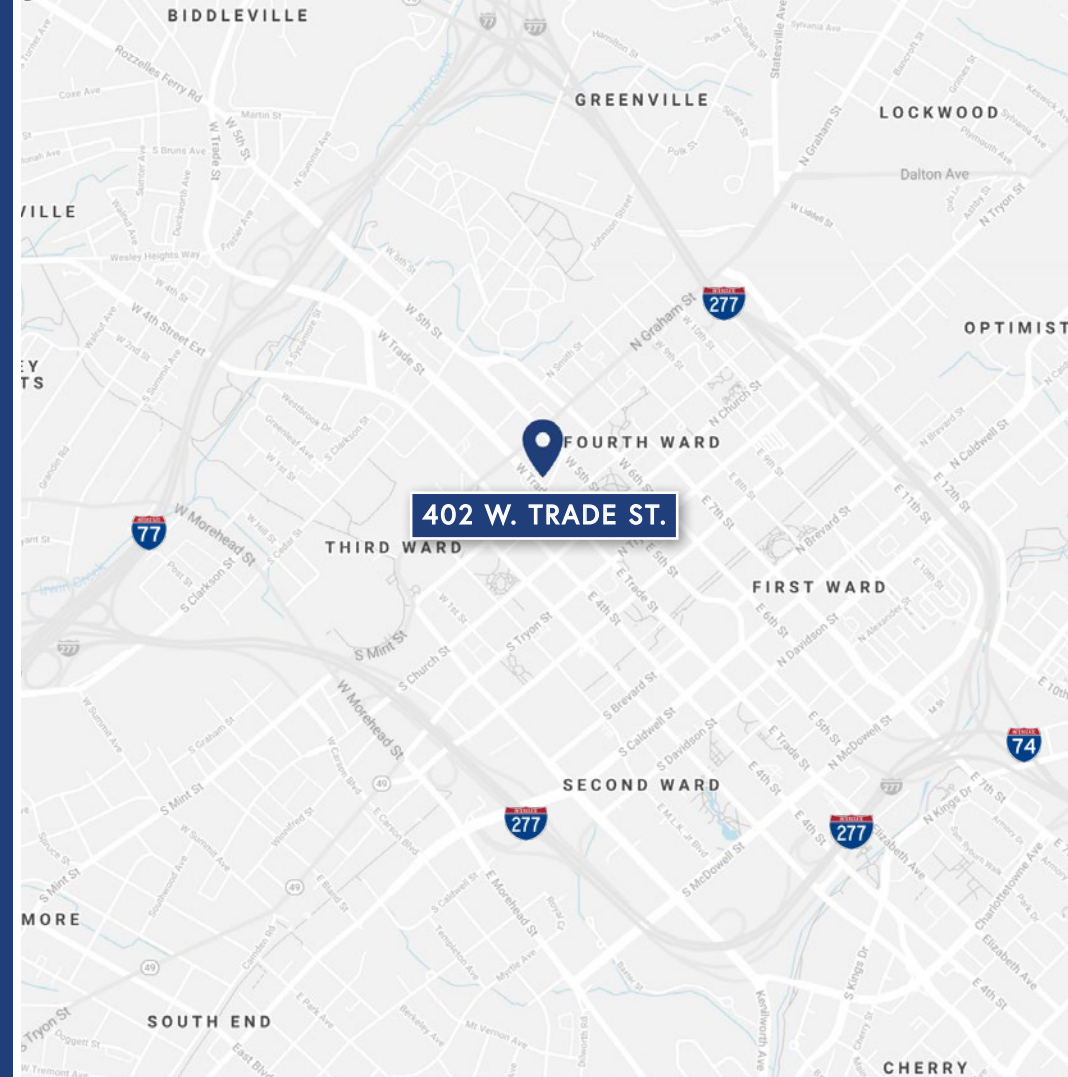
## PROPERTY OVERVIEW

# 402 W. TRADE STREET

Opportunity to lease office space in a landmark, historic office property in the heart of Uptown Charlotte along the new Gold Street Car Line. The property boasts 25,184 SF on two floors, 12' drop ceilings, glass storefront and lobby elevator. The building has 23 onsite parking spaces in the rear portion of the property, a rare and highly sought after feature by tenants seeking space in Uptown Charlotte.

## PROPERTY DETAILS

<b>Address</b>	402 W. Trade Street   Charlotte, NC 28202
<b>Available SF</b>	2,726 SF Available for Lease
<b>GLA</b>	+/- 25,184 SF
<b>Year Built</b>	Historic building built in 1916
<b>Use</b>	Office & Retail
<b>Parking</b>	23 onsite parking spaces
<b>Traffic Counts</b>	W. Trade Street   11,000 VPD
<b>Pricing</b>	Call for Details



