

SALE

5703-5707 N TRYON ST

3.5 Acre Parcel Next to Light Rail



PROPERTY DESCRIPTION

Prime 3.5 acre parcel located on busy N Tryon St. Ideally zoned for multi-family, retail, office, enclosed self-storage facility or mixed use development. Water, sewer and electric is already connected. Flat topography ready to be developed. Direct access to bus stop and 5 minute walk to Old Concord Road Light Rail Station. Please do not walk on parcel with out express permission.

PROPERTY HIGHLIGHTS

- 3.5 +/- acres available
- TOD-TR Zoning (Transit Transition)
- Traffic Volume approximately 43,000 per TrafficMetrix
- 326 ft of road frontage on N Tryon St
- City sewer/water connected
- Flat land with curb cut on N Tryon
- In Charlotte Opportunity Zone
- Easy Access to Light Rail Station and City Bus
- Parcel ID: 089-201-04

OFFERING SUMMARY

Sale Price:	\$3,850,000
Lot Size:	152,173 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	877	4,026	10,121
Total Population	2,100	10,238	25,512
Average HH Income	\$34,851	\$41,964	\$46,879

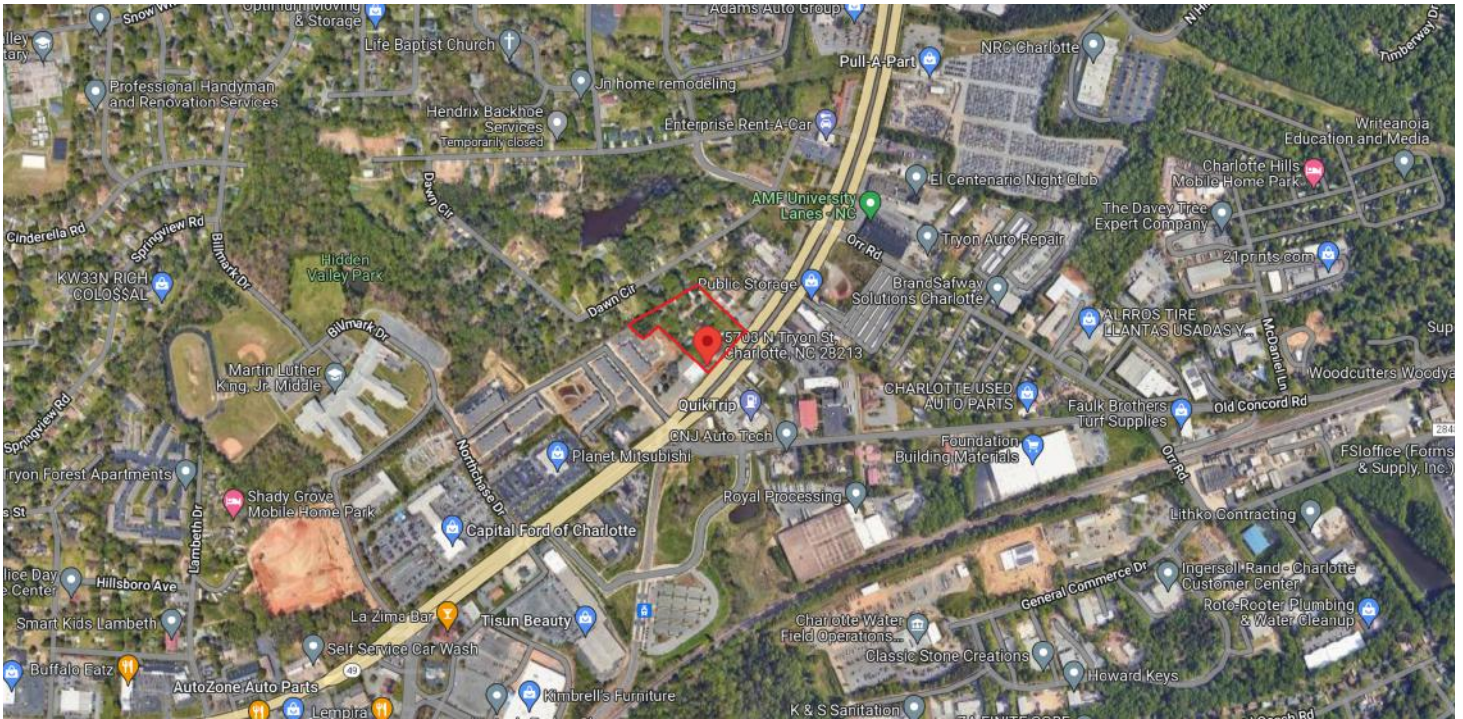
Ryan Pilsy
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5703-5707 N TRYON ST
5703-5707 N Tryon St Charlotte, NC 28213



