



36
30
TRYCLAN DR

CHARLOTTE, NC 28217

3,540 SF AVAILABLE FOR LEASE

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FOR LEASE**

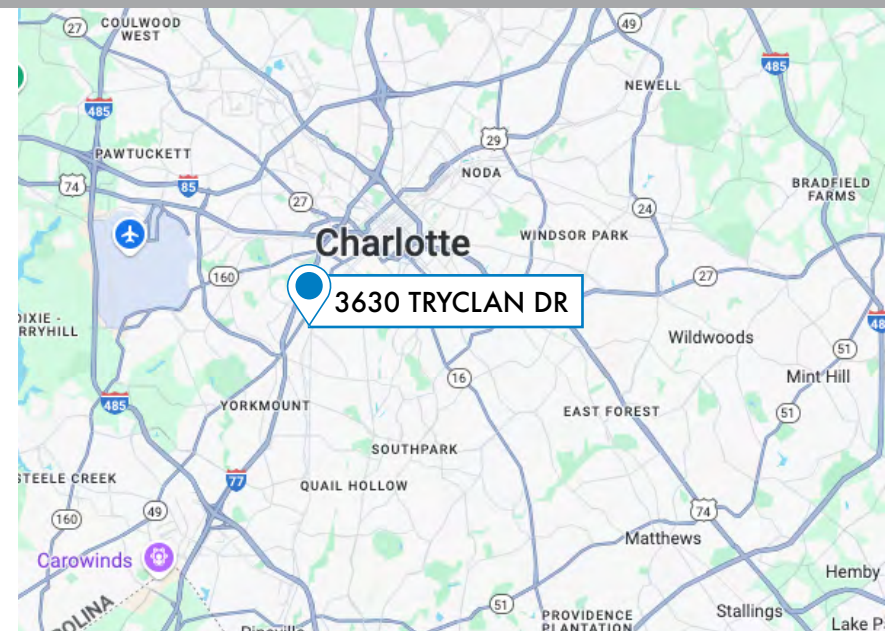
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30 TRYCLAN DR**
CHARLOTTE, NC



PROPERTY INFORMATION

3630 Tryclan Dr, is located in the "Lower South End" submarket, adjacent to the Scaleybark Station light rail stop of the LYNX Blue Line. This 10,054 SF flex property is located across South Blvd from Beacon Partners' LoSo Station mixed-use development and within 0.5 miles of 5,000 planned or completed apartment units.

- Ideal for showroom, office, or retail
- Building offers a bow truss roof, open layout and is climate controlled throughout
- Two dock high doors located in the front of the building, one 8' x 10' and one 10' x 10'; one drive in door accessed by ramp on side of the building 8' x 10'
- 2 restrooms currently in place
- 3 phase power
- 14' clear height. 16' - 20' ceilings
- 22 parking spaces
- Lease rate: \$25/SF NNN
- Available Now

