Steele Creek Commons

9112 South Tryon Street, Charlotte, NC 28273

1,200 SF IN-LINE SUITE AVAILABLE

PROPERTY DETAILS

- **One space** available for lease - **1,200 SF**

- 56,747 SF center anchored by a 26,171 SF **Food Lion**

- **Highly visible** signage

- Ample parking in shopping center

- Situated at the signalized intersection of South Tryon Street (43,500 VPD) and Sandy Porter Road (13,000 VPD), less than a mile from **I-485 beltway (exit 1)**

- **One exit away from I-77**, just southwest of downtown Charlotte

- Corridor to highly developed, high-income Lake Wylie

- **Four access points, one signalized**

- One of the largest retail markets in Charlotte, NC

- **Strong commuting corridor**, residential growth

- Major corporate neighbors

- Half a mile from Ayrsley Town Center, a 180-acre mixed-use community

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,215	53,574	149,930
Population Growth - Annual Rate (2023-2028)	0.75%	1.17%	1.19%
Total Households	3,309	21,824	60,981
Average Household Income	$87,599	$96,076	$104,836
Median Age	34.1	34.5	35.2
Total Business Establishments	852	3,380	7,628
Total Daytime Employment	13,420	66,940	121,498

TRAFFIC COUNTS	
S. Tryon (in front of site)	43,500 VPD
I-485 Inner	112,000 VPD
I-485 Outer	124,000 VPD

SITE

Steele Creek Commons

9112 South Tryon Street, Charlotte, NC 28273

Conner
Commercial Properties

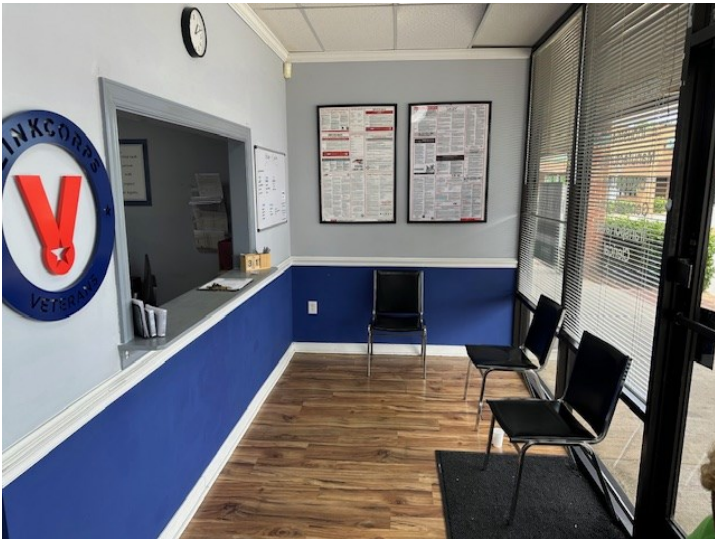| UNIT	TENANT	SF
1	JOE MOMMA'S GRILL	2,400
2	**AVAILABLE**	**1,200**
3	APARIS SALON	1,200
4	ROYALTY NAILS & SPA	1,000
5	BUDDHAS'S BAZAAR & SMOKE SHOP	4,072
6	PRESTIGE MED SPA AND WELLNESS CENTER	1,000
7	DOLLAR TREE	9,600
8	FOOD LION	26,171
9	KAITLYN'S PHARMACY	1,660
10-A	AMERICAN DELI	1,400
10-B	BOOST MOBILE	1,100
11	AUTO ZONE	5,904

SOUTH TRYON STREET - 43,500 VPD

SANDY PORTER ROAD

For More Information Contact:

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Steele Creek Commons

9112 South Tryon Street, Charlotte, NC 28273

Conner
Commercial Properties

1,200 SF IN-LINE SUITE AVAILABLE

Latitude: 35.1345
Longitude: -80.9407

	1 Miles	3 Miles	5 Miles
Population			
2010 Population	5,403	39,078	108,425
2020 Population	6,500	50,710	139,575
2023 Population	7,215	53,574	149,930
2028 Population	7,489	56,790	159,033
2010-2020 Annual Rate	1.87%	2.64%	2.56%
2020-2023 Annual Rate	3.26%	1.70%	2.23%
2023-2028 Annual Rate	0.75%	1.17%	1.19%
2020 Male Population	48.4%	48.1%	48.3%
2020 Female Population	51.6%	51.9%	51.7%
2020 Median Age	34.1	33.7	34.3
2023 Male Population	48.5%	49.0%	49.3%
2023 Female Population	51.5%	51.0%	50.7%
2023 Median Age	34.1	34.5	35.2

