



*Image is a conceptual rendering of the property after proposed renovations. Actual results may vary based on final design, materials, and timeline*

CHARLOTTE, NC 28206

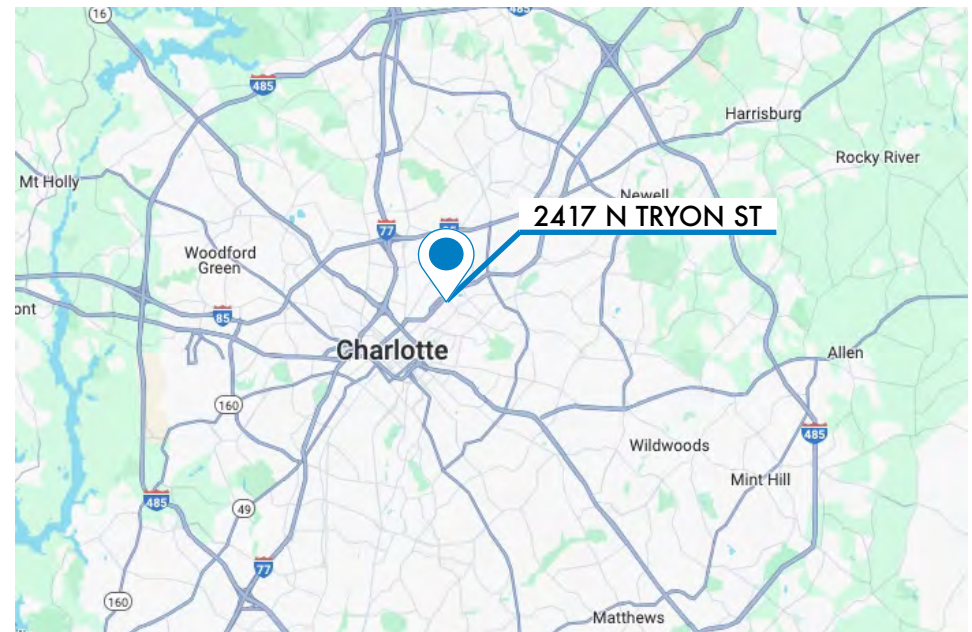
# 2417 N TRYON ST

SPACE AVAILABLE FOR LEASE

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## PROPERTY INFORMATION

- 2417 N Tryon St is a 11,200 SF retail center located in North End with close access to a few of Charlotte's most popular neighborhoods including NoDa, and Optimist Park
- Property offers convenient entrances and exit on both N Tryon St and W 28th St
- Well positioned for neighborhood service user such as dental, salon services, mobile providers, medical and more
- Located in one of Charlotte's most active multifamily corridors, within 1.5 miles of the properties, more than 3,000 units have delivered over the past 5 years, with an additional 2,000 units under construction/proposed
- Proposed renovations expected to be complete Q1 2025
- Call for pricing



