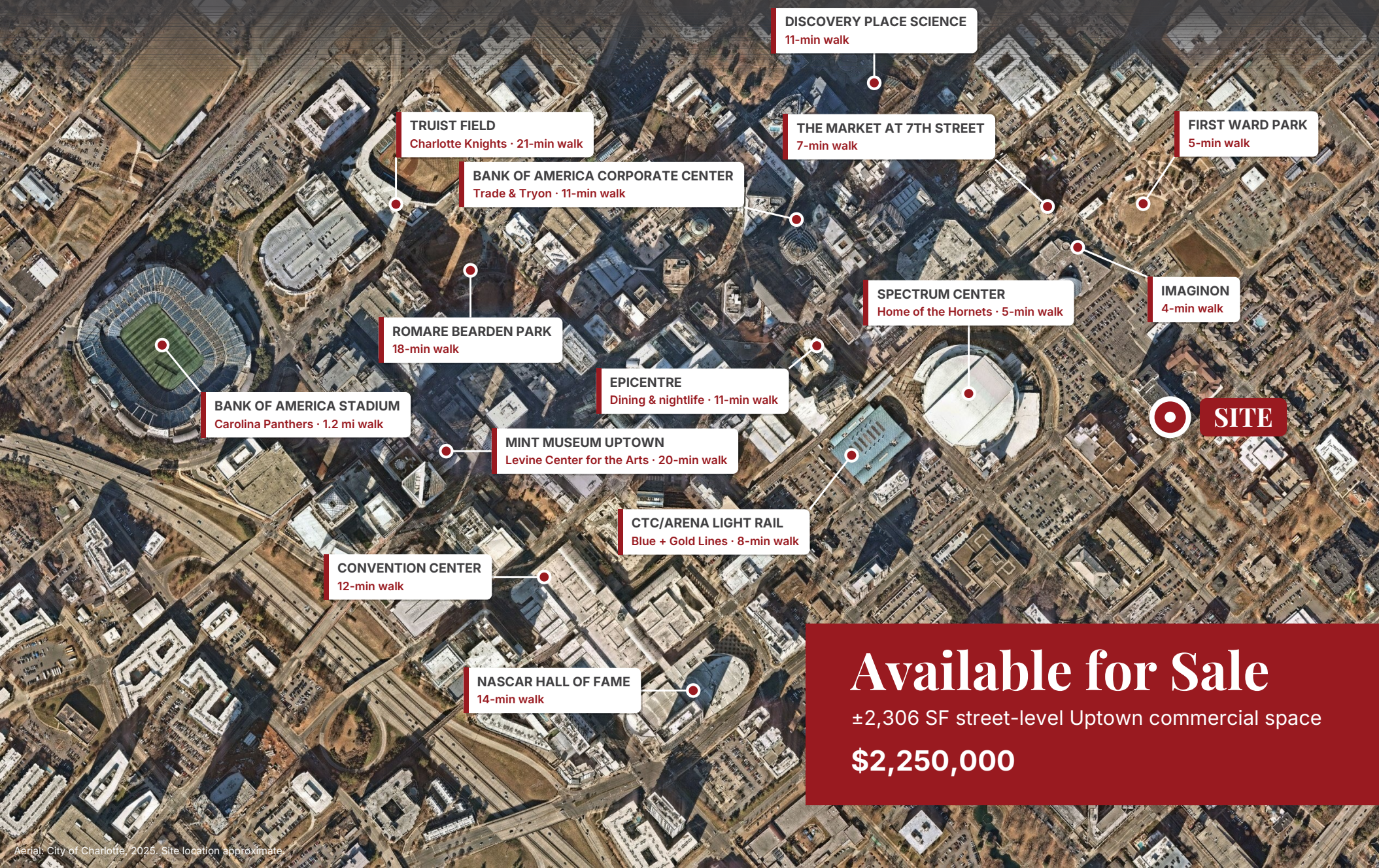


525 E 6th Street

Units 115-117 · Uptown Charlotte, NC 28202



TRUIST FIELD

Charlotte Knights · 21-min walk

BANK OF AMERICA CORPORATE CENTER

Trade & Tryon · 11-min walk

ROMARE BEARDEN PARK

18-min walk

BANK OF AMERICA STADIUM

Carolina Panthers · 1.2 mi walk

MINT MUSEUM UPTOWN

Levine Center for the Arts · 20-min walk

EPICENTRE

Dining & nightlife · 11-min walk

CTC/ARENA LIGHT RAIL

Blue + Gold Lines · 8-min walk

CONVENTION CENTER

12-min walk

NASCAR HALL OF FAME

14-min walk

DISCOVERY PLACE SCIENCE

11-min walk

THE MARKET AT 7TH STREET

7-min walk

FIRST WARD PARK

5-min walk

SPECTRUM CENTER

Home of the Hornets · 5-min walk

IMAGINON

4-min walk

SITE

Available for Sale

±2,306 SF street-level Uptown commercial space

\$2,250,000

PROPERTY OVERVIEW

525 E 6th Street

Available for Sale · \$2,250,000

In Uptown’s First Ward, a five-minute walk from Spectrum Center, Units 115–117 are three ground-floor commercial condo units sold together at the base of the Court Six building. For about 15 years the space has operated as a gallery, lounge and private event venue. The bar, kitchen and two restrooms are in place, and the tenant’s event business plans to keep operating; a leaseback can be discussed.

PROPERTY DETAILS

Address	525 E 6th St, Units 115–117, Charlotte, NC 28202
Offering	3 ground-floor commercial condo units
Size	±2,306 SF per appraisal sketch
Ceiling height	24+ ft
Layout	Main room, bar, kitchen, 2 restrooms, storage, upstairs office
Building	Court Six condominium, built 2007
HOA dues	\$1,150/month for all 3 units
Zoning	UMUD-O: retail, restaurant, office & more
Parking	5 deeded spaces in secured garage; street and public lots
Traffic	I-277: 113,000 VPD (NCDOT 2024)
Sale includes	Real estate only; tenant’s business not included
Tenant	Event business; leaseback can be discussed
Sale price	\$2,250,000



Demographics

RADIUS	1 MILE	2 MILES
Population	20,118	64,156
Households	11,646	34,282
Median household income*	\$96,700	\$98,200
Households earning \$100K+	48.5%	49.1%

*Source: U.S. Census Bureau, American Community Survey 5-year estimates (latest release), census tracts within each radius of the site. Median estimated from household income brackets.

Market Overview

