



# 800 North Tryon Street

Charlotte, North Carolina 28206

Uptown

Site

Future Red Line

Future Silver Line

9th Street Station

Proposed 11th Street Station

84,000 VPD

Blue Line

New Residential Development

N. College Street

N. Tryon Street



Uptown Land for Sale/Joint Venture or Short Term Lease  
+/- 0.447 AC at 11th & North Tryon Street

# Uptown Land

## Available for Sale/Joint Venture or Lease

Land for sale/joint venture or short term lease in uptown Charlotte zoned UMUD. Located at the corner of 11th and North Tryon Street in desirable Uptown Charlotte. Clean Phase 1 & 2 environmental reports, the geotechnical survey has been completed for up to a 40-story building. Massing studies available for potential hotel, apartment, and office building information is available upon request.

This property is located along the proposed future LYNX Silver Light Rail line and intersects with the existing Blue Line. The Silver Line is a proposed east-west light rail line in Charlotte, North Carolina. The Silver Line would connect the outlying cities and towns of Belmont, Matthews, Stallings, and Indian Trail to Uptown Charlotte and the Charlotte Douglas International Airport.

### Property Details

<b>Address</b>	800 North Tryon Street   Charlotte, NC 28206
<b>Availability</b>	+/- 0.447 AC Available for Sale/Joint Venture or Short Term Lease
<b>Square Footage</b>	Can accomodate up to +/- 245,858 SF
<b>Zoning</b>	UMUD
<b>Parking</b>	Preliminary work done regarding parking deck
<b>Traffic Counts</b>	North Tryon Street   13,000 VPD I-277   84,000 VPD
<b>Sale Price</b>	Call for Details
<b>Lease Rate</b>	\$6,000/Month (Short Term Lease)



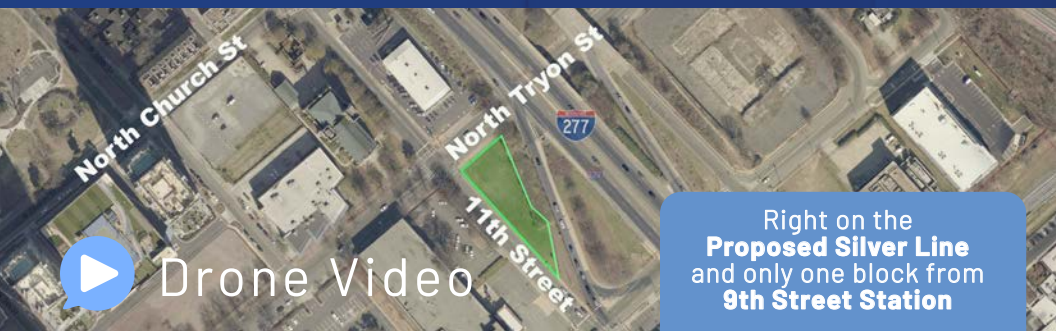
## Unique experiences, a diverse community, thrilling entertainment.

### Uptown is alive.

- 1 Block from Silver Line 9th Street Station
- Rare Opportunity in Uptown Submarket
- Up to 40-Story Building Approved for Site
- Great for Hotel, MultiFamily or Office Building

### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	21,373	126,110	278,504
<b>Avg. Household Income</b>	\$134,351	\$132,802	\$118,338
<b>Median Household Income</b>	\$95,804	\$86,746	\$73,118
<b>Households</b>	12,438	65,746	127,066
<b>Daytime Employees</b>	47,107	142,462	218,395



Drone Video

Right on the Proposed Silver Line and only one block from 9th Street Station

# Lynx Silver Line

## Highlights

Current Status  
**DESIGN STAGE**

26  
**Miles**

27  
**Stations**

10+  
**Park + Rides**

# 26 Miles

Southeast & West Corridor  
Connecting Matthews to Belmont

## Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

CATS is now embarking on a plan to build the Silver Line, a 26-mile alignment that would connect the city's sports, entertainment and cultural venues, and also provide links to major transit and transportation hubs across the metro area's southeast and west corridors.