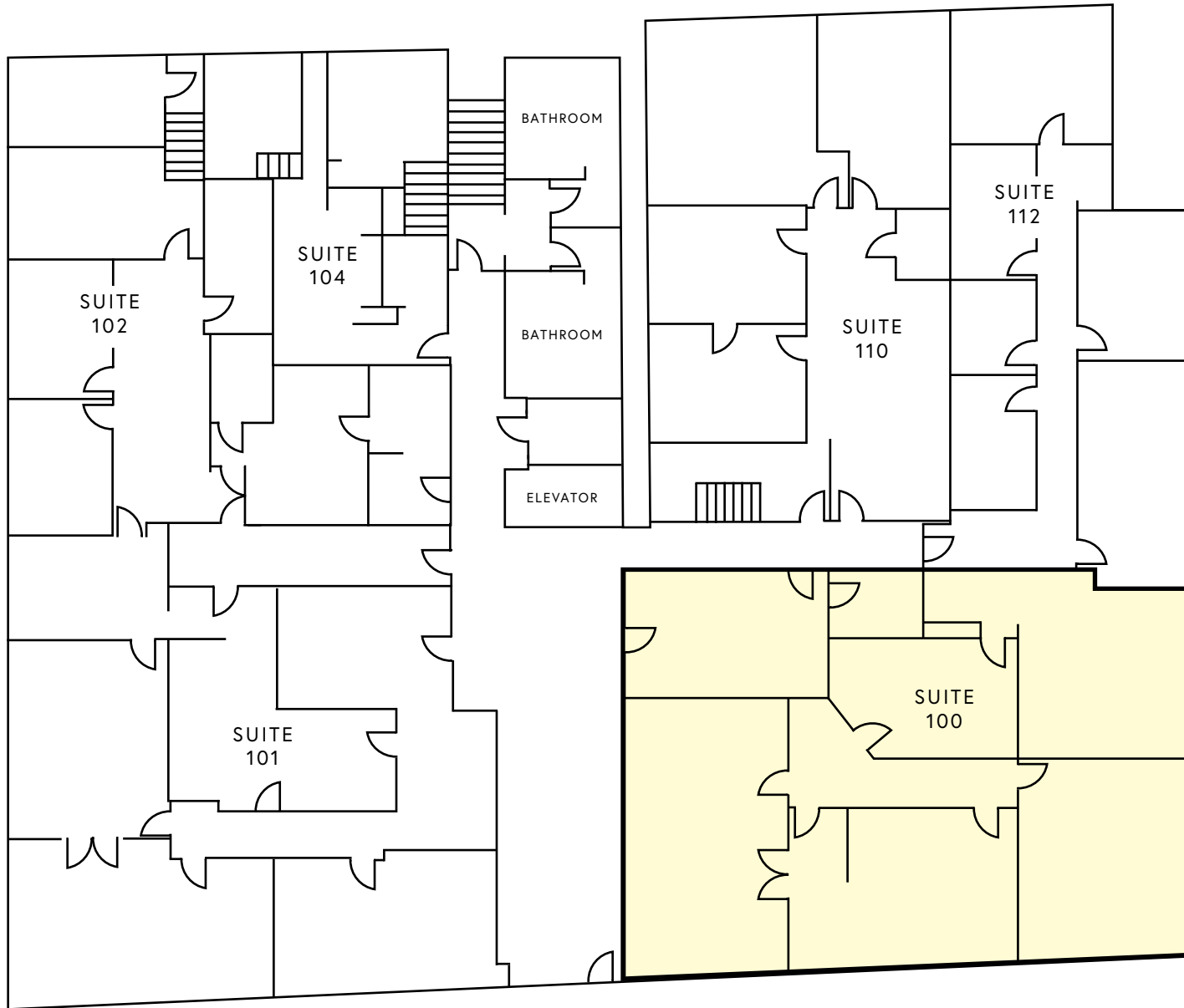
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2020 Population</b>	25,118	119,862	256,569
<b>Avg. Household Income</b>	\$122,278	\$101,906	\$90,608
<b>Median Household Income</b>	\$88,194	\$61,906	\$53,286
<b>Households</b>	13,278	55,805	110,103
<b>Daytime Employees</b>	56,656	141,865	221,787

INTERIOR PHOTOS



FLOOR PLAN - 1ST FLOOR - AVAILABLE SPACE



W. TRADE STREET

11,000 VPD

TENANT ROSTER		
100	Available - July 2021	2,726 SF
101	Wyatt & Blake LLP	2,574 SF
102	Back N Balance Day Spa	1,697 SF
104	13th Floor Commercial Advisors	742 SF
110	Osho & Long-Hardin, PLLC	1,607 SF
112	The Nye Law Group, P.C.	1,473 SF

# UPTOWN CHARLOTTE, NC

Uptown Charlotte has come a long way since it grew from two Native American trading paths, now called Trade and Tryon Streets. It's where tradition and innovation come together and it's home to some of the Southeast's most acclaimed businesses, inspired dining and nightlife, vibrant arts & culture scene, three pro sports venues, scenic parks and greenways and nationally celebrated events. Welcome to the center of it all – where there's always a lot going on and always someplace great to be.

The past 10 years has been the most prolific decade of development ever for Center City. Acres of parking lots and underutilized space have been replaced by offices and housing to accommodate highly productive companies and their workforce.

[\*Click here for more information from Charlotte Center City Partners\*](#)



# LYNX GOLD LINE

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



# MARKET OVERVIEW



**CENTRIC GATEWAY**  
297 Units

JOHNSON & WALES  
UNIVERSITY  
CHARLOTTE CAMPUS

**CAMDEN COTTON MILLS**  
180 Units

**POST GATEWAY PLACE**  
446 Units

**POST UPTOWN PLACE**  
236 Units

**THE VUE**  
409 Units

**TEN 05 WEST TRADE**  
190 Units

W. TRADE ST

**CITY VIEW TOWERS**  
250 Units

**FIFTH & POPLAR CONDOS**  
300 Units

**GATEWAY WEST**  
280 Units

17,000 VPD

**THE MINT APARTMENTS**  
177 Units

**US DISTRICT COURT CLERK**

★ **SITE**

EPICENTRE

*Uptown Charlotte*

**CIRCA UPTOWN**  
243 Units

KNIGHTS

**ASCENT UPTOWN**  
300 Units

**ELEMENT UPTOWN**  
352 Units

CAROLINA  
PANTHERS

*Surrounded by multi-family development*



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## THE NICHOLS COMPANY

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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.