In the identified area, the current year population is 149,930. In 2020, the Census count in the area was 139,575. The rate of change since 2020 was 2.23% annually. The five-year projection for the population in the area is 159,033 representing a change of 1.19% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	29.6%	26.2%	38.3%
2023 Black Alone	36.9%	34.5%	27.2%
2023 American Indian/Alaska Native Alone	0.6%	1.2%	1.1%
2023 Asian Alone	8.9%	9.6%	7.9%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	13.6%	17.6%	14.8%
2023 Two or More Races	10.3%	10.8%	10.6%
2023 Hispanic Origin (Any Race)	23.3%	29.2%	25.6%

Persons of Hispanic origin represent 25.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	49	63	78
2010 Households	2,328	15,192	42,745
2020 Households	2,969	20,593	56,661
2023 Households	3,309	21,824	60,981
2028 Households	3,430	23,094	64,412
2010-2020 Annual Rate	2.46%	3.09%	2.86%
2020-2023 Annual Rate	3.39%	1.80%	2.29%
2023-2028 Annual Rate	0.72%	1.14%	1.10%
2023 Average Household Size	2.16	2.45	2.45

The household count in this area has changed from 56,661 in 2020 to 60,981 in the current year, a change of 2.29% annually. The five-year projection of households is 64,412, a change of 1.10% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2020. The number of families in the current year is 37,143 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 27, 2024

Latitude: 35.1345
Longitude: -80.9407

	1 Miles	3 Miles	5 Miles
Mortgage Income			
2023 Percent of Income for Mortgage	20.8%	22.4%	25.1%
Median Household Income			
2023 Median Household Income	$70,975	$75,485	$77,579
2028 Median Household Income	$80,070	$84,556	$88,388
2023-2028 Annual Rate	2.44%	2.30%	2.64%
Average Household Income			
2023 Average Household Income	$87,599	$96,076	$104,836
2028 Average Household Income	$100,332	$112,609	$121,843
2023-2028 Annual Rate	2.75%	3.23%	3.05%
Per Capita Income			
2023 Per Capita Income	$40,363	$38,956	$42,680
2028 Per Capita Income	$46,171	$45,637	$49,450
2023-2028 Annual Rate	2.73%	3.22%	2.99%
GINI Index			
2023 Gini Index	32.0	34.5	37.2
Households by Income			

Current median household income is $77,579 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $88,388 in five years, compared to $82,410 for all U.S. households

Current average household income is $104,836 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $121,843 in five years, compared to $122,048 for all U.S. households

Current per capita income is $42,680 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $49,450 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	117	108	98
2010 Total Housing Units	2,640	16,592	47,102
2010 Owner Occupied Housing Units	926	8,278	24,735
2010 Renter Occupied Housing Units	1,402	6,915	18,010
2010 Vacant Housing Units	312	1,400	4,357
2020 Total Housing Units	3,138	21,747	59,893
2020 Owner Occupied Housing Units	965	9,342	29,350
2020 Renter Occupied Housing Units	2,004	11,251	27,311
2020 Vacant Housing Units	145	1,136	3,198
2023 Total Housing Units	3,512	23,216	65,014
2023 Owner Occupied Housing Units	789	9,440	31,120
2023 Renter Occupied Housing Units	2,520	12,384	29,861
2023 Vacant Housing Units	203	1,392	4,033
2028 Total Housing Units	3,624	24,463	68,685
2028 Owner Occupied Housing Units	904	10,158	33,162
2028 Renter Occupied Housing Units	2,526	12,936	31,250
2028 Vacant Housing Units	194	1,369	4,273
Socioeconomic Status Index			
2023 Socioeconomic Status Index	51.2	47.8	49.3

Currently, 47.9% of the 65,014 housing units in the area are owner occupied; 45.9%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 59,893 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 2.56%. Median home value in the area is $324,498, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.94% annually to $357,175.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 27, 2024

Latitude: 35.1345
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Data for all businesses in area	1 Miles	3 Miles	5 Miles
Total Businesses:	852	3,380	7,628
Total Employees:	13,420	66,940	121,498
Total Residential Population:	7,215	53,574	149,930
Employee/Residential Population Ratio (per 100 Residents)	186	125	81

