

500 WEST TRADE

FOR LEASE **Ground Floor Retail**

500 West Trade Street
Charlotte, NC 28202



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



NORTHWOOD RAVIN

500wtrade.com



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A NEW LEVEL OF RETAIL

500 West Trade is a mixed-use community located in the historic Fourth Ward neighborhood of Uptown Charlotte. The development consists of a 7-story mid-rise tower and a 15-story high-rise tower totaling 354 luxury apartment units, and 8,600 square feet of retail space.

The property is well positioned in a diverse section of Uptown that benefits from its convenience to urban amenities, a dense office market and a vibrant mix of arts and culture.



PROJECT FEATURES



A 7-story mid-rise and a 15-story high-rise tower totaling 354 apartment units.



9,000 SF of ground floor retail and a 3,600 square foot retail courtyard fronting Trade Street.



74 public spaces in the ground floor parking deck



Direct access to the planned intermodal transit station, Gateway Station

CHARLOTTE CENTER CITY

An established location with powerful innovation and dynamic growth

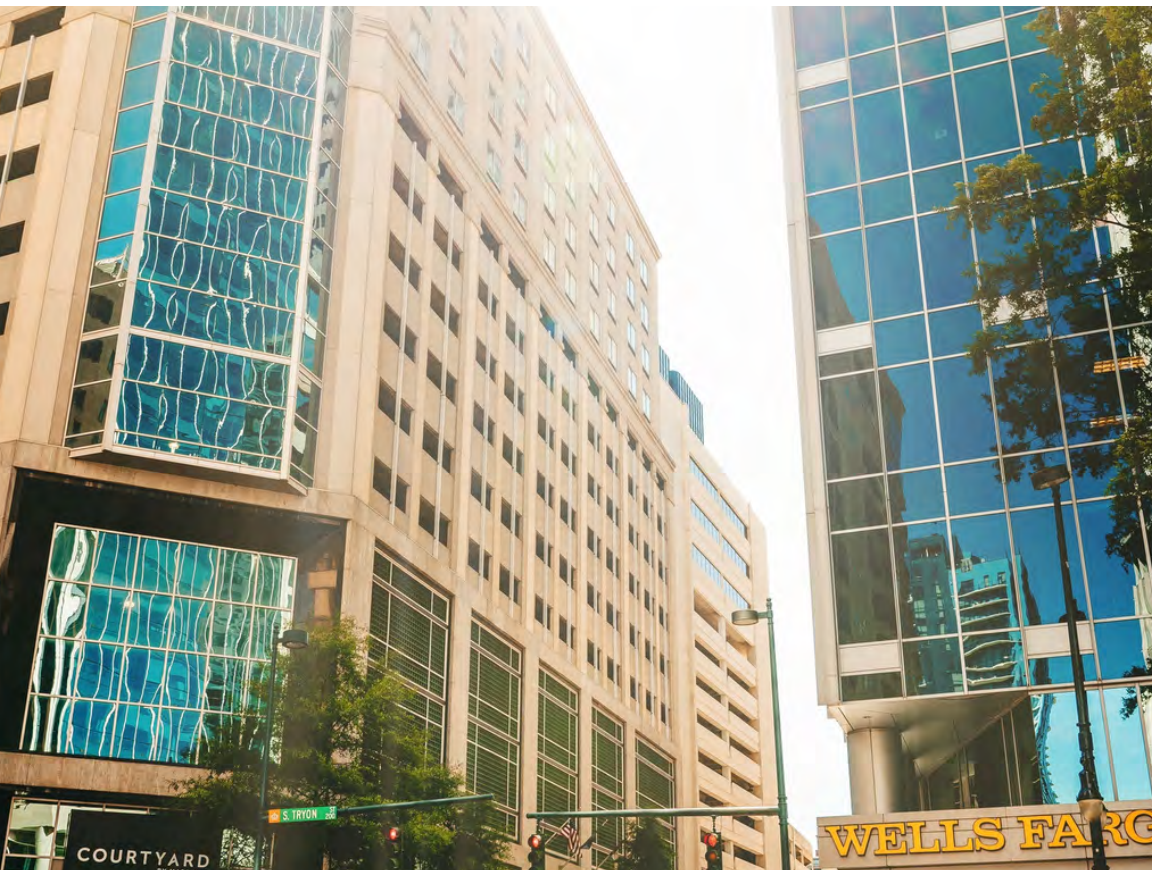
Charlotte Uptown is a vibrant urban center in the heart of the fourth fastest growing city in the nation. The neighborhood blends traditional industry with innovation and creativity making the area competitive on a national level for jobs, investment and talent.



At the heart of the region's transit hub

Charlotte's focus on mobility and connectivity is evident through Center City featuring Charlotte's Light Rail linking the south side of street car and the largest urban bike sharing system in the southeast.