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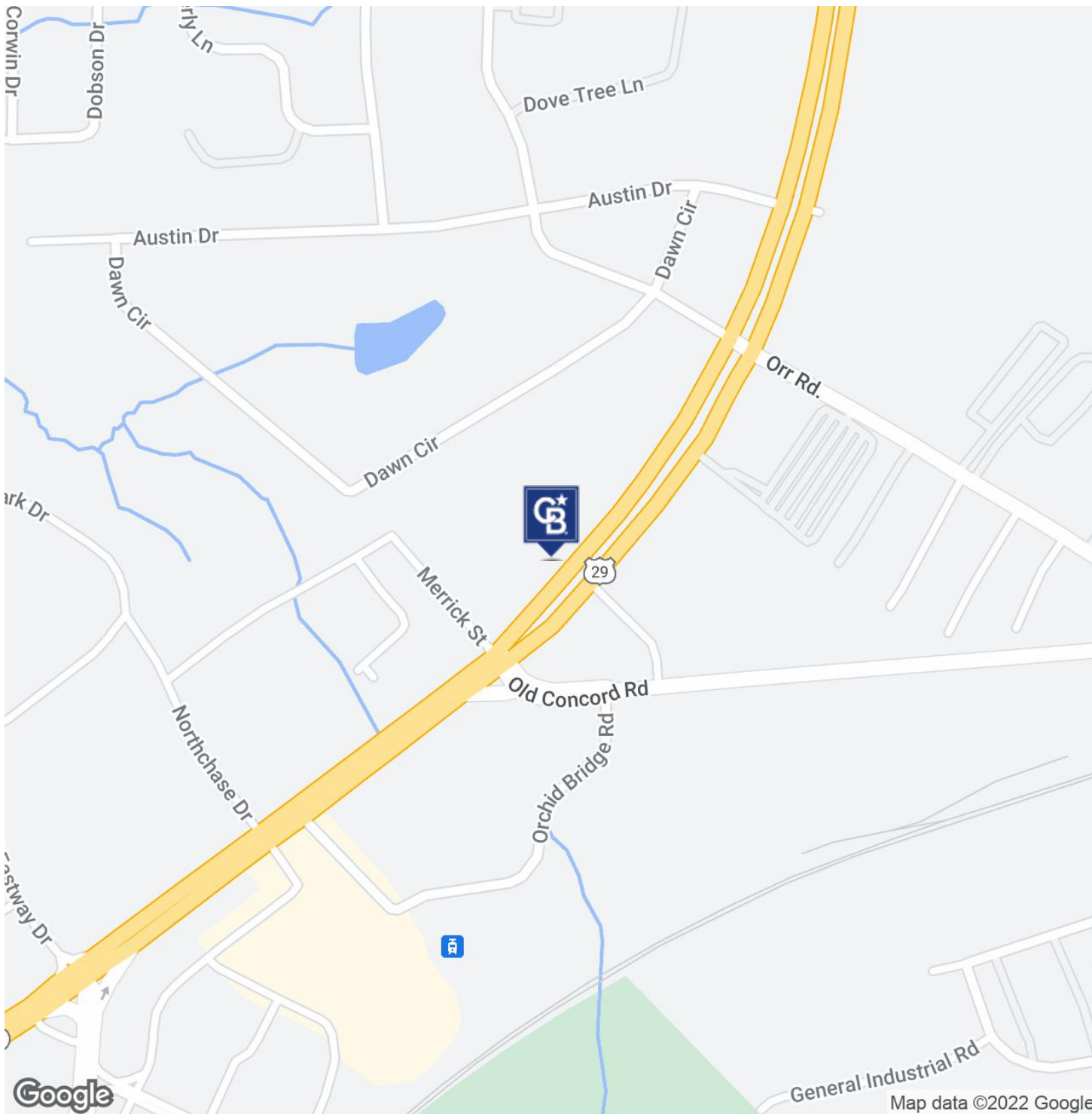


