

AVAILABLE FOR LEASE

UPTOWN RETAIL GATEWAY WEST

902 W. 4TH STREET | CHARLOTTE, NC

CONTACT FOR DETAILS

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INTRODUCTION

Retail space available for lease at Gateway West Luxury Apartments, located in the most desirable residential neighborhood in Uptown, known as Gateway Village in the 3rd Ward Community. Within the immediate trade area there is: 1,000,000 SF of Class A Office space, over 2,000 students at Johnson & Wales University, The DoubleTree Hilton with 187 hotel rooms and the Panther and Knights Ballpark Fields. In addition, approximately 7,000 people live within walking distance of the property, overall creating a built-in customer base. This is a great retail opportunity in one of Uptown Charlotte's most thriving communities.

PROPERTY DETAILS

| | |
|----------------|---|
| ADDRESS | Intersection of 4th Street and Johnson & Wales Way Charlotte, NC 28202 |
| SQUARE FOOTAGE | Up to +/- 1,600 SF Available For Lease |
| USE | Retail/Office |
| PARKING | Designated retail and employee parking |
| VISIBILITY | Excellent visibility from traffic points |
| LEASE RATE | \$25.00 PSF NNN |
| FEATURES | <ul style="list-style-type: none">• 280 Luxury Apartments above Retail• High visibility from traffic points• Complementary parking• Pedestrian traffic |

TRAFFIC COUNTS

W. 4th Street - Between 4,694 - 12,447 VPD

RETAIL FOR LEASE



| DEMOGRAPHICS | 1 MILE | 2 MILE | 3 MILE |
|-------------------|-----------|----------|----------|
| POPULATION | 22,065 | 64,973 | 118,454 |
| AVERAGE HH INCOME | \$142,669 | \$99,755 | \$96,113 |
| MEDIAN HH INCOME | \$86,414 | \$73,220 | \$72,200 |
| HOUSEHOLDS | 12,303 | 32,805 | 57,185 |
| DAYTIME EMPLOYEES | 52,095 | 91,925 | 130,192 |

552K SF
RETAIL PLANNED

3.9M SF
OFFICE PLANNED

\$3 Billion
DEVELOPMENT PLANNED

5,505
APARTMENTS PLANNED



UPTOWN CHARLOTTE

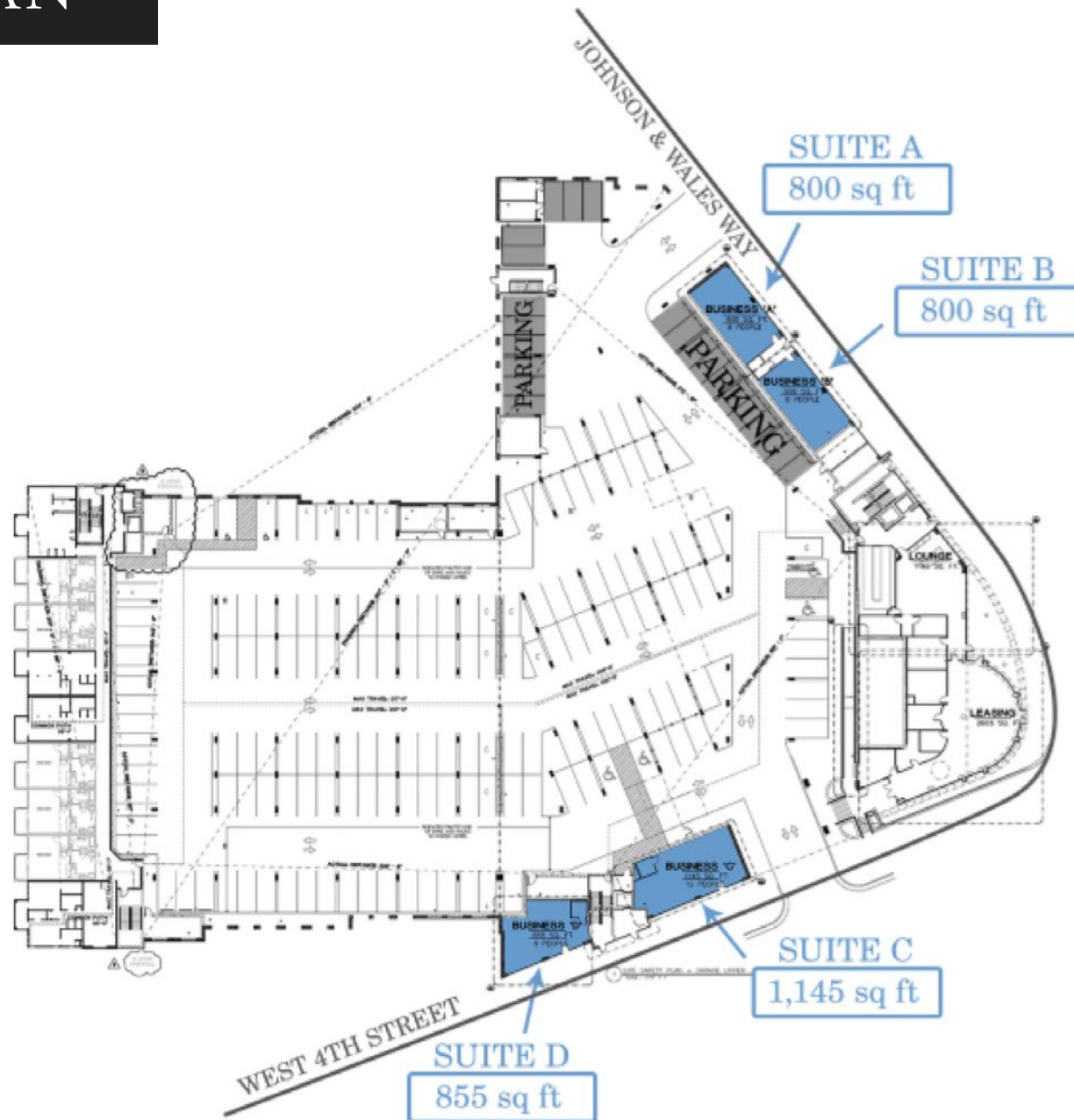
Uptown, Charlotte's central business district, is home to a variety of industries and more than 1,200 businesses of all sizes — from tech startups to Fortune 500 companies — and the corporate headquarters for Bank of America and Duke Energy. It is a place where companies grow and succeed. Uptown is the center of commerce, providing access to customers, partners and services located in LEED-certified office towers, tech incubators and co-working spaces. Uptown is full of urban neighborhoods offering a diverse mix of housing where nearly 40,000 people call Center City home, and that number is expected to grow with new housing options being developed at a rapid pace. As the center of commerce and culture in Charlotte, over 250 restaurants and 131+ acres of open green space, Uptown undoubtedly envelopes a strong urban core.