| | 1 Miles | | | | 3 Miles | | | | 5 Miles | | | |
| | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
by SIC Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.3%	249	1.9%	53	1.6%	590	0.9%	125	1.6%	1,159	1.0%
Construction	63	7.4%	1,094	8.2%	287	8.5%	4,250	6.3%	643	8.4%	9,718	8.0%
Manufacturing	50	5.9%	2,116	15.8%	229	6.8%	9,927	14.8%	371	4.9%	14,182	11.7%
Transportation	21	2.5%	420	3.1%	115	3.4%	2,770	4.1%	277	3.6%	5,315	4.4%
Communication	12	1.4%	263	2.0%	40	1.2%	7,049	10.5%	92	1.2%	7,964	6.6%
Utility	2	0.2%	57	0.4%	10	0.3%	131	0.2%	19	0.2%	195	0.2%
Wholesale Trade	68	8.0%	1,947	14.5%	305	9.0%	8,528	12.7%	505	6.6%	13,029	10.7%
Retail Trade Summary	135	15.8%	1,989	14.8%	569	16.8%	11,538	17.2%	1,397	18.3%	25,215	20.8%
Home Improvement	16	1.9%	247	1.8%	51	1.5%	710	1.1%	108	1.4%	1,581	1.3%
General Merchandise Stores	6	0.7%	244	1.8%	26	0.8%	1,196	1.8%	79	1.0%	2,891	2.4%
Food Stores	12	1.4%	211	1.6%	48	1.4%	757	1.1%	122	1.6%	2,025	1.7%
Auto Dealers & Gas Stations	12	1.4%	90	0.7%	47	1.4%	1,331	2.0%	148	1.9%	3,115	2.6%
Apparel & Accessory Stores	4	0.5%	15	0.1%	32	0.9%	381	0.6%	85	1.1%	1,421	1.2%
Furniture & Home Furnishings	11	1.3%	151	1.1%	56	1.7%	855	1.3%	143	1.9%	1,698	1.4%
Eating & Drinking Places	54	6.3%	919	6.8%	170	5.0%	2,893	4.3%	397	5.2%	7,000	5.8%
Miscellaneous Retail	19	2.2%	111	0.8%	139	4.1%	3,415	5.1%	315	4.1%	5,485	4.5%
Finance, Insurance, Real Estate Summary	91	10.7%	807	6.0%	298	8.8%	2,248	3.4%	681	8.9%	4,399	3.6%
Banks, Savings & Lending Institutions	15	1.8%	219	1.6%	43	1.3%	463	0.7%	97	1.3%	928	0.8%
Securities Brokers	16	1.9%	123	0.9%	44	1.3%	329	0.5%	88	1.2%	523	0.4%
Insurance Carriers & Agents	15	1.8%	216	1.6%	47	1.4%	571	0.9%	99	1.3%	979	0.8%
Real Estate, Holding, Other Investment Offices	45	5.3%	249	1.9%	164	4.9%	885	1.3%	397	5.2%	1,969	1.6%
Services Summary	312	36.6%	4,263	31.8%	1,104	32.7%	18,825	28.1%	2,635	34.5%	38,007	31.3%
Hotels & Lodging	9	1.1%	291	2.2%	38	1.1%	869	1.3%	93	1.2%	2,302	1.9%
Automotive Services	16	1.9%	105	0.8%	55	1.6%	440	0.7%	186	2.4%	1,639	1.3%
Movies & Amusements	16	1.9%	681	5.1%	55	1.6%	2,635	3.9%	142	1.9%	3,500	2.9%
Health Services	42	4.9%	656	4.9%	111	3.3%	1,339	2.0%	342	4.5%	3,832	3.2%
Legal Services	12	1.4%	43	0.3%	39	1.2%	275	0.4%	95	1.2%	626	0.5%
Education Institutions & Libraries	9	1.1%	207	1.5%	39	1.2%	1,656	2.5%	93	1.2%	3,551	2.9%
Other Services	208	24.4%	2,280	17.0%	767	22.7%	11,611	17.3%	1,683	22.1%	22,557	18.6%
Government	5	0.6%	98	0.7%	24	0.7%	747	1.1%	51	0.7%	1,608	1.3%
Unclassified Establishments	81	9.5%	117	0.9%	347	10.3%	336	0.5%	833	10.9%	707	0.6%
Totals	852	100.0%	13,420	100.0%	3,380	100.0%	66,940	100.0%	7,628	100.0%	121,498	100.0%

