

AVAILABLE FOR LEASE | 16,914 SF

THE SITE

1837 North Tryon Street, Charlotte, NC 28208

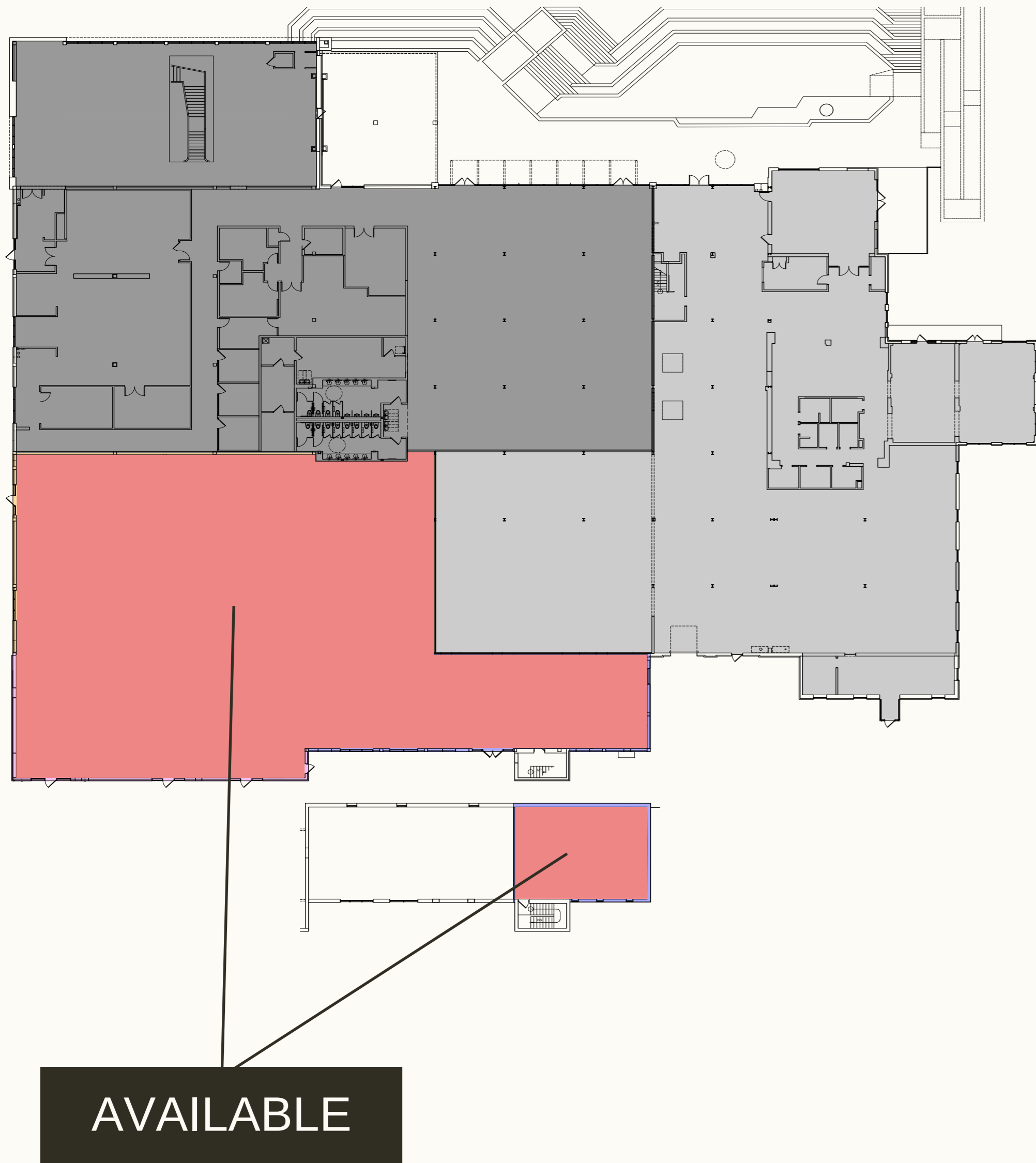


BROWDER BROWN



Real Estate, LLC

THE SPACE



ADDRESS:

1837 North Tryon Street,
Charlotte, NC

AVAILABILITY: 16,914 SF

USE: Retail/Office/Restaurant/Entertainment

PARKING: 380 on-site parking spaces

ZONING: IMU - Innovation Mixed Use

DELIVERY CONDITION: LL Work
Complete. Units are ready for upfit.

ACCESS: Uptown, NoDa, Plaza Midwood,
I-77, I-85

LEASE RATE: \$22/SF NNN

TICAM: \$5.50/NNN

THE NEIGHBORHOOD: North End



Kinship

Camp North End
Food & Drink
Near You

FOUNDATION SUPPLY
GREATNESS HAPPENS HERE
CLT, NC

INNER PEAKS
CLIMBING

The Casey
by beau monde

THE PICKLER

COCKTAILS
Room Service
AND DINING

THAT'S NOVEL
BOOKS

SEEMINGLY OVERZEALOUS
ICE CREAM

Cadence
MUSIC FACTORY APARTMENTS
USA • CHARLOTTE NC

BROADSTONE
OPTIMIST PARK

ABBERLY NODAVISTA
Apartment Homes By HHunt

THE HOBBYIST
COFFEE & BOTTLE SHOP

The DEGENERATE

N TRYON ST.
21,500 VPD

OPTIMIST HALL

CORTLAND
NoDa

MAA

ALPHA MILL
— APARTMENT HOMES —

BIRD

<u>2024 POPULATION</u> 1 mile: 14,478	<u>ANNUAL GROWTH</u> 1 mile: 8%
<u>2024 HOUSEHOLDS</u> 1 mile: 7,001	<u>ANNUAL GROWTH</u> 1 mile: 8%
<u>AVG HOUSEHOLD INC.</u> 3 mile: 145,000	

alta Purl
CHARLOTTE, NC

Craft
LIFE WELL CRAFTED



view from back of building

**AVAILABLE SPACE:
1837 North Tryon Street,
Charlotte, NC**



BRANDON BROWN
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