## Destinations



Bojangles Coliseum  
Bank of America Stadium  
BB&T Ballpark  
Ovens Auditorium



Novant-Matthews Hospital



CPC Central and  
Levine Campuses



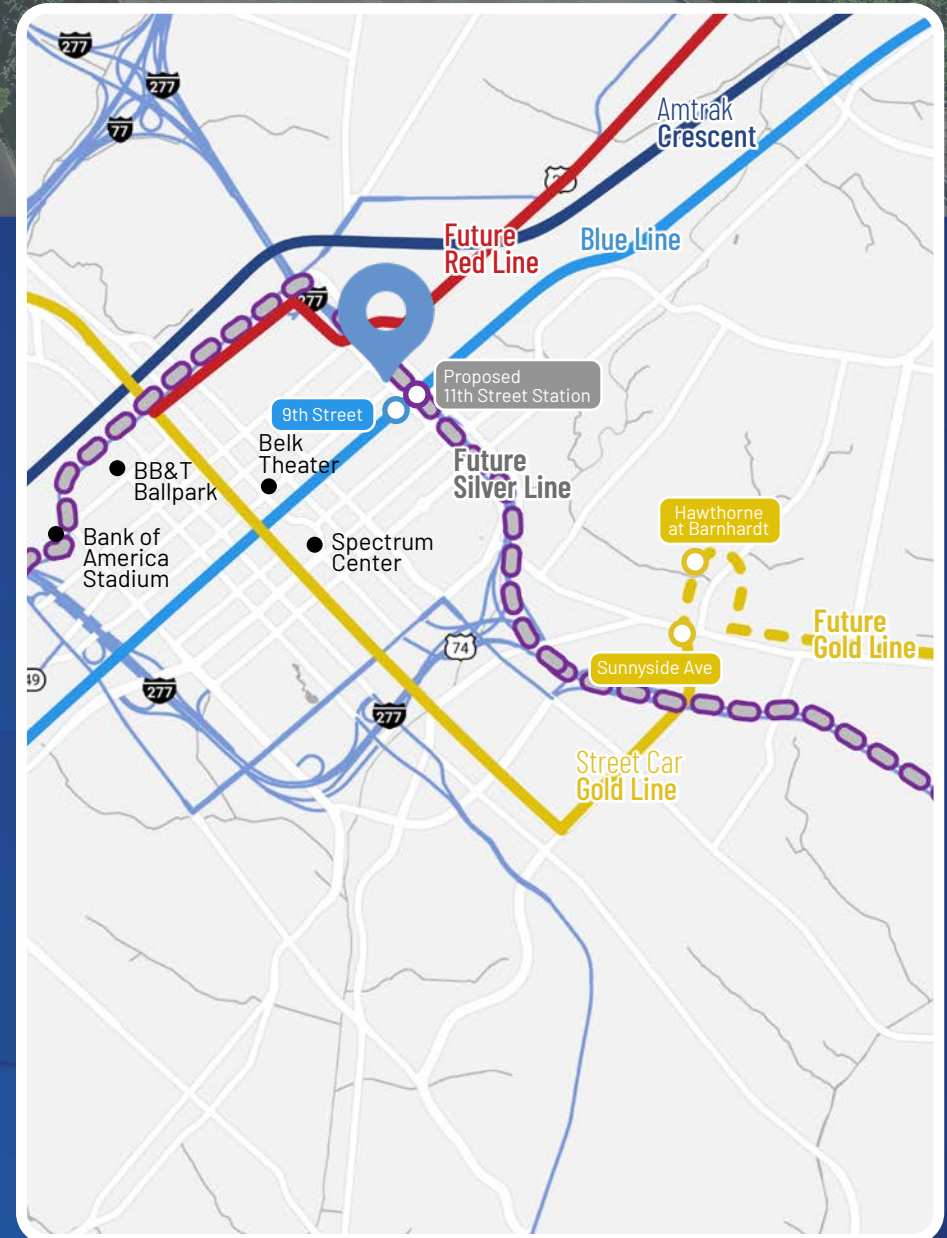
Bank of America  
Charlotte Gateway District