Charlotte Douglas International Airport, the world's sixth-busiest airport, is located only 5 miles from Uptown.



FORTUNE 500 COMPANIES HEADQUARTERED IN UPTOWN



100K+ Office Workers
25.5M SF of Office Inventory
21,800 Residents
More than 200 Restaurants



EXCEPTIONAL UPTOWN LOCATION

Uptown Charlotte is a vibrant and diverse urban area, easily walkable with plentiful diverse amenities. Within walking distance of 500 West Trade is Truist Field Park where the Charlotte Knights play as well as Bank of America Stadium, where the Carolina Panthers and Charlotte MLS team play.

Other cultural attractions within one mile of 500 West Trade Steet include The Bechtler Museum of Modern Art, The Mint Museum and the Harvey Gantt Center for African American Arts & Culture.



500 West Trade benefits from access to ample public transportation, including direct access to the planned intermodal transit station, Gateway Station. The 12-acre site will be located across the street from the project offering bus service, the Amtrak Rail Line, ride sharing and taxi services. Additionally, the CityLYNX Gold Line will have a station at the future Charlotte Gateway District and Multimodal Station. The Gold Line is a 10-mile (37 stop) streetcar system that will connect all current and future rapid transit lines.



Just west of the site is Bank of America's mixed-use complex, Gateway Village, which includes 500 residential units, a public park, shops, restaurants and one million square feet of office space. Gateway Village is proximate to Johnson & Wales, a liberal arts college of 1,400 students with a nationally renowned culinary arts program.



500 WEST TRADE

DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	24,714	122,046	263,494
AVERAGE HH INCOME	\$136,815	\$102,522	\$94,475
MEDIAN HH INCOME	\$83,877	\$76,709	\$71,504
BUSINESS ESTABLISHMENTS	3,225	12,681	20,654
DAYTIME EMPLOYMENT	53,377	144,071	232,069

West Trade St 12,000 VPD

North Graham St 17,500 VPD



Johnson & Wales University (1,400 students)

SITE

17,500 VPD

12,000 VPD

- 01. Future Multimodal Station Location
- 02. Circa Uptown Apartments (243 units)
- 03. The Vue Apartments (400 units)
- 04. City View Towers (554 units)
- 05. The Mint Apartments (177 units)
- 06. Fifth & Poplar Condos (300 units)
- 07. Noval Co-working Uptown
- 08. Ascent Uptown (300 units)
- 09. Element Uptown (352 units)
- 10. Cataylst Charlotte (462 units)
- 11. Legacy Union (3 towers)
33 Floors (841,000 SF); 23 Floors (330,000 SF); 18 Floors (358,000 SF)
- 12. Duke Energy Center (1,300,000 SF office (8,600 employees)
- 13. Mint Museum
- 14. Bechtler Modern Art
- 15. 300 S Tryon (689,000 SF)
- 16. 230 South Tryon Apartments (107 units)
- 17. Fifth Third Center (692,000 SF office)
- 18. Bank of America Corporate Center (1,144,000 SF office)
- 19. Overstreet Mall
- 20. One Wells Fargo (1,000,000 SF office)
- 21. Two Wells Fargo (789,000 SF office)
- 22. Three Wells Fargo (930,000 SF office)
- 23. Harvey B. Gantt Center for African American Arts & Culture
- 24. Ally Charlotte Center (742,000 SF office tower, 30,000 SF of retail and JW Marriott Hotel (381 Rooms)
- 25. The Regions Building (370,000 SF office tower)
- 26. The Westin Hotel (700 rooms)
- 27. Novel Stonewall Station (460 apartments; Whole Foods; 22,000 SF retail; Home 2 Suites; EVEN Hotels)
- 28. Uptown 550 (421 apartments; 11,000 SF office; 4,400 SF retail)
- 29. Epicentre
- 30. Truist Tower (965,000 SF office)

Carolina Panthers Practice Field



5th Street

Trade Street

4th Street

Truist Field

1st Street

Stonewall Street

N Graham Street

S Mint Street

S Poplar Street

Church Street

S Tryon Street

College Street

S Brevard Street

S Caldwell Street

03

06

17

30

04

18

05

07

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Transportation Center

CityLynx Gold-Line

Lynx Blue-Line

Martin-Luther-King-Jr-Blvd

Charlotte Convention Center





FOURTH WARD

Johnson & Wales University Charlotte
1,400 Students

CityLynx Gold Line (Phase II)
Future Multi-Modal Gateway Station (Multi-Modal Hub)

SITE

THIRD WARD

Circa Uptown Apartments (243 units)

City View Towers (554 units)

