



# Shops at Fifth & Poplar

220 N. Pine St, Suite R2 | Charlotte, North Carolina 28202

## Retail Condo Available for Lease

+/- 1,828 SF Commercial Retail Condo in Uptown Charlotte

# Uptown Retail Condo Available for Lease

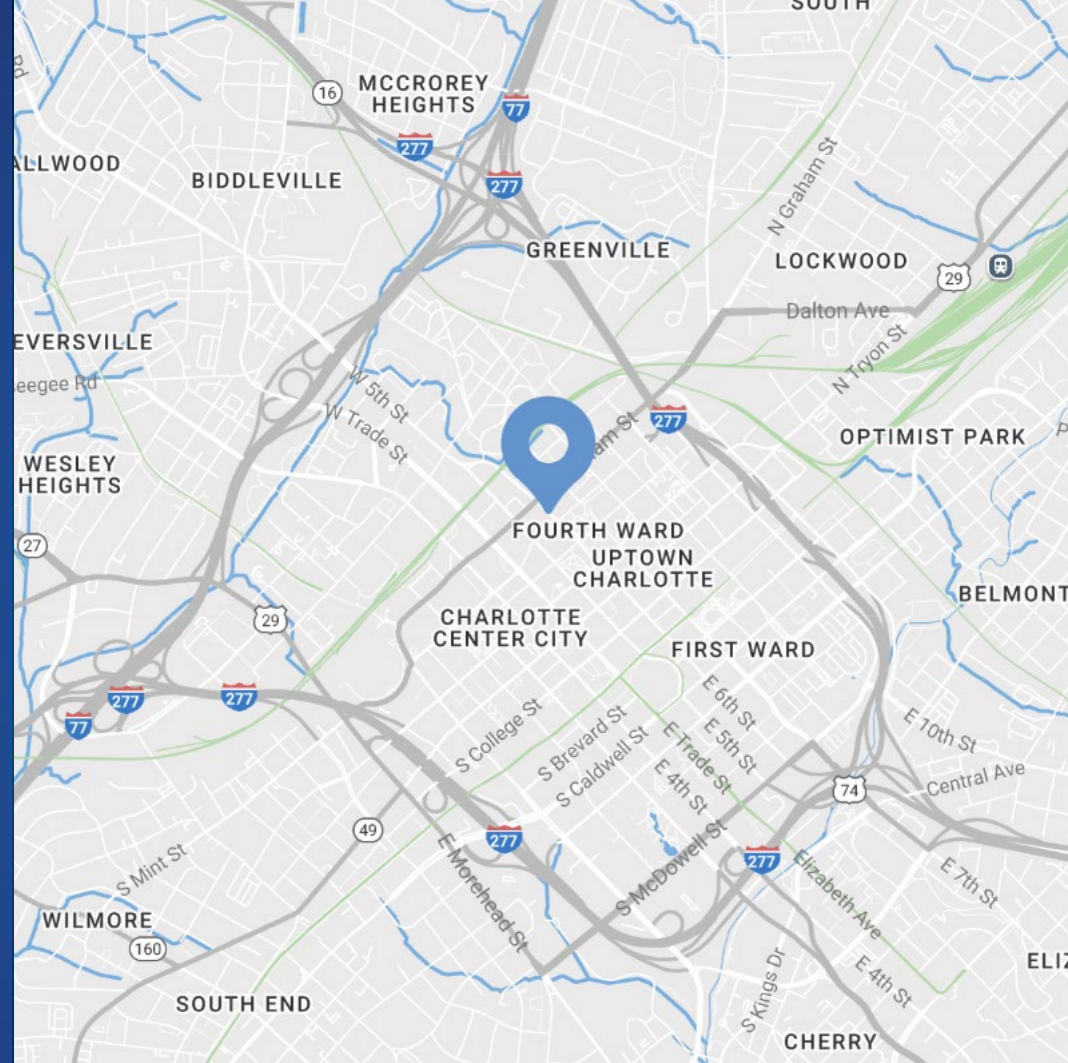
Prime retail space available in the heart of Charlotte's dynamic and thriving Uptown district. This ground-floor retail space offers an exceptional location in uptown's luxe Fifth and Poplar (approx. 300 residential units), anchored by the popular Harris Teeter grocery store, combining convenience and visibility.