LYNX Blue Line

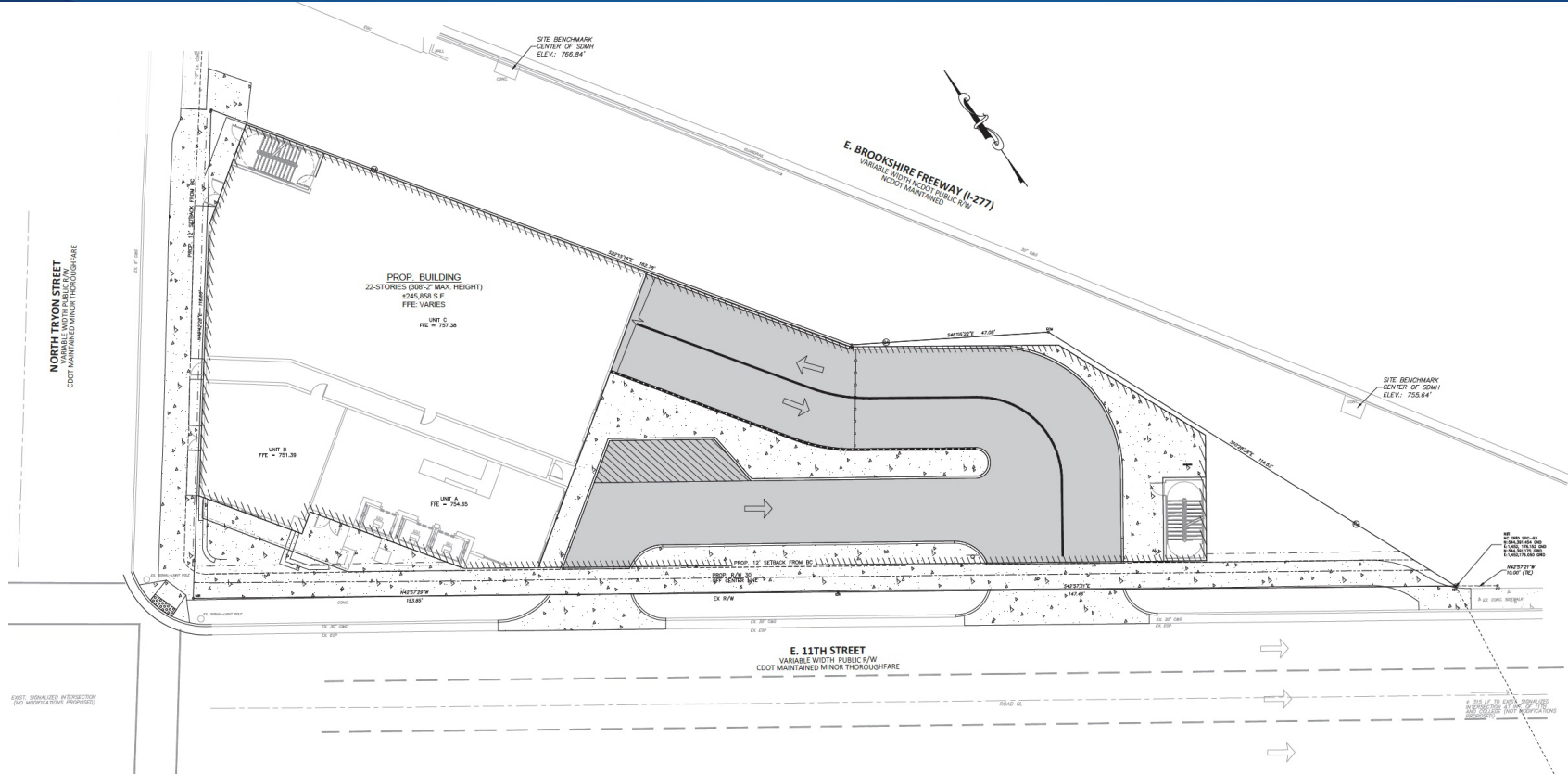


Charlotte Douglas International Airport





# Conceptual Site Plan



## Building Overview

Total Building Area	+/- 245,858 SF
Site Area	+/- 19,515 SF / +/- 0.477 AC
Number of Floors	22
Building Height	308'-2"
Construction Type	Type 1A Concrete