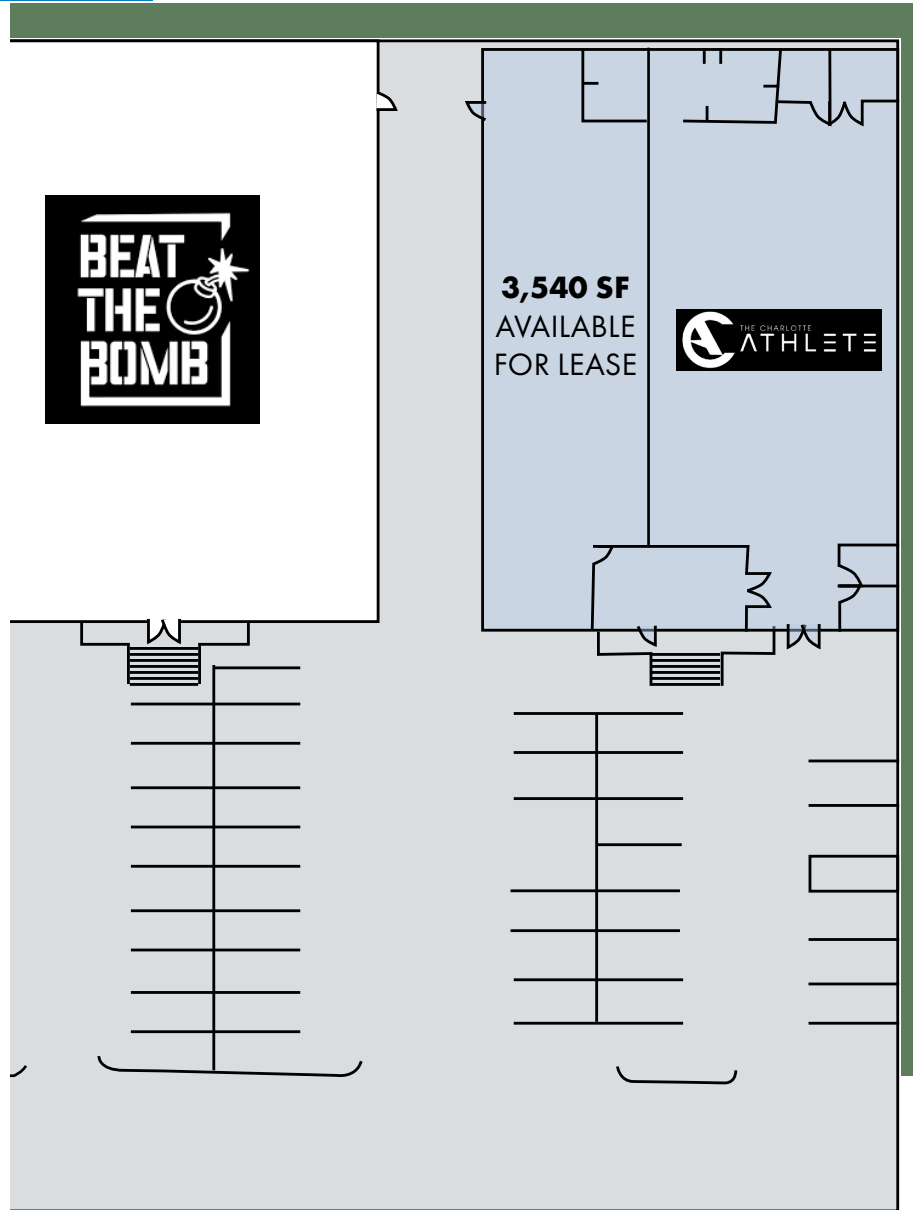


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SITE PLAN



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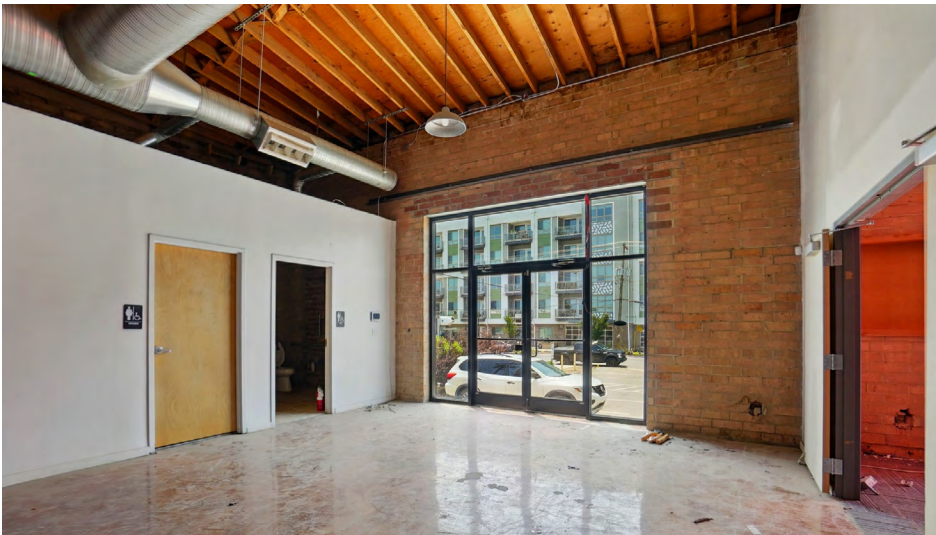


