

+/- 10,909 SF FOURTH WARD OFFICE SPACE FOR LEASE

231 N GRAHAM ST, CHARLOTTE, NC



CONTACT

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PROPERTY / LEASING INFO

- Floor Size: +/-10,909 SF
- Year Built: 1925
- Zoning: UC (Urban Commercial)
- Lease Rate: \$24.50 gross

PROPERTY HIGHLIGHTS

- Three private offices, three conference rooms, open office area, break room, copy room, server room.
- Surface parking spaces available
- Located on the edge of Uptown for easy access to I-77.
- Blocks from Bank of America Stadium, Truist Field, Romare Bearden Park and the Spectrum Center

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	24,662	129,116	273,869
AVERAGE HH INCOME	\$146,472	\$142,371	\$131,564
MEDIAN HH INCOME	\$100,592	\$95,350	\$88,986
BUSINESS ESTABLISHMENTS	2,976	11,656	19,698
DAYTIME EMPLOYMENT	41,880	118,941	195,078

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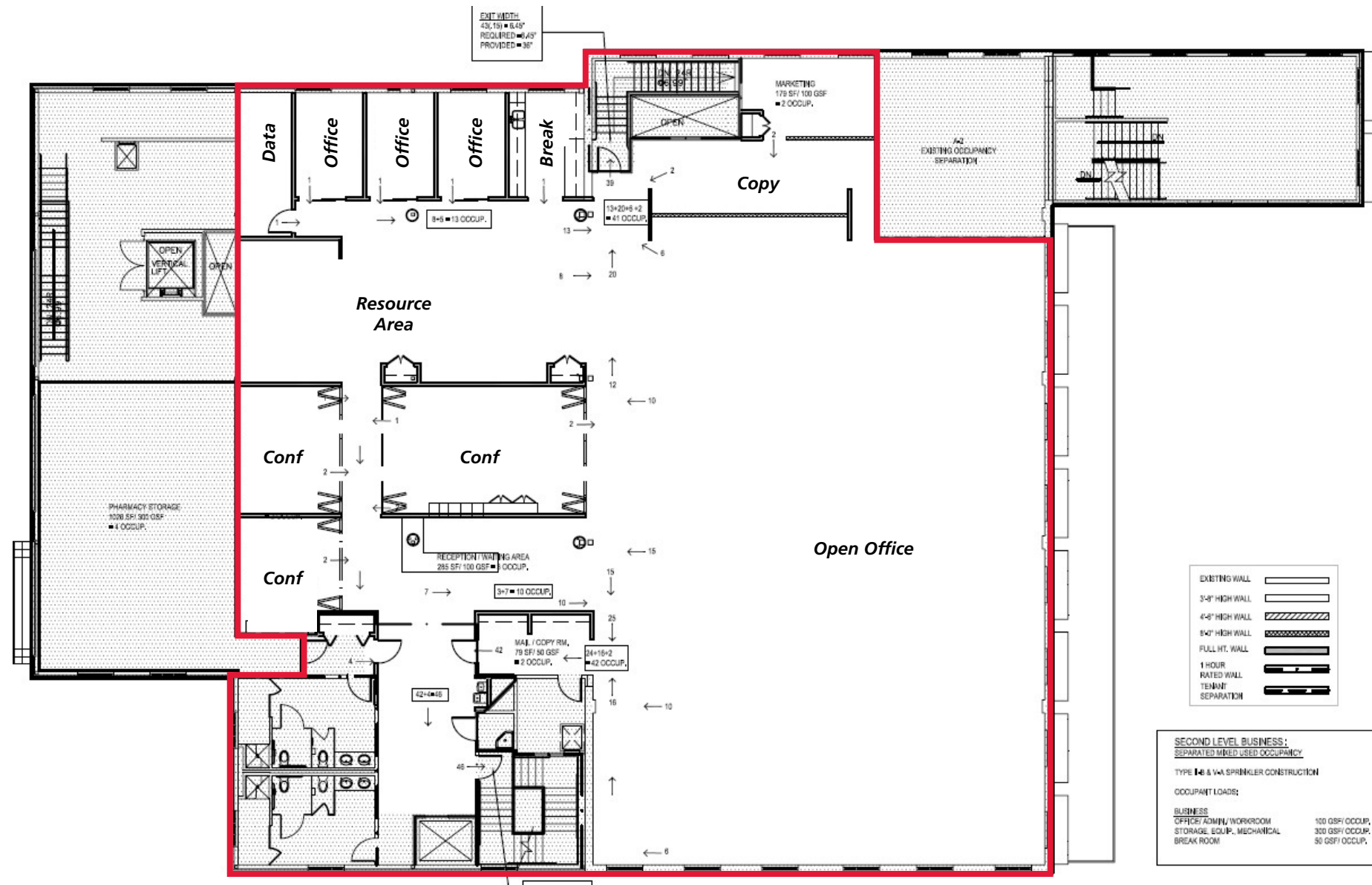
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FLOOR PLAN