## Bike Parking

Long-Term	15 Spaces
Short-Term	2 Spaces

## Space Breakdown

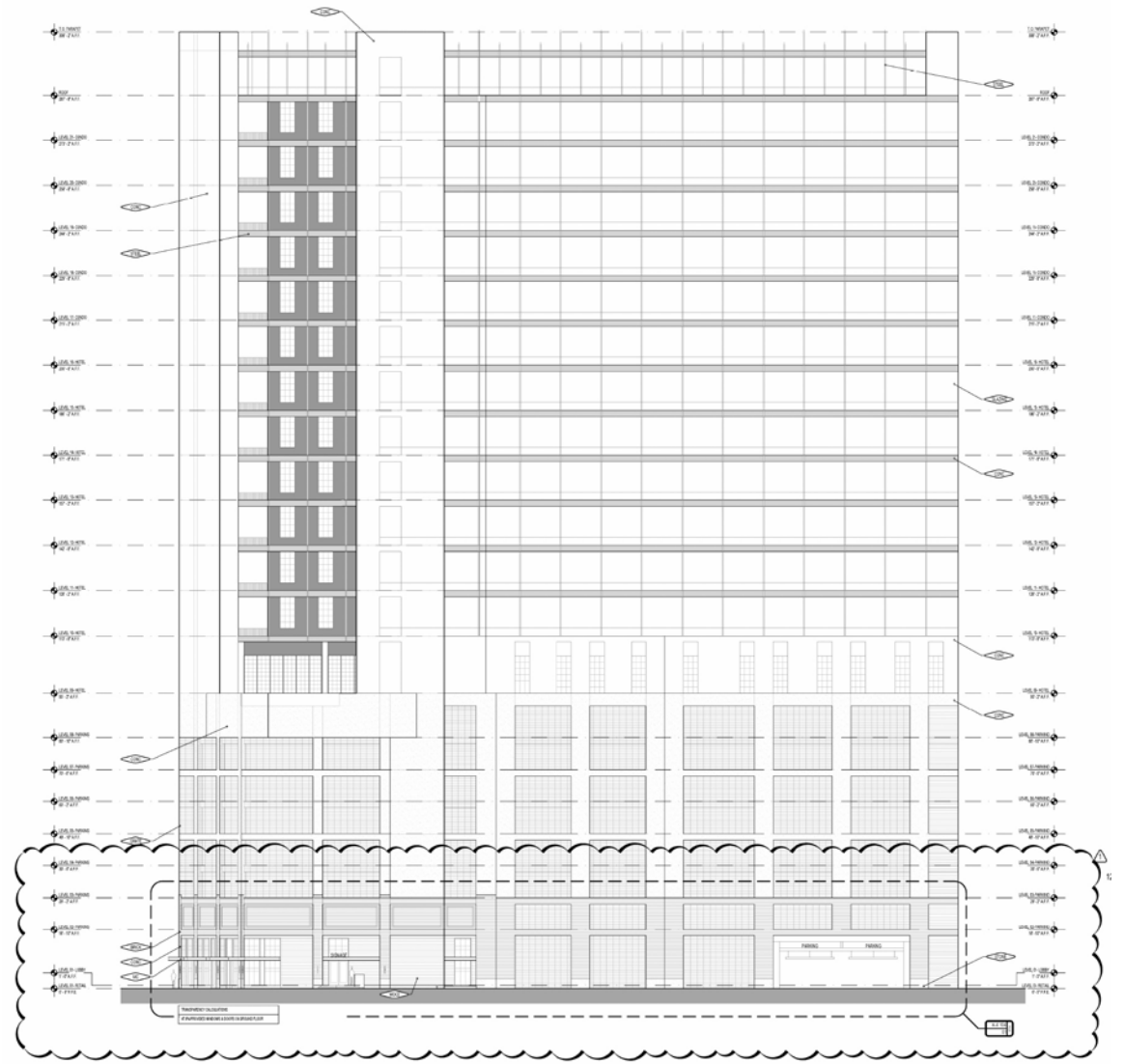
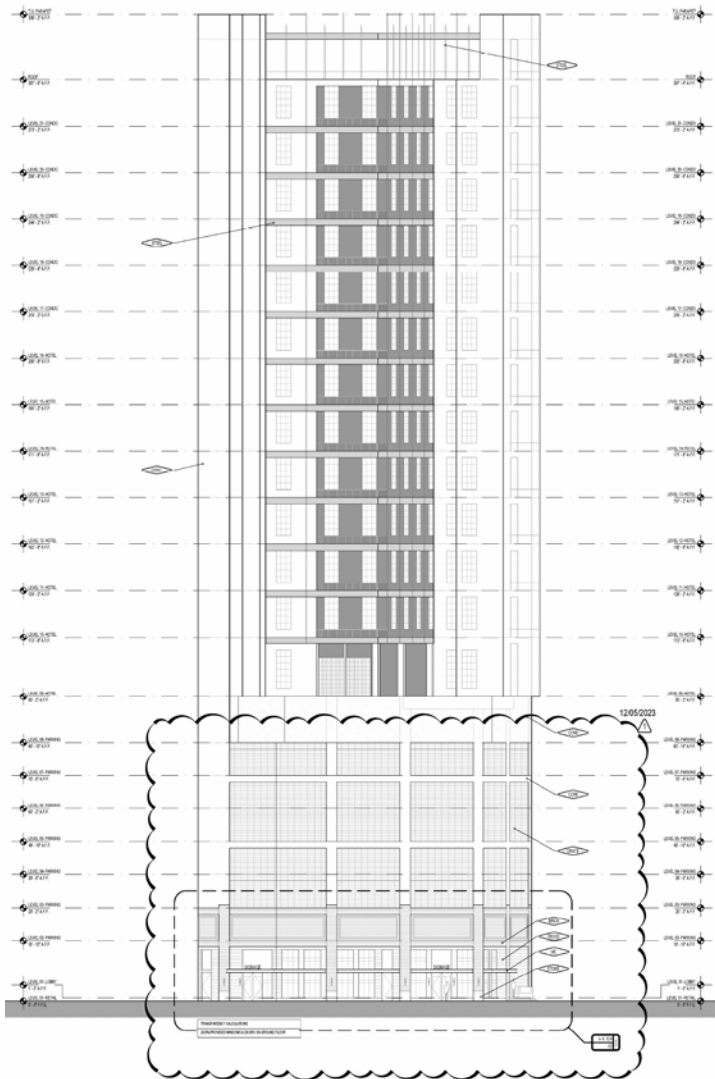
Retail	7,655 SF (1st Floor)
Restaurant/Conference/Pool	16,137.63 SF (9th Floor)
Hotel Rooms	26 Rooms/Floor x 8 Floors 208 Rooms (Floors 10-17)
Residential Condos	30 Units (Floors 18-22)