DEMOGRAPHICS

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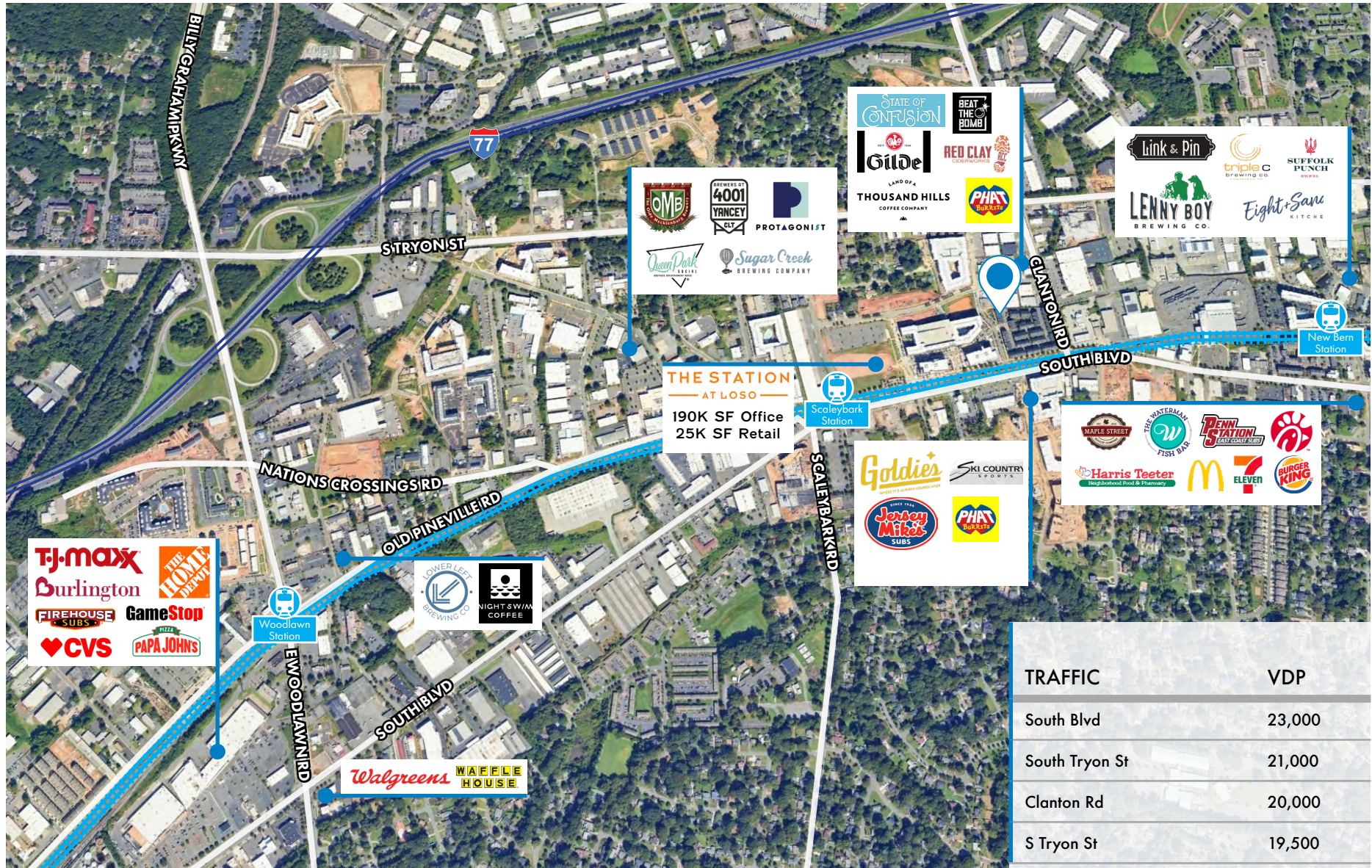
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population | 13,160 | 103,281 | 265,365 |
| Projected Population (2028) | 13,849 | 107,861 | 274,799 |
| Median Age | 36.5 | 37 | 36.7 |
| Household Income | \$92,373 | \$109,050 | \$104,843 |
| Median Home Value | \$362,523 | \$408,976 | \$373,919 |
| Employees | 10,100 | 137,151 | 250,403 |

