

508 NORTH COLLEGE STREET, CHARLOTTE, NC 28202

PRIME UPTOWN CLT RETAIL SPACE



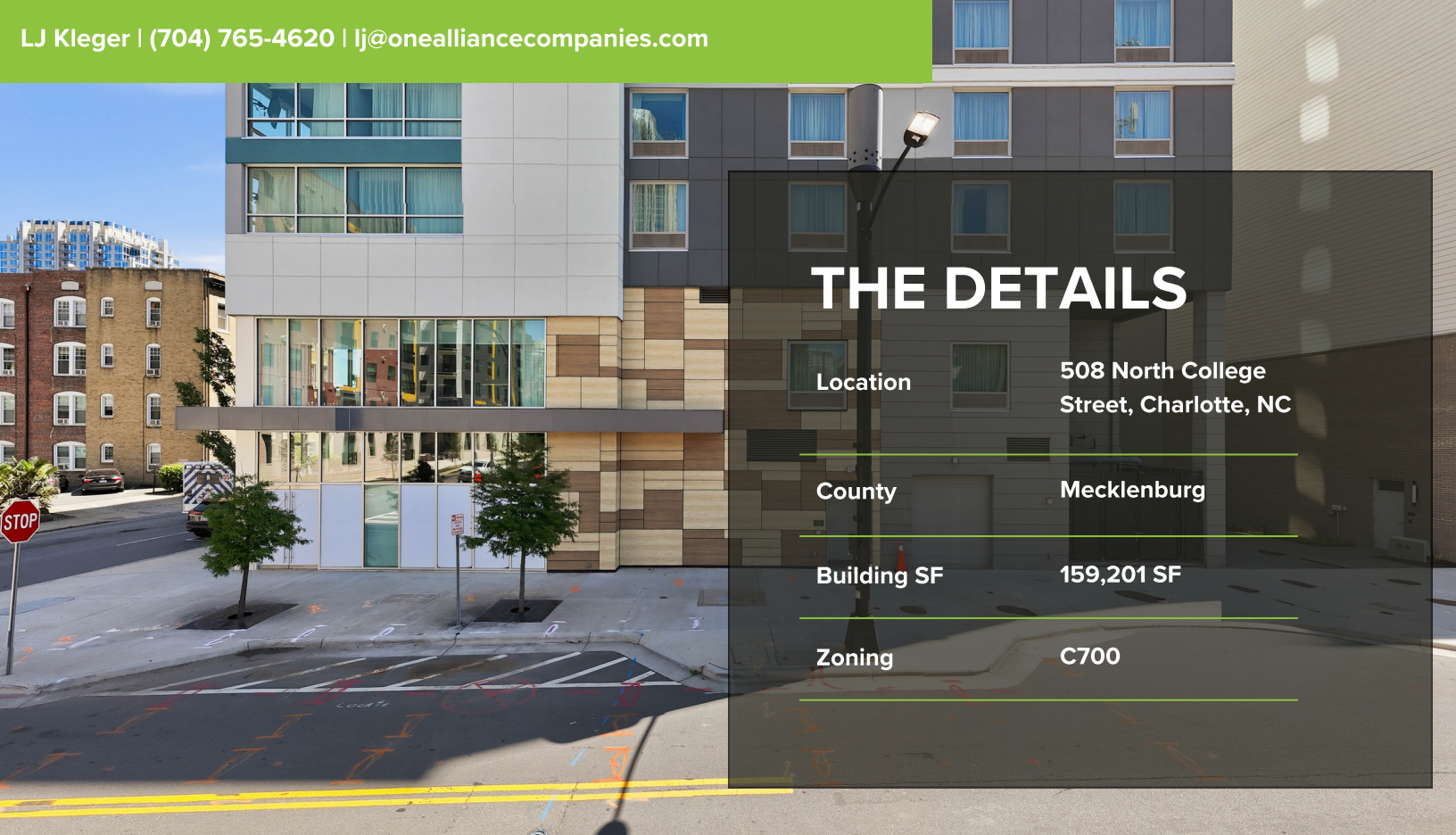
LJ Kleger | (704) 765-4620 | lj@onealliancecompanies.com

ABOUT THE SPACE

RETAIL SPACE FOR LEASE

- Located on the ground floor of a newly developed 211-room Homewood Suites by Hilton hotel
- Positioned in Uptown Charlotte's rapidly growing First Ward district
- Immediate access to thousands of office workers, residents, hotel guests, and visitors
- Exceptional visibility along North College Street near the intersection of 6th and 7th Streets
- Less than 0.15 miles from the 7th Street Light Rail Station
- Adjacent to First Ward Park and within walking distance of major Uptown destinations
- Minutes from Spectrum Center, Bank of America Stadium, NASCAR Hall of Fame, and the Charlotte Convention Center
- Located within one of Charlotte's most active mixed-use and hospitality corridors





THE DETAILS

Location	508 North College Street, Charlotte, NC
County	Mecklenburg
Building SF	159,201 SF
Zoning	C700

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
508	2,000 - 4,000	1 st	\$38/SF	Contact Broker	Ideal for restaurant, café, specialty retail, boutique fitness, service retail, or experiential concepts







CHARLOTTE, NC

Charlotte is the largest city in North Carolina, with a population of over 890,000 and a metro area exceeding 2.7 million people. It's often called the "Queen City," named in honor of Queen Charlotte of Mecklenburg-Strelitz.

The city is a major financial center, ranking second only to New York City in banking assets. It's home to the headquarters of Bank of America and a major East Coast hub for Wells Fargo, making finance a key part of its identity.

Charlotte is also a hub for NASCAR, featuring the Charlotte Motor Speedway and the NASCAR Hall of Fame. Sports fans can cheer for the Carolina Panthers (NFL), Charlotte Hornets (NBA), and Charlotte FC (MLS), all based in the city.

Education is a big part of Charlotte's landscape, with institutions like the University of North Carolina at Charlotte (UNCC) and Johnson & Wales University offering a variety of programs. Charlotte Douglas International Airport is one of the busiest airports in the U.S., connecting the city to destinations around the world.

Nature lovers will enjoy Charlotte's many parks and outdoor spaces, such as Freedom Park and the U.S. National Whitewater Center. Culturally, the city is home to attractions like the Mint Museum, Discovery Place, and the Levine Museum of the New South.

Uptown Charlotte, the city's central business and entertainment district, is known for its modern skyline, diverse restaurants, and lively arts scene. The city is also served by public transportation options like the LYNX Light Rail and the Charlotte Area Transit System (CATS), making it easy to get around.

Charlotte blends Southern charm with modern innovation, making it a dynamic place to live and visit. From food festivals and craft breweries to tech startups and thriving neighborhoods, the city offers a little something for everyone. Its warm climate, growing job market, and welcoming community continue to attract newcomers from all over the country.