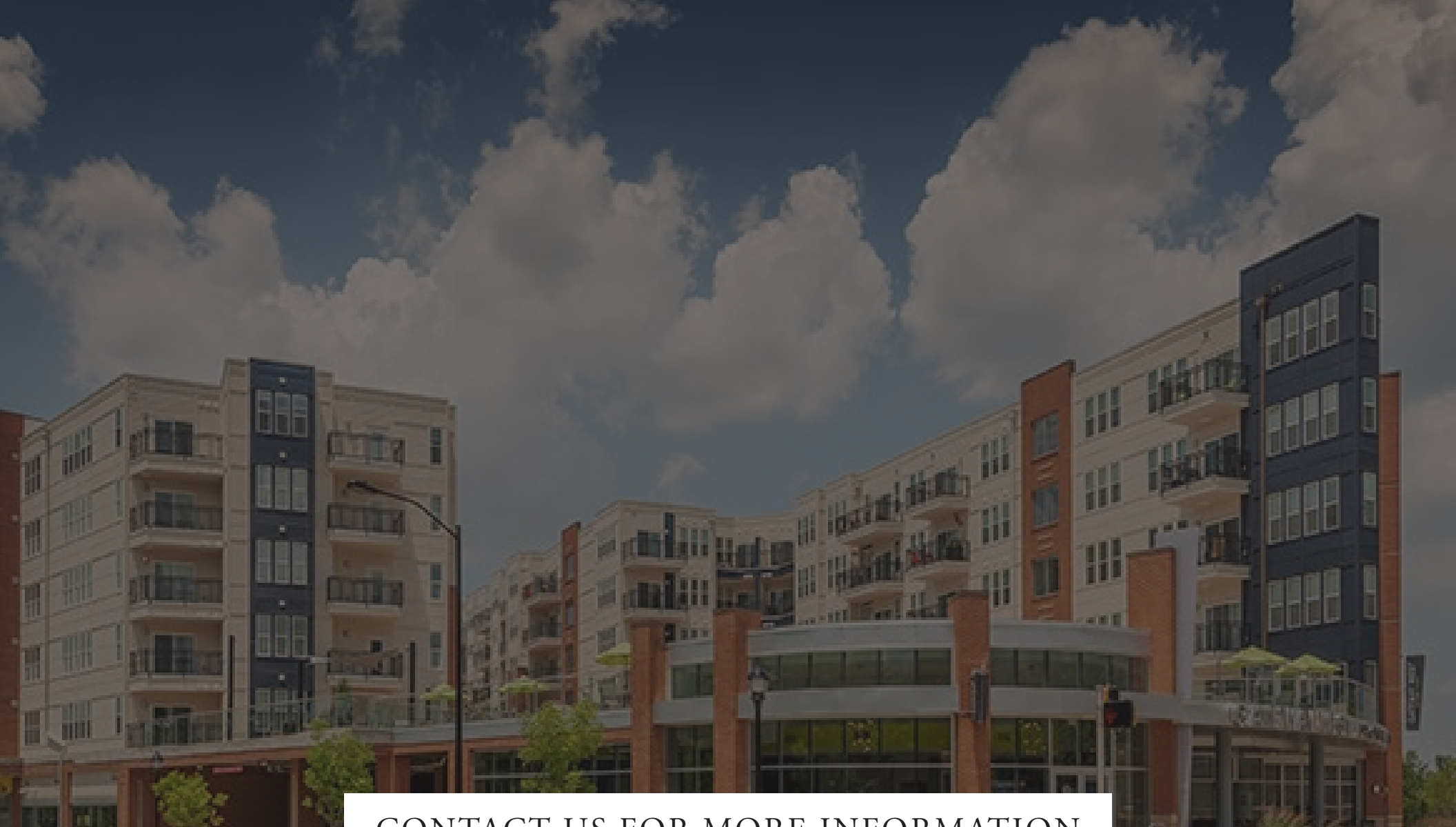
[Read More from Charlotte Center City Partners](#)

APPROX. \$3 BILLION
IN PLANNED DEVELOPMENT
SURROUNDING SITE IN 2021



SITE PLAN





CONTACT US FOR MORE INFORMATION

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