Walk to the arena, transit, parks, museums and the center of Uptown



TRUIST FIELD
21-min walk

DISCOVERY PLACE SCIENCE
11-min walk

THE MARKET AT 7TH STREET
7-min walk

FIRST WARD PARK
5-min walk

TRADE & TRYON
13-min walk

IMAGINON
4-min walk

ROMARE BEARDEN PARK
18-min walk

SITE

SPECTRUM CENTER
5-min walk

CTC/ARENA LIGHT RAIL
8-min walk

CONVENTION CENTER
12-min walk

NASCAR HALL OF FAME
14-min walk

GETTING HERE

I-277 loop: 113,000 vehicles a day (NCDOT 2024)
CLT airport: 8.1 mi, about 21 min by car
5 deeded garage spaces; public lots nearby
Walk times measured in Google Maps, Oct 2026.

01

Next door to Spectrum Center

A 5-minute walk to the home of the Charlotte Hornets, which hosts more than 150 events a year: NBA games, concerts and shows that fill the surrounding blocks.

02

Proven to perform

The event business here today holds a 4.9-star Google rating across 160 reviews, hosting up to 125 guests. The bar, kitchen and two restrooms are in place.

03

Street-level presence

Double doors at street level with easy load-in, 24+ foot ceilings, tall windows with built-in shades and hardwood floors.

04

Transit and access

The CTC/Arena light rail and streetcar hub is an 8-minute walk. Five deeded spaces in the secured garage, public lots for visitors, and the I-277 loop carries 113,000 vehicles a day.

05

Uptown's daily crowd

More than 144,000 people work in Center City each day, and Uptown is home to four Fortune 500 headquarters.

06

Owner-user or investor

Street-level, event-ready space in Uptown rarely comes up for sale. Use it yourself, or keep the current event business in place: it plans to keep operating, and a leaseback can be discussed.

Uptown Charlotte by the numbers

144,000+

people work in Center City every day

\$4.4B

Center City development pipeline

266,000

visitors on Uptown's busiest day of 2024

150+

events a year at Spectrum Center

4

Fortune 500 headquarters in Uptown

Uptown Mixed Use: built for more than events

The property is zoned **UMUD-O (Uptown Mixed Use)**, a broad district that allows most commercial uses. The "-O" comes from a 2006 rezoning of the Court Six site that dealt only with relocating utility lines and adding street lighting and trees. The approved plan shows commercial space on the ground floor and adds no restrictions on use.