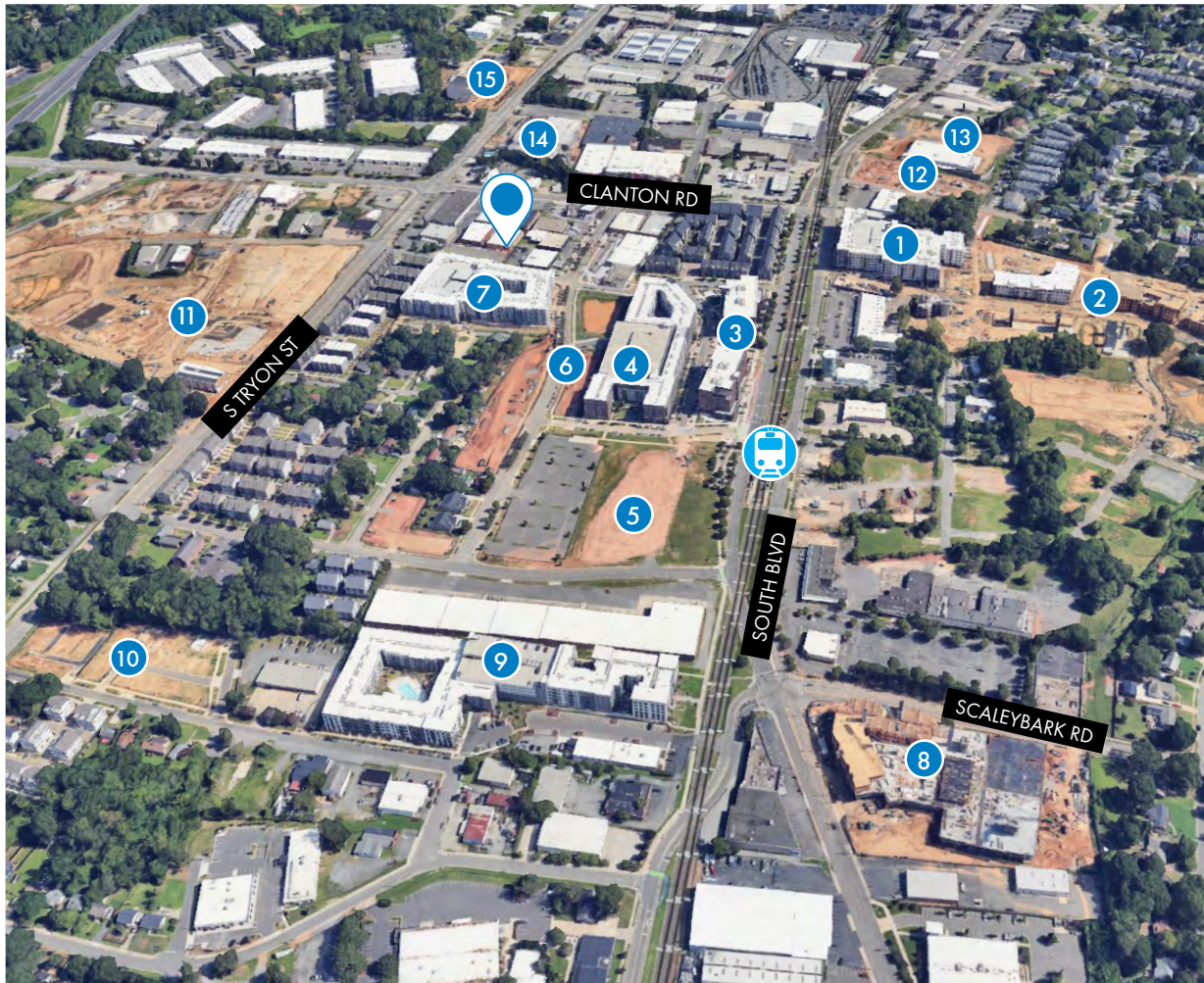


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| # | DEVELOPMENT | UNITS |
|----|---|-----------|
| 1 | South & Hollis Completed 2024 | 310 |
| 2 | 300 Hollis Rd Under Construction | 368 |
| 3 | MAA LoSo Completed 2021 | 344 |
| 4 | The Station at LoSo Completed | 340 |
| 5 | The Station at LoSo Completed | Mixed-Use |
| 6 | South Village at Scaleybark Under Construction | 82 |
| 7 | Ello House Completed 2023 | 343 |
| 8 | Southerly at LoSo Under Construction | 403 |
| 9 | Aritizia at LoSo Completed 2021 | 350 |
| 10 | The Garten Under Construction | 320 |
| 11 | 3722 S Tryon St Proposed | 750 |
| 12 | Alexan LoSo Under Construction | 317 |
| 13 | 3199 South Blvd Proposed | 415 |
| 14 | Modera LoSo Under Construction | 351 |
| 15 | 3310 S Tryon St Under Construction | 310 |