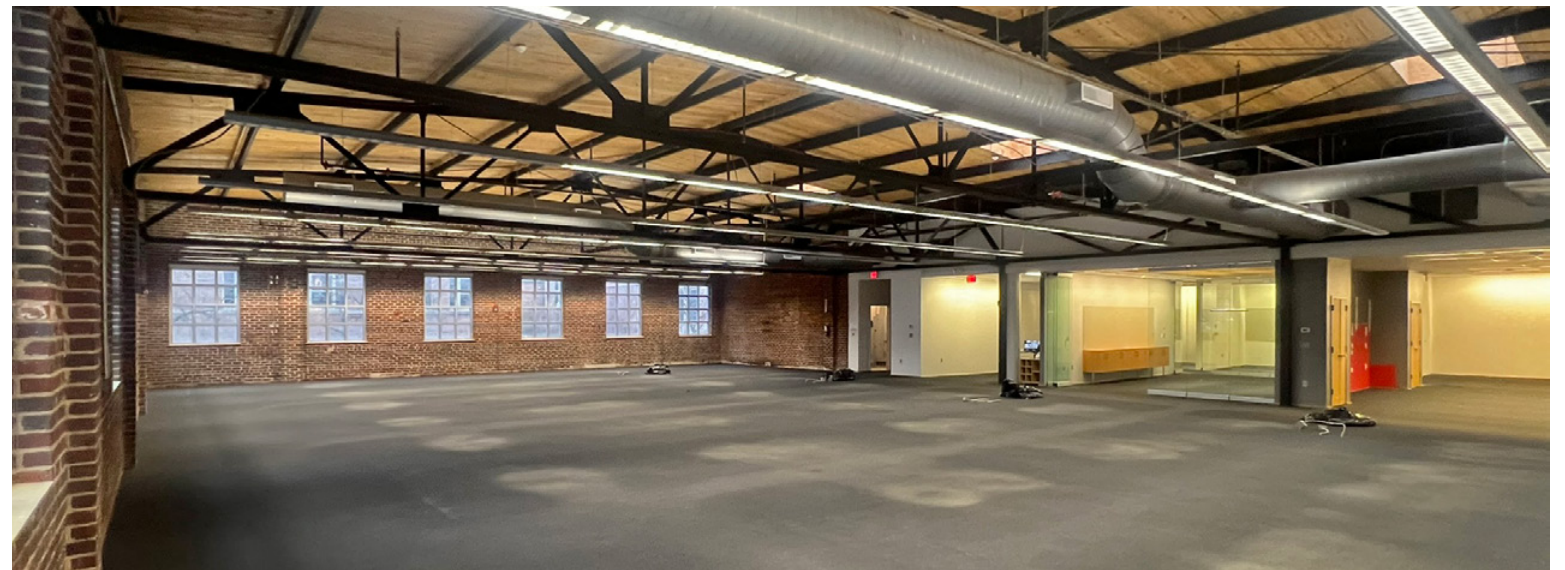
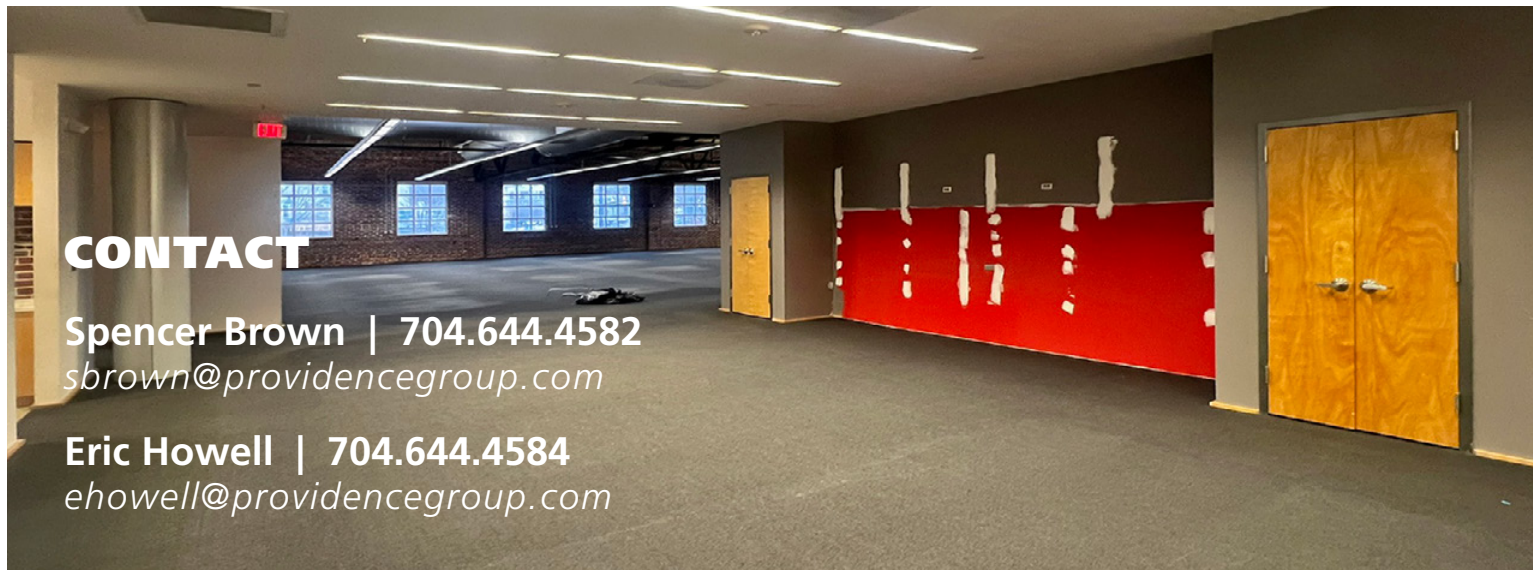
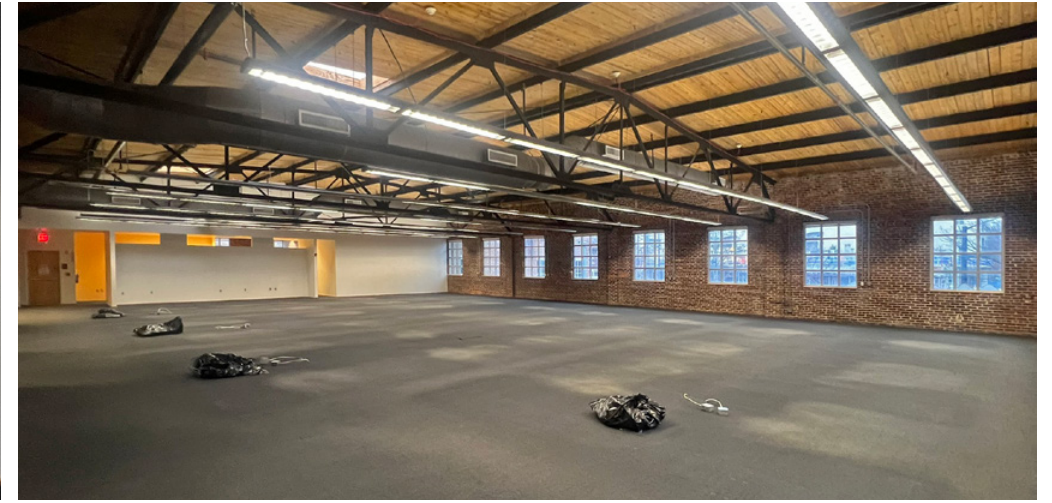
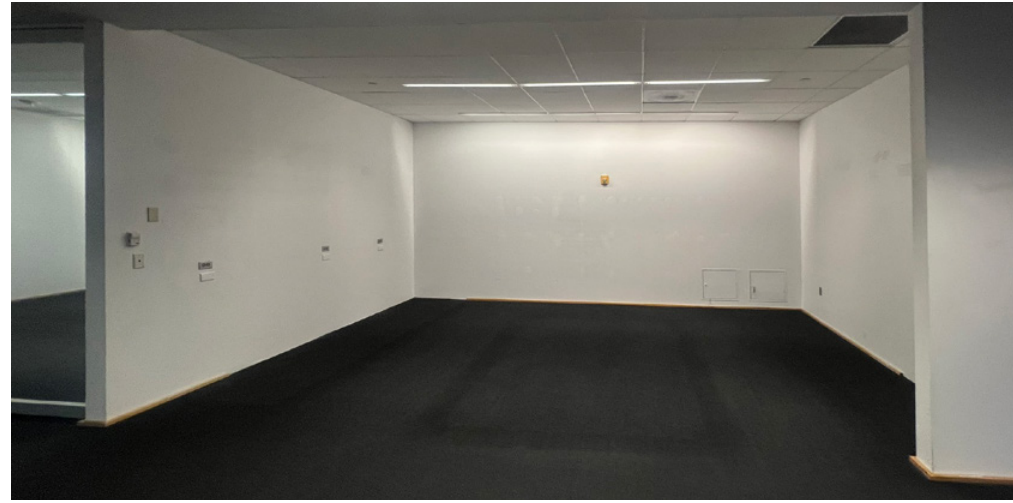
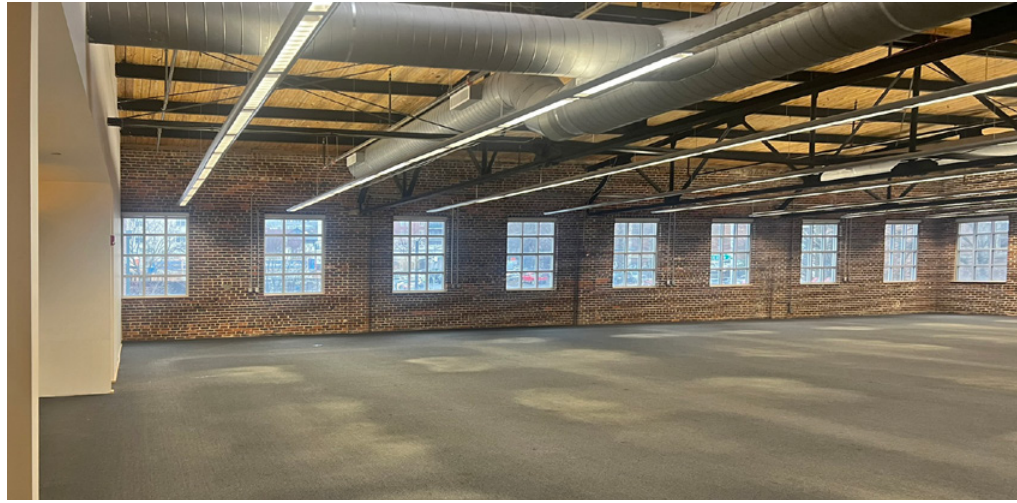
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**Johnson &
Wales
University
Charlotte**

1,400 Students

SITE

FOURTH WARD

THIRD WARD

500 WEST
TRADE

**City View Towers
(554 units)**

**Circa Uptown
Apartments
(243 units)**

The Charlotte Knights logo, featuring the word "KNIGHTS" in a stylized, bold, black font with a white outline. Above it, the word "CHARLOTTE" is written in a smaller, gold, serif font. A small, stylized knight chess piece is positioned between the two words.

mellow
MUSHROOM

**Romare
Bearden Park**



**RHINO
MARKET
& DELI**



Convention Center



3rd Street Station



**Charlotte
Transit
Center**



**7th Street
Station**

9th Street Station

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.com

AVAILABLE
FOR LEASE

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