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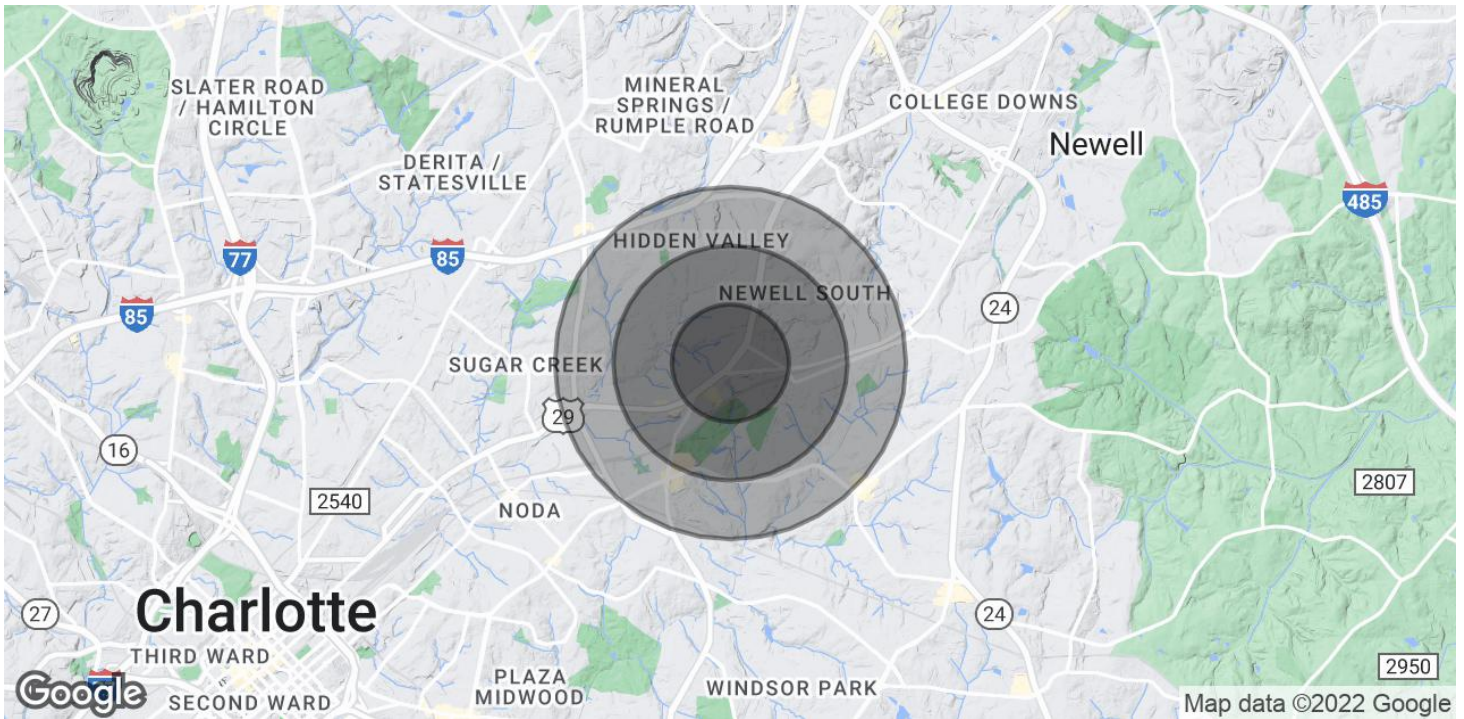


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,100	10,238	25,512
Average Age	32.0	34.5	36.1
Average Age (Male)	30.7	29.9	32.9
Average Age (Female)	32.2	36.1	37.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	877	4,026	10,121
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$34,851	\$41,964	\$46,879
Average House Value	\$335,890	\$242,365	\$184,727

* Demographic data derived from 2020 ACS - US Census

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