USES ALLOWED BY RIGHT INCLUDE

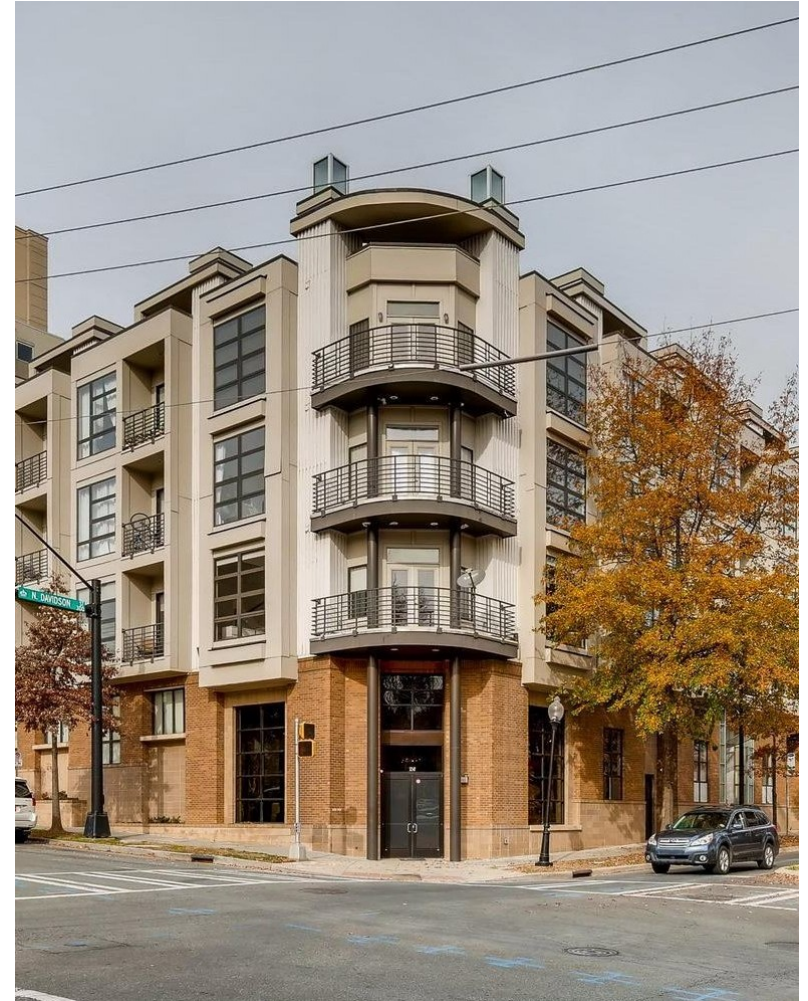
- Retail stores and showrooms
- Restaurants and cafes, including sidewalk seating
- Professional, medical and general offices, and banks
- Art galleries, artist studios, museums and theaters
- Event and hospitality uses