February 27, 2024

by NAICS Codes	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent
Agriculture, Forestry, Fishing & Hunting	2	0.2%	91	0.7%	7	0.2%	171	0.3%	18	0.2%	230	0.2%
Mining	1	0.1%	6	0.0%	4	0.1%	46	0.1%	4	0.1%	51	0.0%
Utilities	1	0.1%	6	0.0%	3	0.1%	23	0.0%	7	0.1%	57	0.0%
Construction	66	7.7%	1,101	8.2%	299	8.8%	4,336	6.5%	681	8.9%	10,079	8.3%
Manufacturing	51	6.0%	2,203	16.4%	242	7.2%	10,410	15.6%	406	5.3%	14,893	12.3%
Wholesale Trade	69	8.1%	1,949	14.5%	305	9.0%	8,519	12.7%	502	6.6%	12,990	10.7%
Retail Trade	79	9.3%	966	7.2%	380	11.2%	8,179	12.2%	948	12.4%	17,478	14.4%
Motor Vehicle & Parts Dealers	11	1.3%	86	0.6%	35	1.0%	413	0.6%	128	1.7%	2,024	1.7%
Furniture & Home Furnishings Stores	6	0.7%	24	0.2%	27	0.8%	148	0.2%	69	0.9%	519	0.4%
Electronics & Appliance Stores	5	0.6%	44	0.3%	25	0.7%	342	0.5%	61	0.8%	720	0.6%
Building Material & Garden Equipment & Supplies Dealers	16	1.9%	247	1.8%	51	1.5%	710	1.1%	108	1.4%	1,581	1.3%
Food & Beverage Stores	11	1.3%	168	1.3%	41	1.2%	597	0.9%	105	1.4%	1,852	1.5%
Health & Personal Care Stores	6	0.7%	59	0.4%	30	0.9%	323	0.5%	73	1.0%	651	0.5%
Gasoline Stations & Fuel Dealers	1	0.1%	5	0.0%	11	0.3%	919	1.4%	22	0.3%	1,119	0.9%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	5	0.6%	17	0.1%	42	1.2%	421	0.6%	108	1.4%	1,525	1.3%
Sporting Goods, Hobby, Book, & Music Stores	10	1.2%	64	0.5%	37	1.1%	444	0.7%	110	1.4%	1,364	1.1%
General Merchandise Stores	7	0.8%	253	1.9%	81	2.4%	3,862	5.8%	165	2.2%	6,123	5.0%
Transportation & Warehousing	15	1.8%	405	3.0%	96	2.8%	2,568	3.8%	230	3.0%	4,896	4.0%
Information	22	2.6%	463	3.5%	85	2.5%	10,015	15.0%	192	2.5%	12,077	9.9%
Finance & Insurance	47	5.5%	559	4.2%	138	4.1%	1,517	2.3%	296	3.9%	2,642	2.2%
Central Bank/Credit Intermediation & Related Activities	15	1.8%	219	1.6%	41	1.2%	400	0.6%	99	1.3%	894	0.7%
Securities & Commodity Contracts	16	1.9%	124	0.9%	49	1.4%	546	0.8%	95	1.2%	746	0.6%
Funds, Trusts & Other Financial Vehicles	15	1.8%	216	1.6%	47	1.4%	571	0.9%	101	1.3%	1,002	0.8%
Real Estate, Rental & Leasing	47	5.5%	299	2.2%	171	5.1%	1,013	1.5%	430	5.6%	2,225	1.8%
Professional, Scientific & Tech Services	107	12.6%	1,223	9.1%	369	10.9%	4,554	6.8%	769	10.1%	8,355	6.9%
Legal Services	12	1.4%	43	0.3%	39	1.2%	276	0.4%	98	1.3%	649	0.5%
Management of Companies & Enterprises	5	0.6%	14	0.1%	23	0.7%	64	0.1%	44	0.6%	180	0.1%
Administrative, Support & Waste Management Services	41	4.8%	499	3.7%	165	4.9%	2,042	3.1%	363	4.8%	4,879	4.0%
Educational Services	14	1.6%	237	1.8%	52	1.5%	1,713	2.6%	119	1.6%	3,623	3.0%
Health Care & Social Assistance	54	6.3%	880	6.6%	145	4.3%	1,788	2.7%	439	5.8%	5,587	4.6%
Arts, Entertainment & Recreation	12	1.4%	661	4.9%	46	1.4%	2,443	3.6%	118	1.5%	3,168	2.6%
Accommodation & Food Services	65	7.6%	1,224	9.1%	212	6.3%	3,801	5.7%	500	6.6%	9,378	7.7%
Accommodation	9	1.1%	291	2.2%	38	1.1%	869	1.3%	93	1.2%	2,302	1.9%
Food Services & Drinking Places	56	6.6%	934	7.0%	174	5.1%	2,932	4.4%	407	5.3%	7,076	5.8%
Other Services (except Public Administration)	72	8.5%	427	3.2%	270	8.0%	2,664	4.0%	681	8.9%	6,405	5.3%
Automotive Repair & Maintenance	11	1.3%	62	0.5%	35	1.0%	219	0.3%	132	1.7%	1,170	1.0%
Public Administration	5	0.6%	98	0.7%	24	0.7%	747	1.1%	51	0.7%	1,608	1.3%
Unclassified Establishments	79	9.3%	109	0.8%	345	10.2%	327	0.5%	831	10.9%	698	0.6%
Total	852	100.0%	13,420	100.0%	3,380	100.0%	66,940	100.0%	7,628	100.0%	121,498	100.0%

February 27, 2024