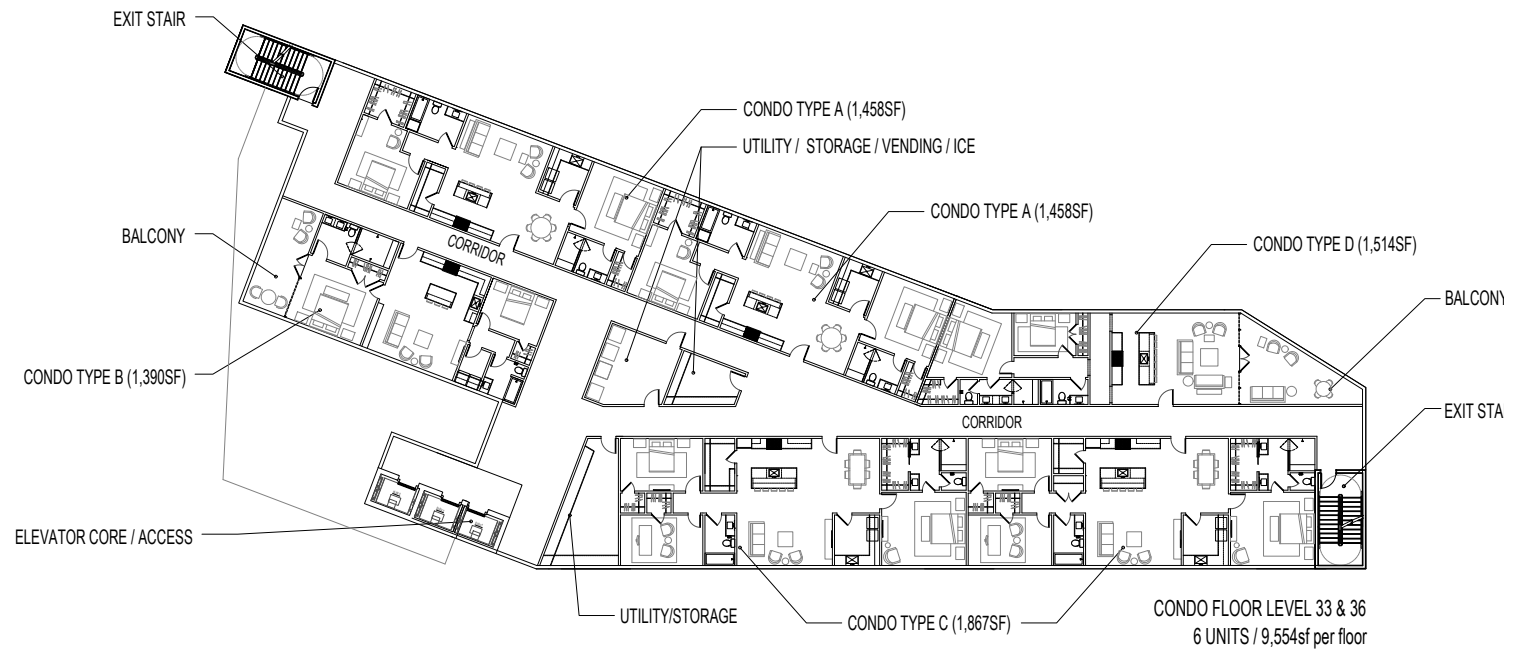
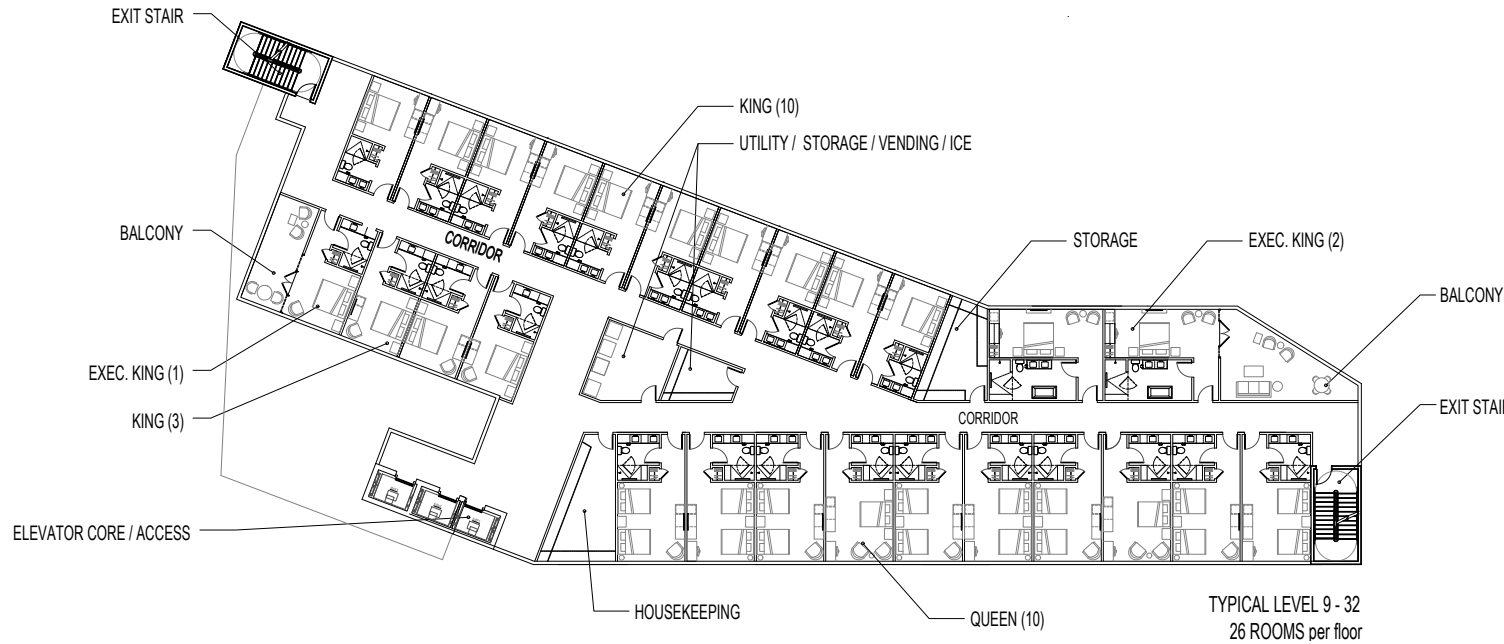
## Other Details

