

THE SHOPS AT FIFTH & POPLAR

HARRIS TEETER ANCHORED - 2ND GENERATION SMALL SHOP SPACE FOR LEASE

220 NORTH PINE STREET | CHARLOTTE, NC | 28202



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VIDEO

1,828 SF
Space Available



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER **XTEAM**

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NORTH CAROLINA

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PROPERTY OVERVIEW

The Shops at Fifth & Poplar is a mixed-use community in the historic Fourth Ward neighborhood of Uptown Charlotte. This street-level Harris Teeter anchored shopping center is below Fifth & Poplar, a premier condominium community that offers 305 luxury units in 7 stories. It is surrounded by multi-family including The Vue directly adjacent, a dense office market and charming historic single family homes. This development is well-positioned in the Central Business District, in a corridor of Uptown which offers the convenience of urban amenities, dense office, arts & culture and walking distance to major sports venues; Truist Field Park (Charlotte Knights) and Bank of America Stadium (Carolina Panthers and Charlotte MLS).

PROPERTY HIGHLIGHTS

Harris Teeter anchored center in the epicenter of Uptown Charlotte, with street level retail and on grade parking, This mixed-use development is topped with luxury condos and surrounded by dense residential, office and is walkable to entertainment, retail and parks.

1,828 square foot space available, former salon but can easily be used as other retail/ retail office use.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	26,689	132,735	274,347
AVERAGE HH INCOME	\$144,199	\$145,196	\$133,694
MEDIAN HH INCOME	\$100,262	\$96,633	\$90,025
DAYTIME POPULATION	47,624	119,025	204,851



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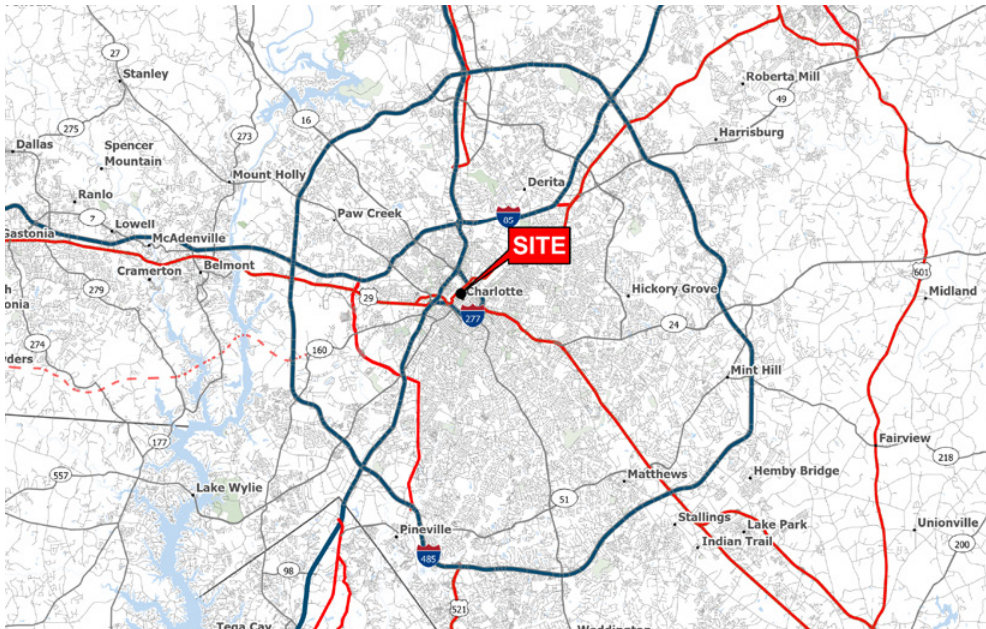


This space features an open, flexible floor plan with large windows, includes a utility/IT room, private office and large restroom. Ideal for a coffee shop, fitness and wellness studios, beauty and spa services, personal care businesses, or a second-generation hair salon (former hair salon with existing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

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01. The Mint 245
02. 500 West Trade
03. Bisonte Pizza Co.
04. Charlotte Furnished Rentals
05. MAA Gateway
06. Camden Cotton Mills Apartments
07. Crave Dessert Bar
08. Dunkin' & CVS Pharmacy
09. MAA Uptown
10. Uptown Gardens
11. Fourth Ward Square Condominiums
12. Freshwaters Southern New Orleans, Sub One Hoagie House & Fourth Ward Market
13. Alexander Michael's
14. Park Plaza Owner Associates
15. The VUE Charlotte On 5th
16. The Kensington
17. Harris Teeter & Fifth & Poplar Condos (SITE)
18. St. Peter's Condominiums
19. Discovery Place Science
20. Avenue Condominiums
21. The Ivey's Hotel & Charlotte Marriott City Center
22. Tryon Plaza
23. First Citizens Plaza
24. Grand Bohemian Charlotte, Autograph Collection
25. Que Onda Tacos + Tequila Uptown
26. Ascent Uptown
27. Deluxe Fun Dining & Park Signs
28. Founders Hall
29. Truist Tower (965,000 SF office)
30. DoubleTree by Hilton Charlotte City Center
31. Jimmy John's, Imperial, Homestyle Kitchn LLC & Sabor Latin Street Grill
32. Duke Energy Theater at Spirit Square
33. 400 North Church Condos
34. Jefferson Square Condominium
35. 525 North Tryon
36. Woodie's Auto Service and Repair Centers & Sports One Charlotte
37. The Ascher Uptown Apartments

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