This space features an open, flexible floor plan with large windows, includes a utility/IT room, private office and large restroom. Ideal for a coffee shop, fitness and wellness studios, beauty and spa services, personal care businesses, or a second-generation hair salon (former hair salon with existing plumbing capabilities).

The space is delivered in warm vanilla shell condition, ready for customization to fit your business needs. This retail suite offers unbeatable walkability, access to a thriving neighborhood enveloped in modern living, surrounded by new construction development.

## Property Details

<b>Address</b>	220 N. Pine St, Suite R2   Charlotte, NC 28202
<b>Availability</b>	+/- 1,828 SF Available for Lease
<b>Use</b>	Retail
<b>Delivery</b>	Warm Vanilla Shell
<b>Parking</b>	Ground level lot across the street or Harris Teeter parking garage
<b>Traffic Counts</b>	W 6th St   5,700 VPD
<b>Lease Rate</b>	Call for Leasing Details

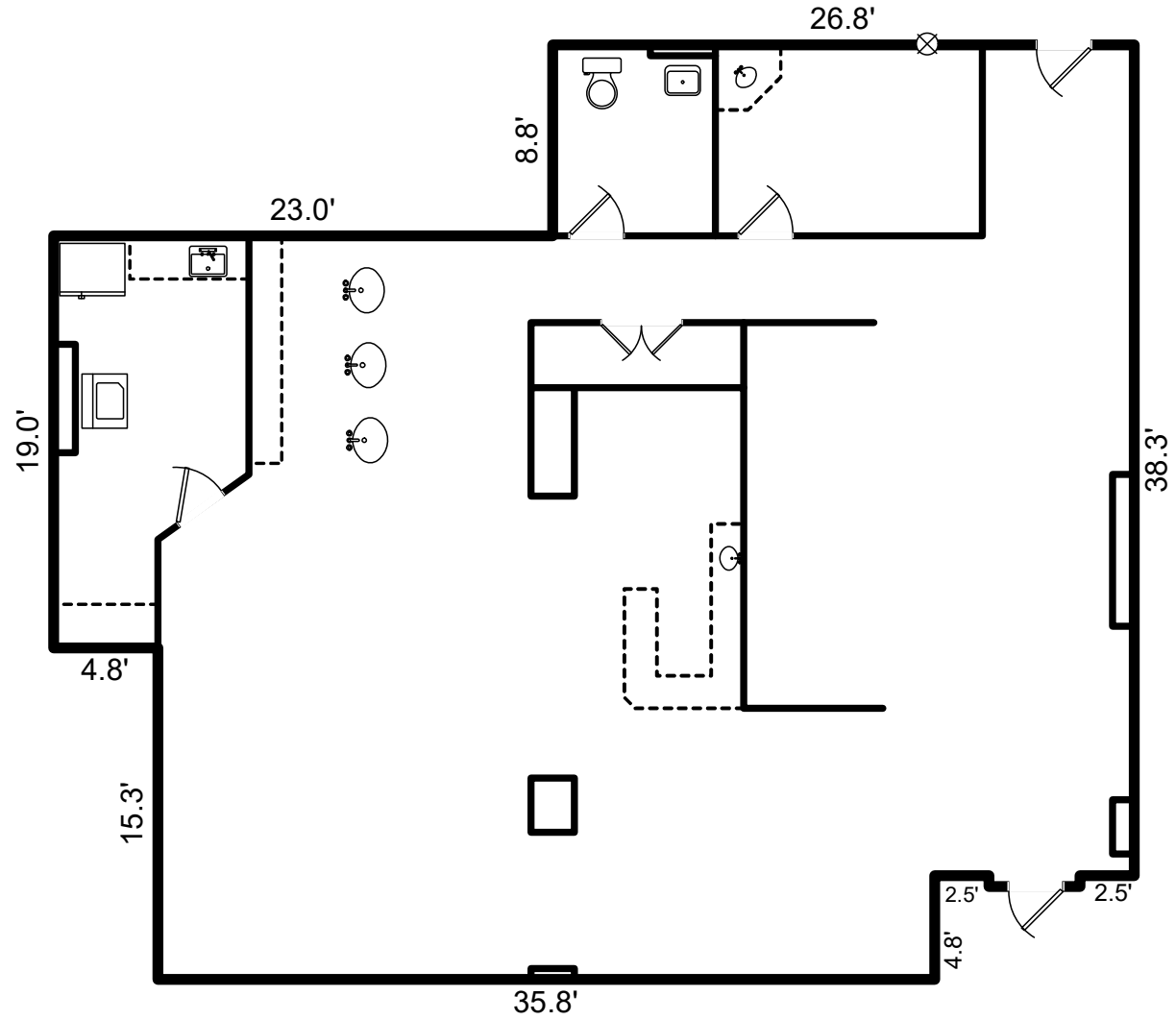


## Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2024 Population</b>	24,403	125,332	267,063
<b>Avg. Household Income</b>	\$148,616	\$133,095	\$119,391
<b>Median Household Income</b>	\$106,798	\$86,863	\$74,548
<b>Households</b>	14,640	65,417	123,559
<b>Daytime Employees</b>	52,269	145,208	222,434

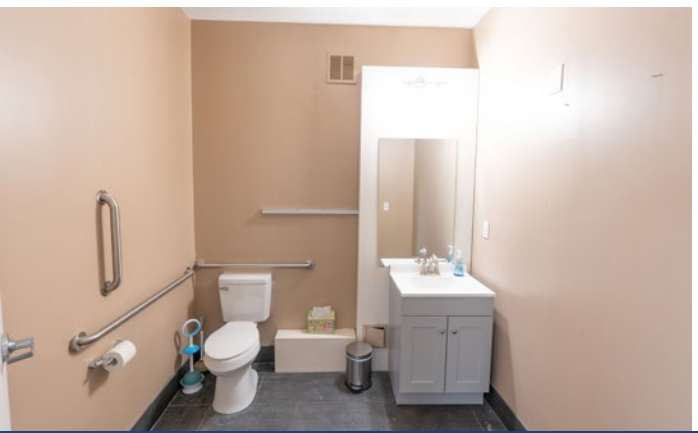
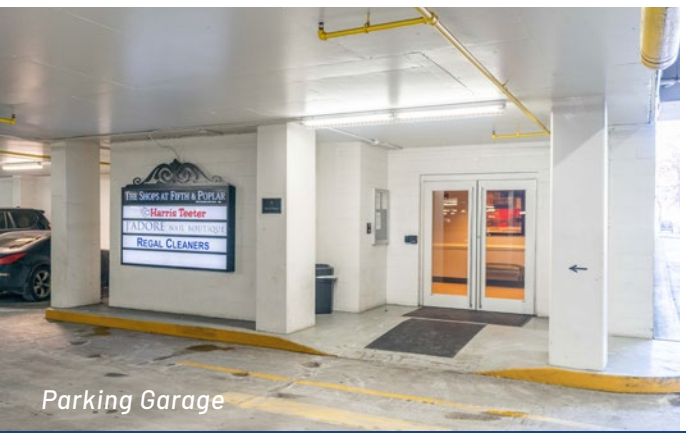
# Available