Use Types	Retail, Restaurant, Conference, Hotel, Residential Condos
Setbacks	Front: 12 FT Rear/Side: 0 FT

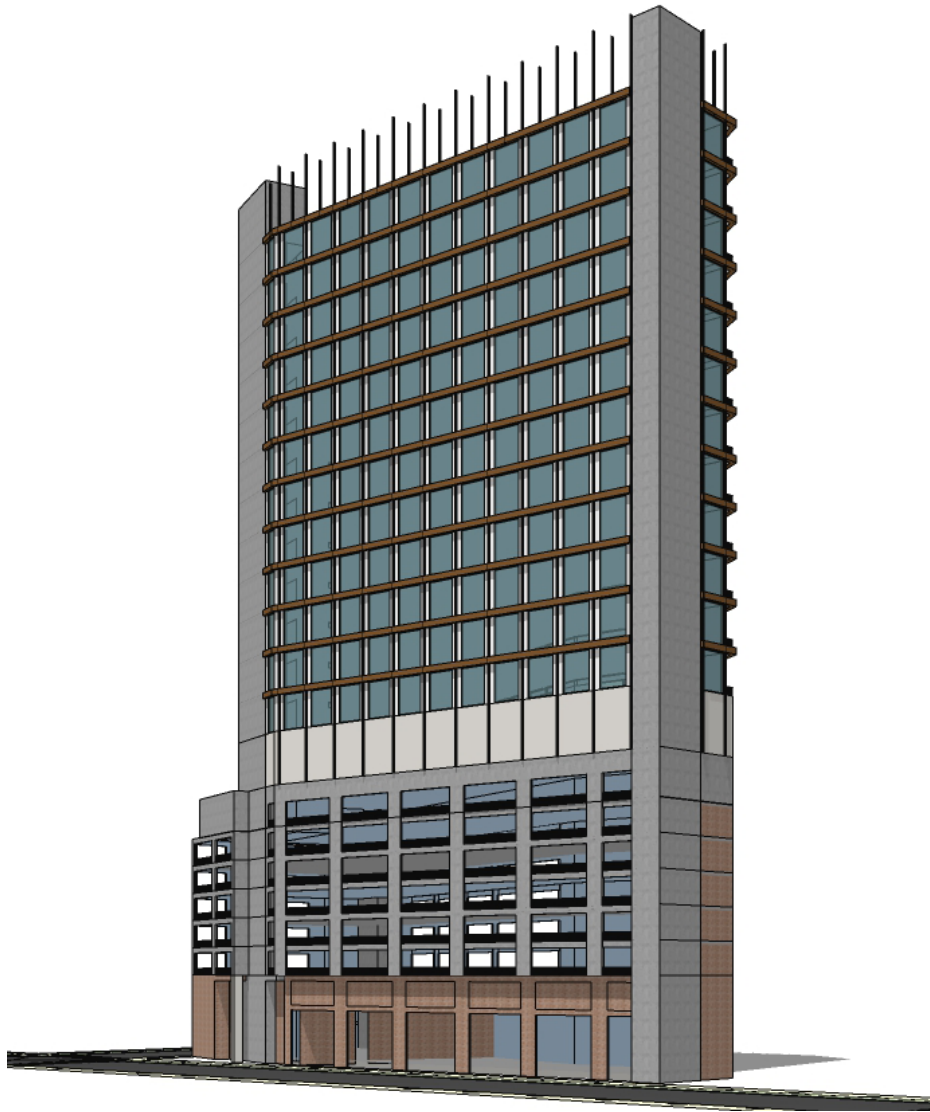
## Parking Summary

Retail & Restaurant	No Parking Required (Commercial Area < 20,000 SF)
Hotel	104 Spaces Required (1/20 Rooms)
Condo	30 Spaces Required (1 Space/Unit)
Total Required	134 Spaces
Total Provided	171 Spaces