9th Street Station

7th Street Station



Residence Inn Marriott

CHARLOTTE KNIGHTS

MORTON'S THE STEAKHOUSE

Charlotte Marriott City Center

BASIL

THE DUNHILL HOTEL

DISCOVERY PLACE SCIENCE

Showmarts Qdoba SUBWAY Starbucks

THE CAPITAL GRILL

mellow MUSHROOM

Kimpton Tryon Park Hotel

GRAND BOHEMIAN HOTEL CHARLOTTE

M&S McCORMICK & SCHMICKS

Bank of America

TRUIST LUCE

IMAGINON THE JOE & JOAN MARTIN CENTER

REID'S IN FIND

Romare Bearden Park

RUTH'S CHRIS STEAK HOUSE

Epicentre FIVE GUYS FIREHOUSE SUBS Jason's deli Cafe

THE RITZ-CARLTON

WAKE FOREST UNIVERSITY

Holiday Inn

RHINO MARKET & DELI

TUPELO HONEY Eddie V's

ROOSTER'S

SPRINGHILL SUITES Marriott

LEGACY UNION

MIMOSA GRILL

Hilton HOTELS & RESORTS

Charlotte Transit Center

HORNETS

HYATT house

ally

CHARLOTTE CONVENTION CENTER

3rd Street Station

ATS CHARLOTTE-APRIL TRANSIT SYSTEM

DUKE ENERGY

Convention Center

VASCAR HALL OF FAME

Carson Bl

S Church St

Hill St

Stonewall St

College St

Martin Luther King Jr Blvd

3rd St

Tryon St

Church St

Mint St

W Trade St

5th St

6th St

Poplar St

Graham St

Graham St

CityLynx Gold Line

Lynx Blue Line

Brevard St

9th St

11th St

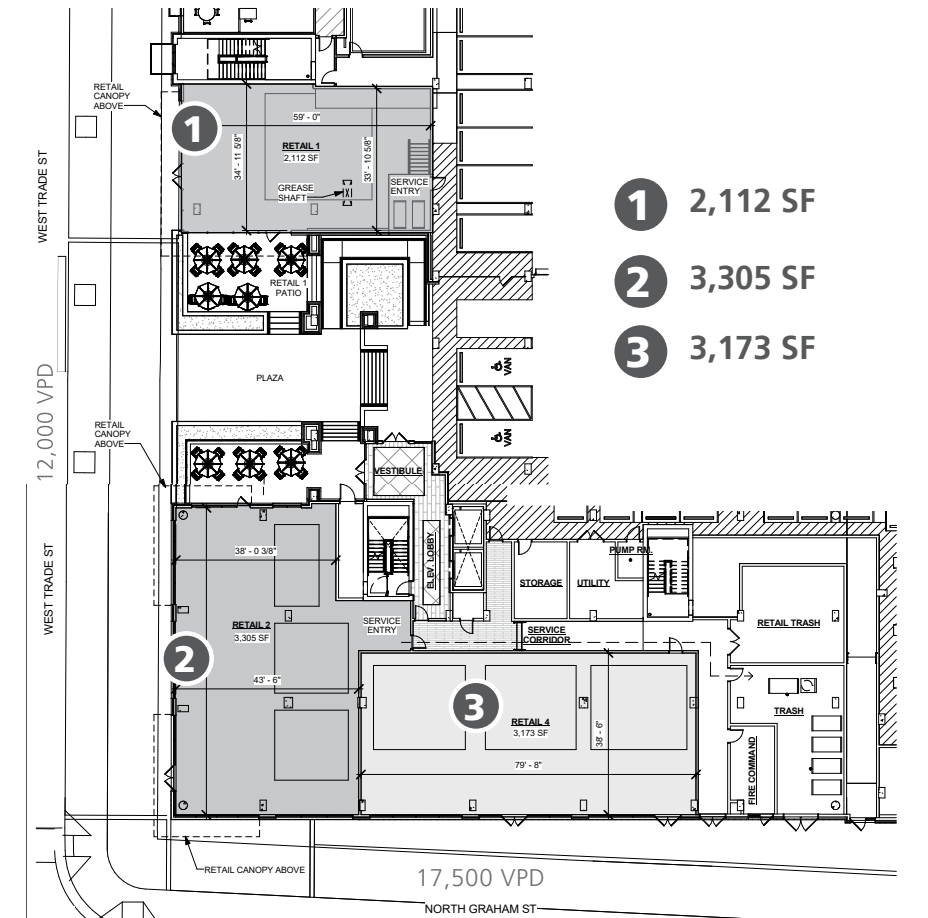
COMMUNITY HIGHLIGHTS

- A Northwood Ravin signature community
- 354 luxury apartments consisting of a 7-story mid-rise and 15-story high-rise towers
- Deck parking (74 public spaces)
- Direct access to future Charlotte Gateway District & Multimodal Station



THE RETAIL EXPERIENCE

500 West Trade will include contemporary & modern retail and restaurant offerings on the ground level of the property. The retail spaces and the courtyard facing Trade Street will offer an inviting dynamic atmosphere for residents and customers to enjoy.



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