



528 N Brevard Street

Charlotte, North Carolina, 28202



Available for Lease

+/- 8,812 SF Retail/Office/Medical in Uptown

Property Overview

528 N Brevard Street Available for Lease

± 8,812 SF available for lease in the heart of Charlotte's City Center. The site is within walking distance of many iconic retail destinations and popular restaurants. It is conveniently located near major Charlotte attractions such as the Spectrum Center, Discovery Place Science, First Ward Park, and Bank of America Stadium. This site presents an excellent opportunity to enter one of Charlotte's vibrant business and entertainment districts. This move-in-ready space offers ample parking and is ideal for retail, office, food & beverage, or medical office use.

Property Details

Address 528 N Brevard St | Charlotte, NC 28202

Availability +/- 8,812 SF Available

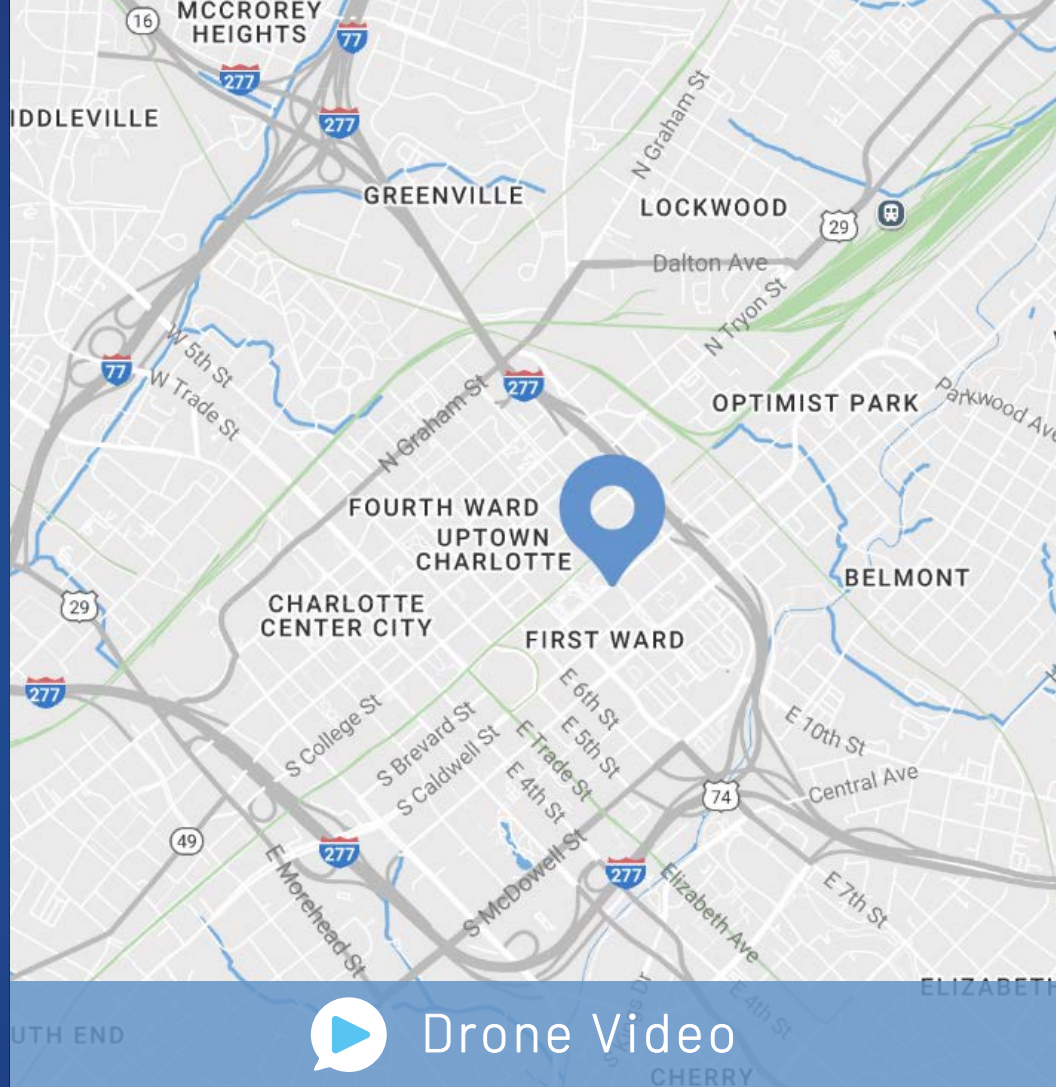
Use Retail, Office, Medical

Zoning UC

Parcels 08006301

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

Lease Rate Call for Leasing Details