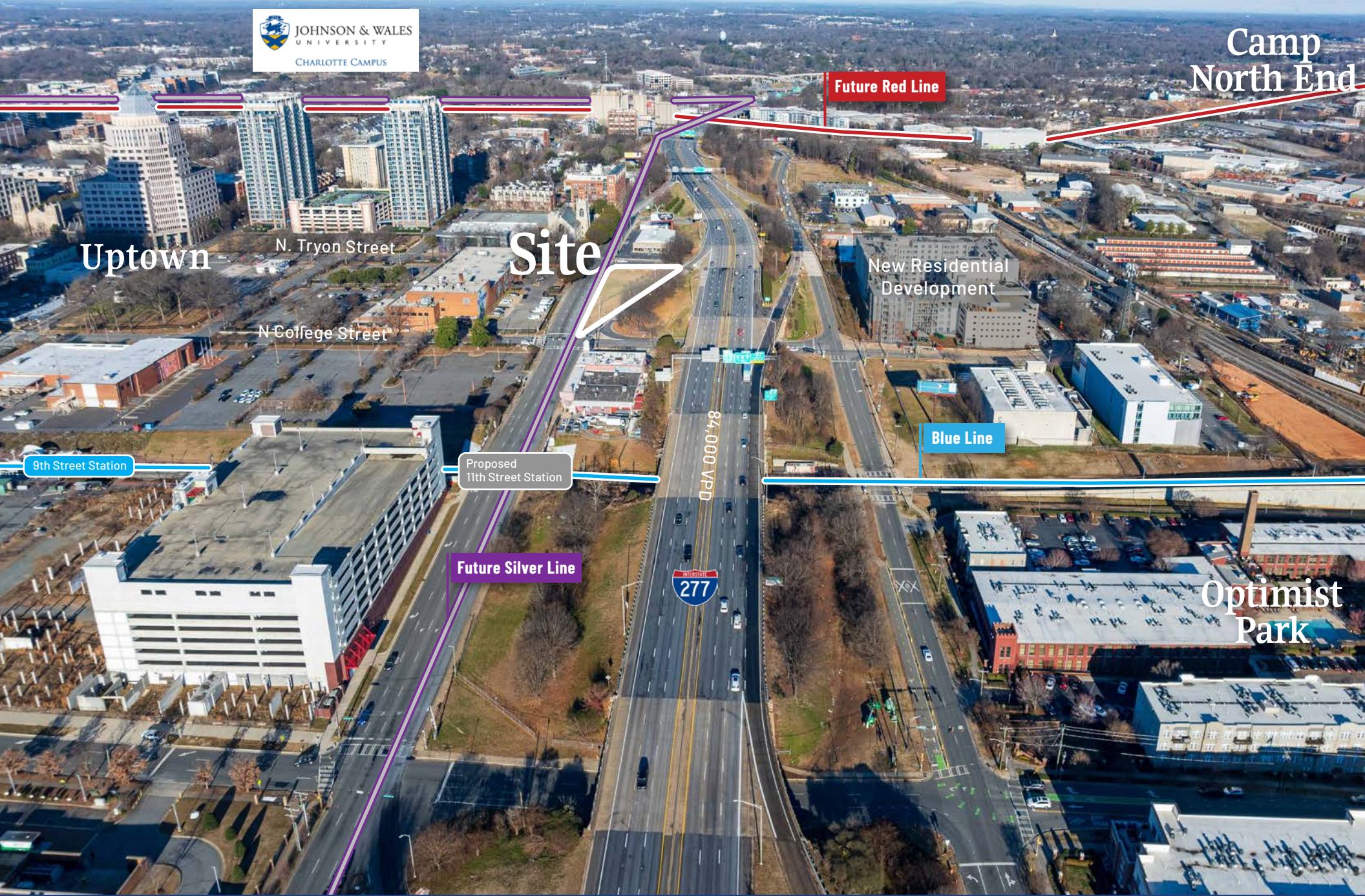








Northwest View of Site



Camp North End

Future Red Line

Uptown

Site

New Residential Development

N Tryon Street

N College Street

9th Street Station

Proposed 11th Street Station

Blue Line

84,000 VPD



Future Silver Line

Optimist Park



Blue Line

Future Red Line

Uptown

9th Street Station

Site

Future Silver Line

Proposed  
11th Street Station

84,000 VPD

New Residential  
Development

277

N. College Street

N. Tryon Street

N. Church Street



**OPTIMIST HALL**

Blue Line

New Residential Development

N. College Street

INTERSTATE 277

84,000 VPD

Proposed 11th Street Station

Future Silver Line

N. Tryon Street

Site

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