ALLOWED WITH ADDED CONDITIONS

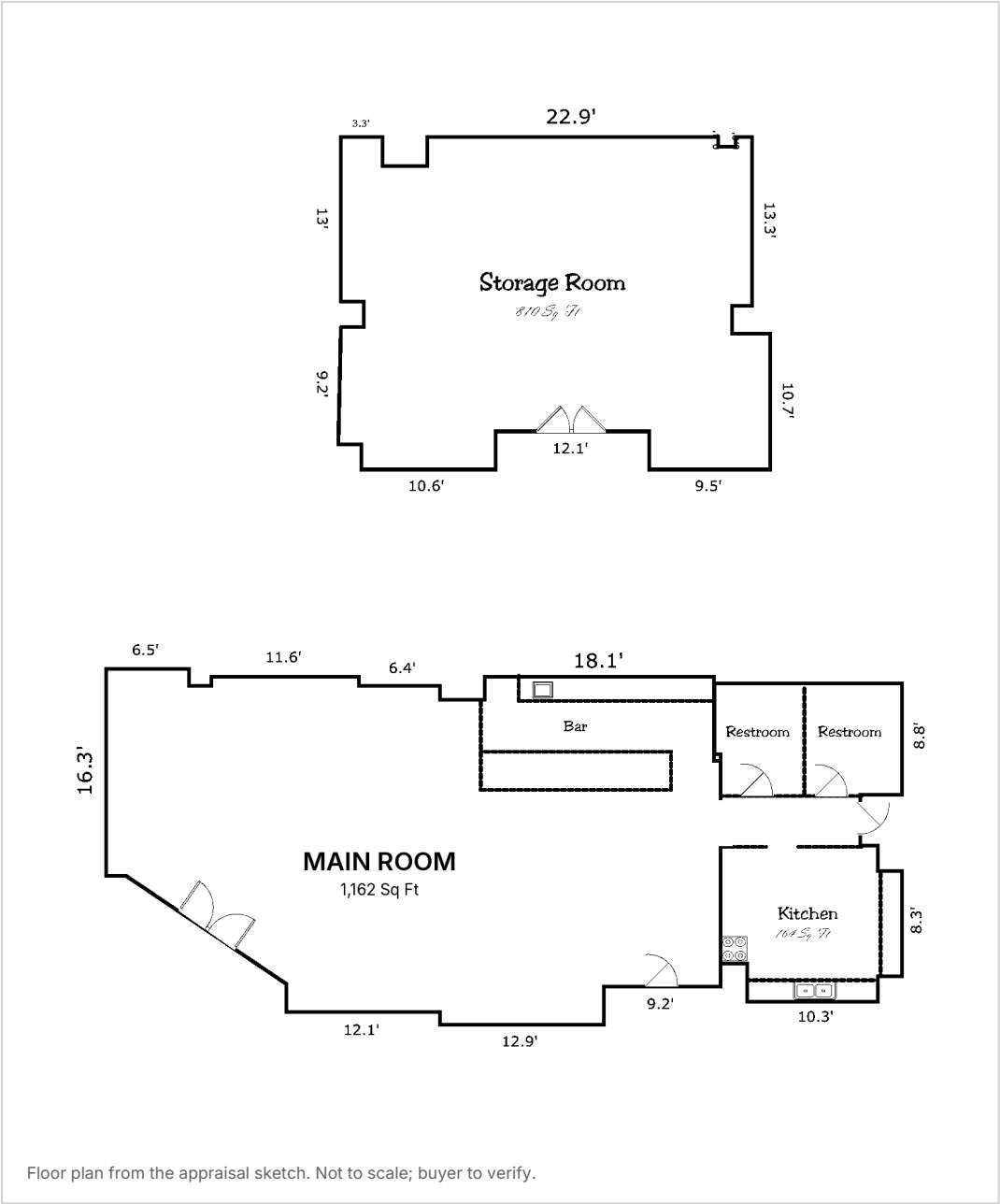
Bars, lounges, taverns and nightclubs, subject to added conditions that include distance from nearby residential districts.

Why it matters

More permitted uses means more possible buyers and tenants: an event operator, a restaurant or bar concept, a retailer or showroom, a gallery, or a medical or professional office looking for a street-level Uptown address.



Zoning per City of Charlotte GIS and rezoning petition 2006-031 (approved March 20, 2006); permitted uses per the Uptown Mixed Use district rules the city uses for this legacy district. Uses are also subject to the Court Six condominium declaration. Buyers should verify their planned use with Charlotte Planning and the condo association.



AREA BREAKDOWN

Main room with bar	1,162 SF
Kitchen & 2 restrooms	335 SF
Storage room	810 SF
Total	±2,306 SF

Ceilings are 24+ ft. Plus an upstairs office and storage space above the main room, which conveys with the sale and is not included in these figures.



A Proven Gathering Place

525 E 6TH STREET · UPTOWN CHARLOTTE

7

Fifteen years of drawing a crowd

An art lounge first opened here, billing itself as a cultural destination on Uptown's east side. It paired contemporary art with music and drinks, hosting networking nights and live art exhibitions.

Today it operates as a full-service private event venue for corporate events, private celebrations and intimate weddings, with a full-service bar, event lighting and audio-visual systems. It has also hosted film and video shoots, including a production for a major TV network.

EVENTS THE ROOM HAS HOSTED

- Corporate meetings and receptions
- Product and brand launches
- Social and holiday events
- Intimate weddings and rehearsals
- Film and video shoots
- Culinary pop-ups and VIP functions

Proof the location works. The event business operating here today holds a 4.9-star Google rating across 160 guest reviews, and guests most often praise the decor, the intimate setting and the staff.