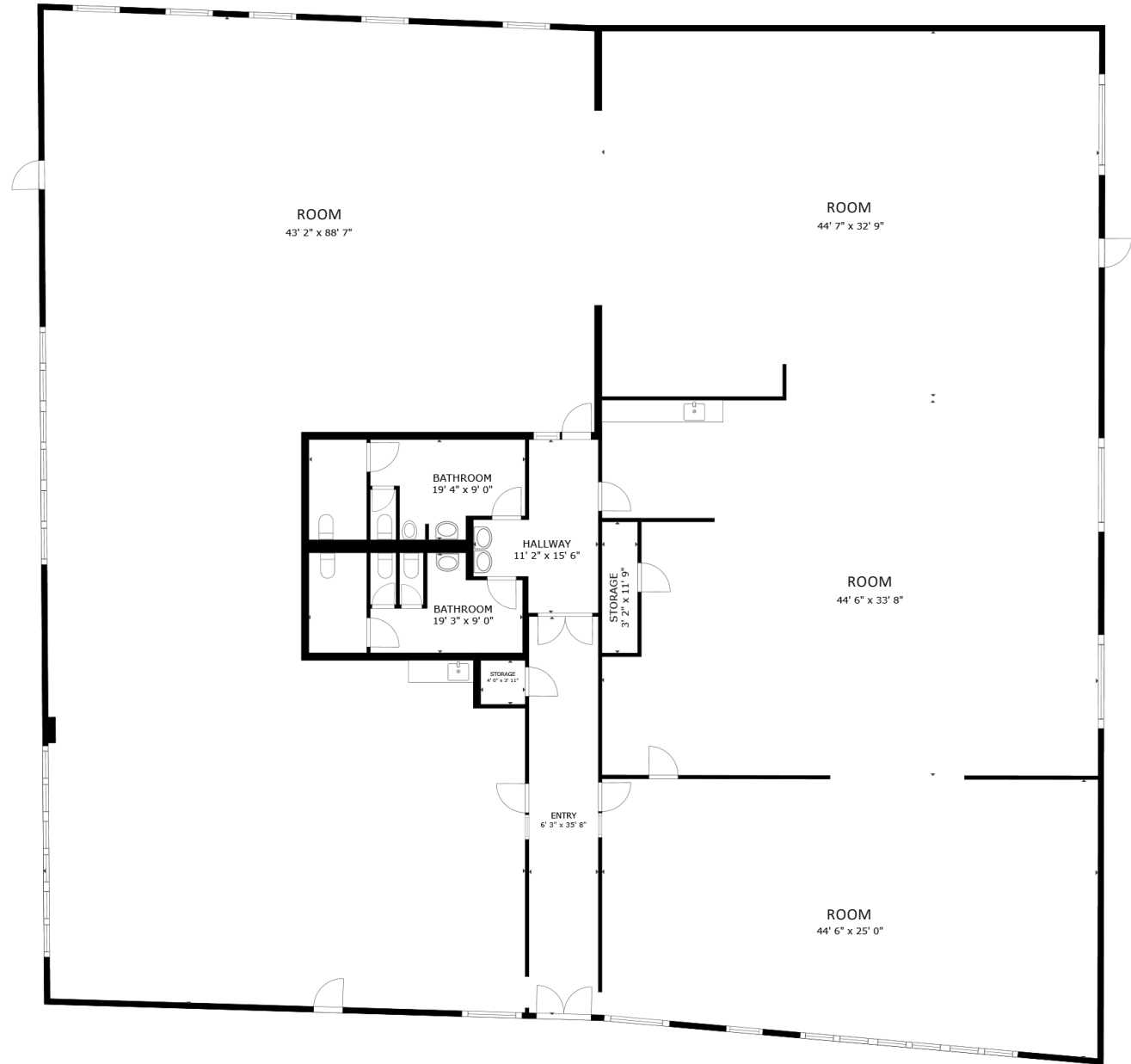
Demographics

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

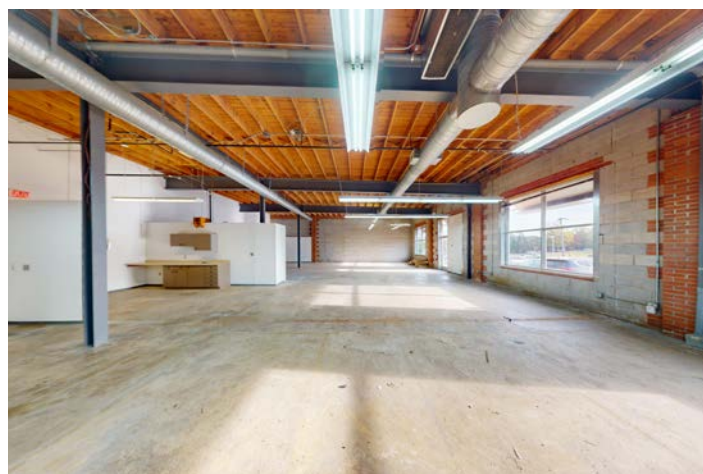
Available

+/- 8,812 SF

 Virtual Tour



Interior Photos



Site Overview



Site Overview

Uptown

Site

First Ward Park

N Caldwell St
6,300 VPD

N Brevard St
4,500 VPD

Blue Line
9th Street Light Rail Station



CTC Arena
Light Rail Station



IMAGINON
THE JOE & JILL MARTIN CENTER



DISCOVERY PLACE
SCIENCE

CHARLOTTE
THE GREEN CENTER

SPICE

sports:ONE
bar lounge



QUEEN CITY QUARTER



E 7th Street
N Brevard Street
E 8th Street

E 9th Street

N Caldwell Street

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)



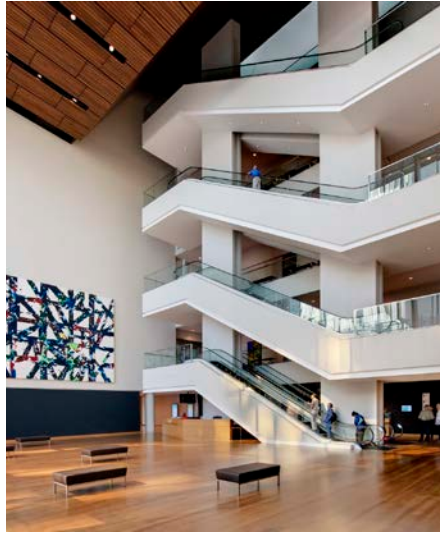
100,000+
Employees Working
in Uptown



78
Walkability
Score



260+
Restaurants, Bars,
& Entertainment



DUCKWORTH'S
GRILL & TAPHOUSE

SPICE



NOT JUST
COFFEE
EST. 2011

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

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

bean
Mert's
and soul





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.