Suite R2  
+/- 1,828 SF



⊗ - Fuse Box

Interior Photos



Parking Garage

Parking Garage

# Market Overview



# Uptown

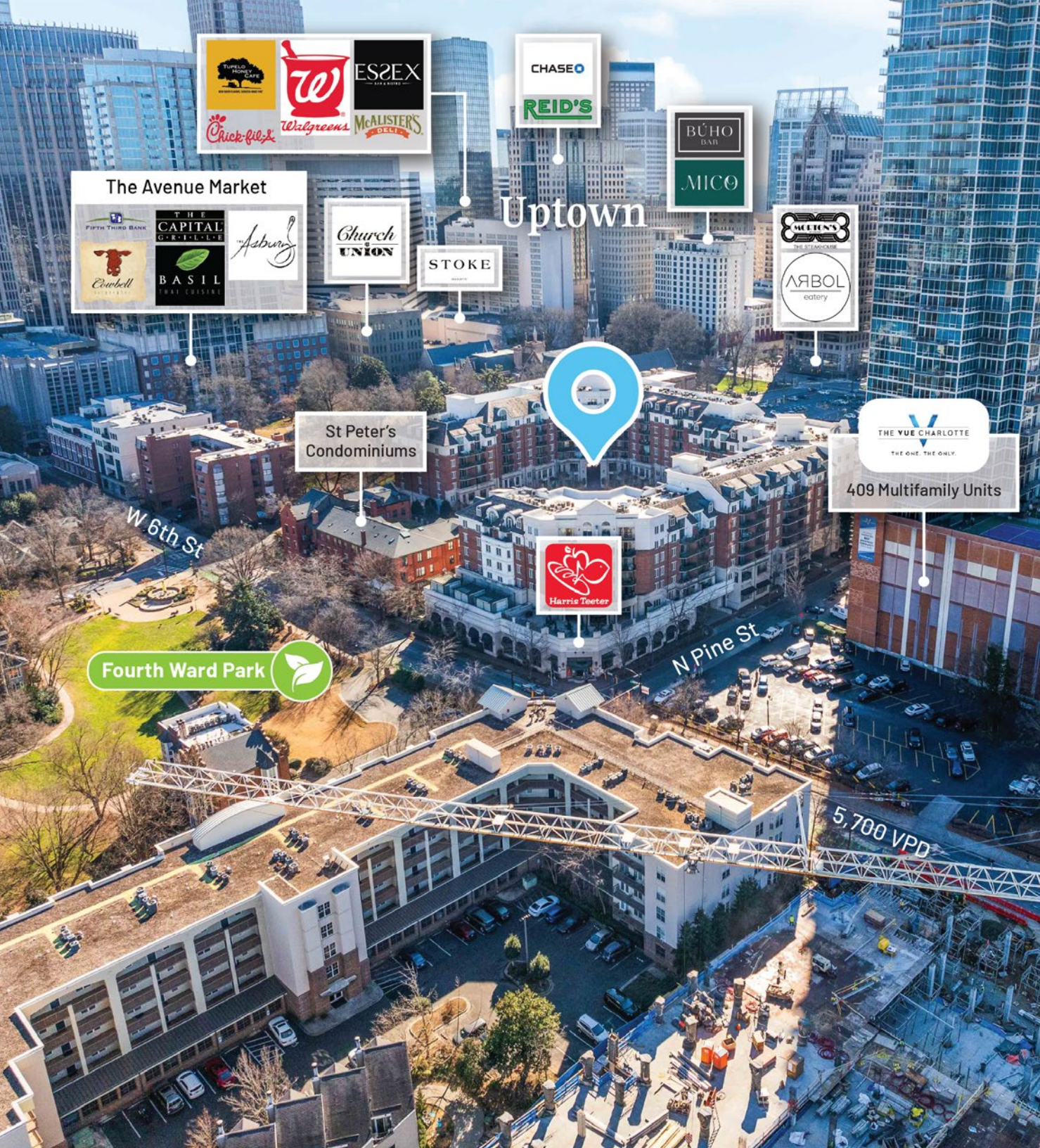
## Charlotte, NC

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](#)





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.