4.9 / 5

Google rating, 160
guest reviews*

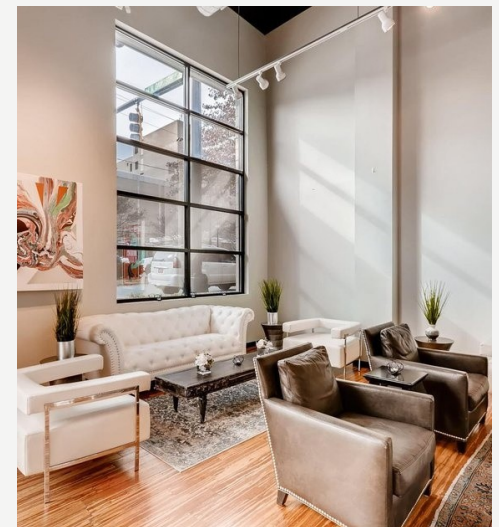
15 yrs

of gallery, lounge
and event use

125 / 60

guests cocktail /
seated, as advertised

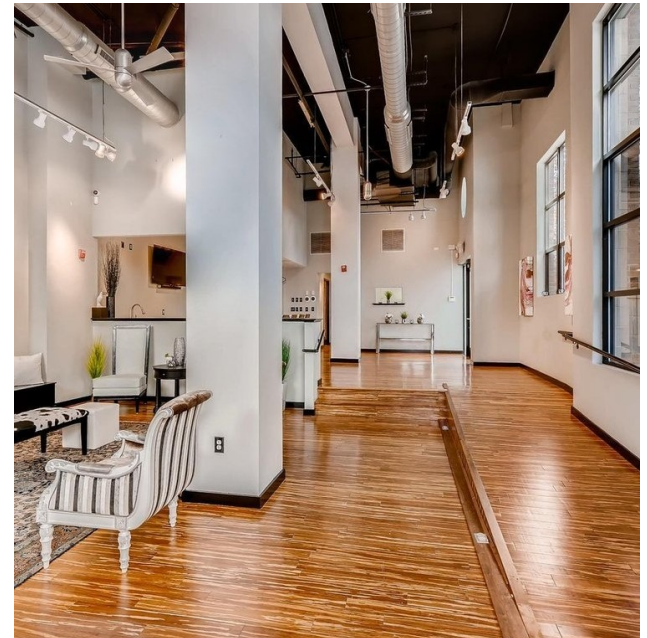
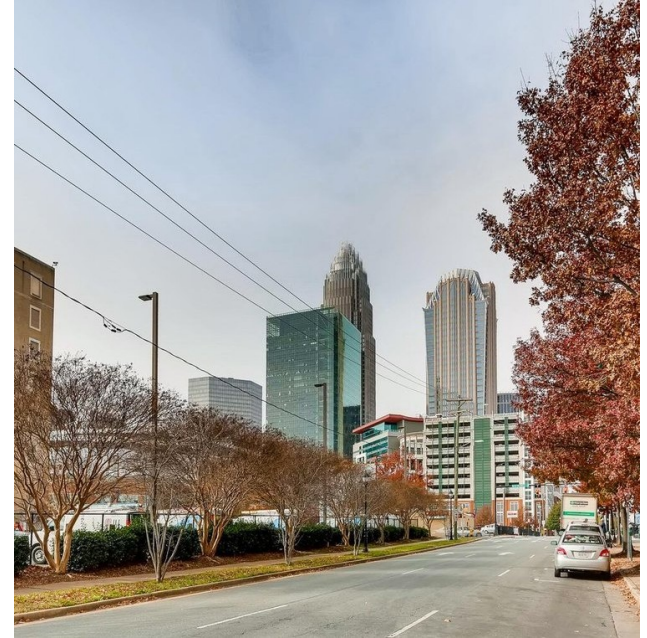
*Current tenant's rating on Google Maps, Oct 22, 2026. Capacity as published by the current operator; not verified by the broker. Occupancy for any new use is set by the Charlotte Fire Marshal; alcohol permits are issued to each operator. The tenant's business is not included in the sale. Please do not contact the tenant or its staff; all tours and questions go through the listing broker.



Property Photos

525 E 6TH STREET • UPTOWN CHARLOTTE

8





CONTACT FOR DETAILS



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Showings by appointment with the listing broker only.

Please do not contact the tenant or its staff.



This information has been obtained from sources believed to be reliable, including the appraisal sketch, Mecklenburg County and City of Charlotte records, NCDOT, the U.S. Census Bureau and published venue listings. It is not guaranteed, and buyers should verify all details independently, including size, zoning, permitted uses and condo association rules. Behdani Realty Company. Licensed in NC and SC.