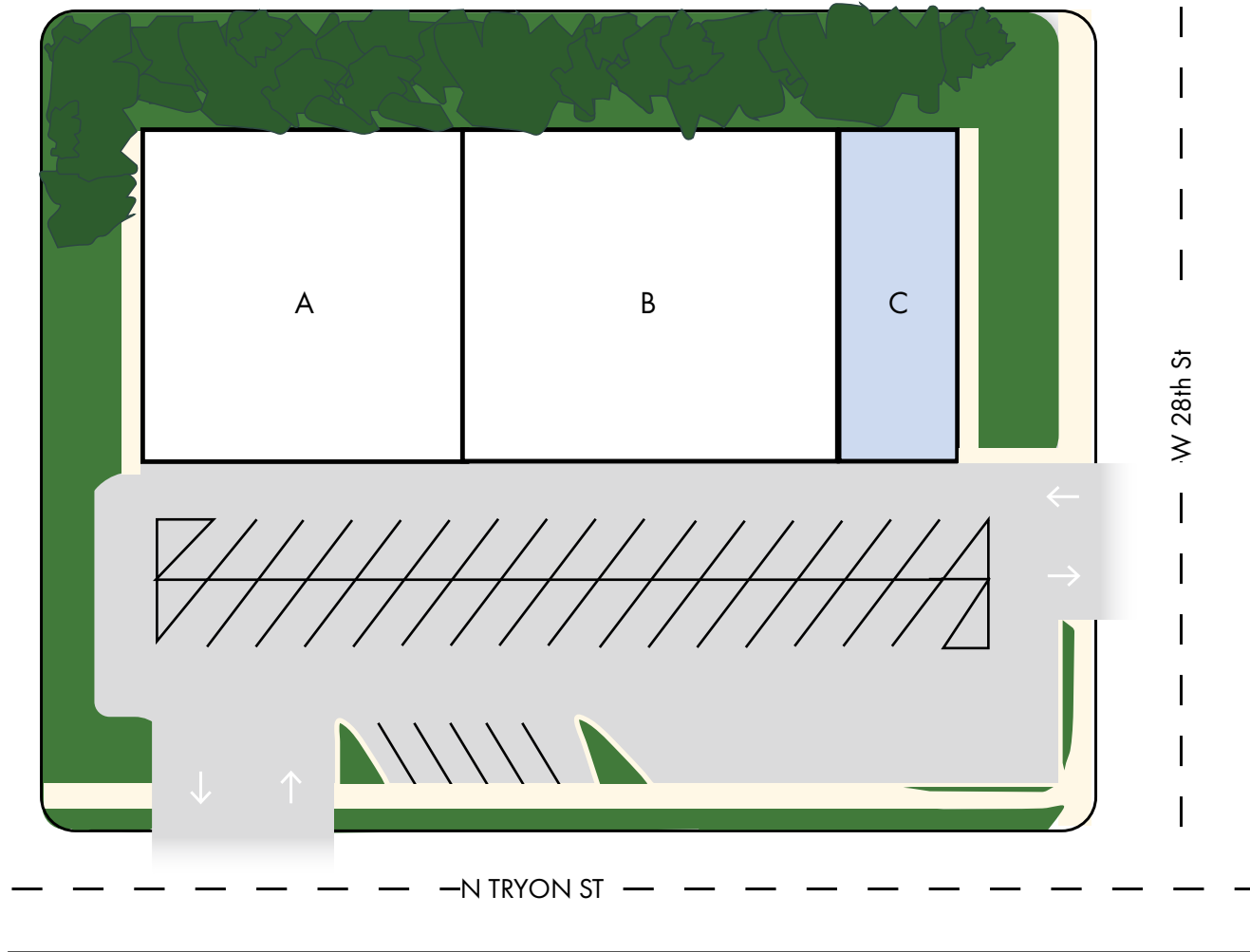
CHAPMAN CHASTAIN  
980.266.9292  
chapman@ascent.re

MAXINE MESSINA  
862.228.1803  
maxine@ascent.re



SITE PLAN

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SUITE	SF
A	4,200 SF
B	5,600 SF
C	1,400 SF AVAILABLE

# MULTIFAMILY OVERVIEW



## EXISTING MULTI-FAMILY

- 1 NoDa Wandry 235 units
- 2 The Lofts at Noda Mills 48 units
- 3 Mercury NoDa 241 units
- 4 30Six NoDa 344 units
- 5 Highland Mill Lofts 166 units
- 6 Yards at NoDa 182 units
- 7 The Cosmo at NoDa 40 units
- 8 Kaleido NoDa 251 units
- 9 Camden NoDa 387 units
- 10 BainBridge NoDa 273 units
- 11 The Collective 250 units
- 12 Abberly NoDa Vista 261 units
- 13 McCreesh Place 90 units
- 14 The Joinery 83 units
- 15 Courtland NoDa 309 units
- 16 Alta Filament 352 units
- 17 300 Optimist Park 48 units
- 18 Alton Optimist Park 238 units
- 19 Alta Purl 341 units
- 20 940 Brevard Apartments 100 units
- 21 Alpha Mill 267 units
- 22 Alloy NoDa Townhomes 16 units
- 23 Pine25 295 units
- 24 The Henry 325 units
- 25 Gaston Phase One 144 units

## UNDER CONSTRUCTION

- 1 720 E 36th St 65 units
- 2 300 E 36th St 294 units proposed
- 3 3100 N Tryon St 383 units
- 4 Prose NoDa 302 units proposed
- 5 2226 N Davidson St 273 units
- 6 Broadstone Optimist Park 323 units
- 7 2309 N Tryon St 334 units proposed
- 8 The Joinery II 360 units
- 9 Broadstone Craft 297 units
- 10 Alexan Mill District 290 units
- 11 Jefferson Apartments 350 units
- 12 Residences at The Pass 355 units
- 13 The Pass 330 units
- 14 Indigo CLT Apartments 157 units
- 15 Anderson Square Townhomes units TBD
- 16 100 Dalton Ave 275 units proposed
- 17 Integra NoDa 334 units proposed
- 18 Embrey NoDa 403 units proposed
- 19 3035 N Tryon 403 units proposed
- 20 2300 N Tryon 307 units proposed
- 21 900 N Tryon St proposed
- 22 Centro NoDa 209 units
- 23 AHC Townhomes

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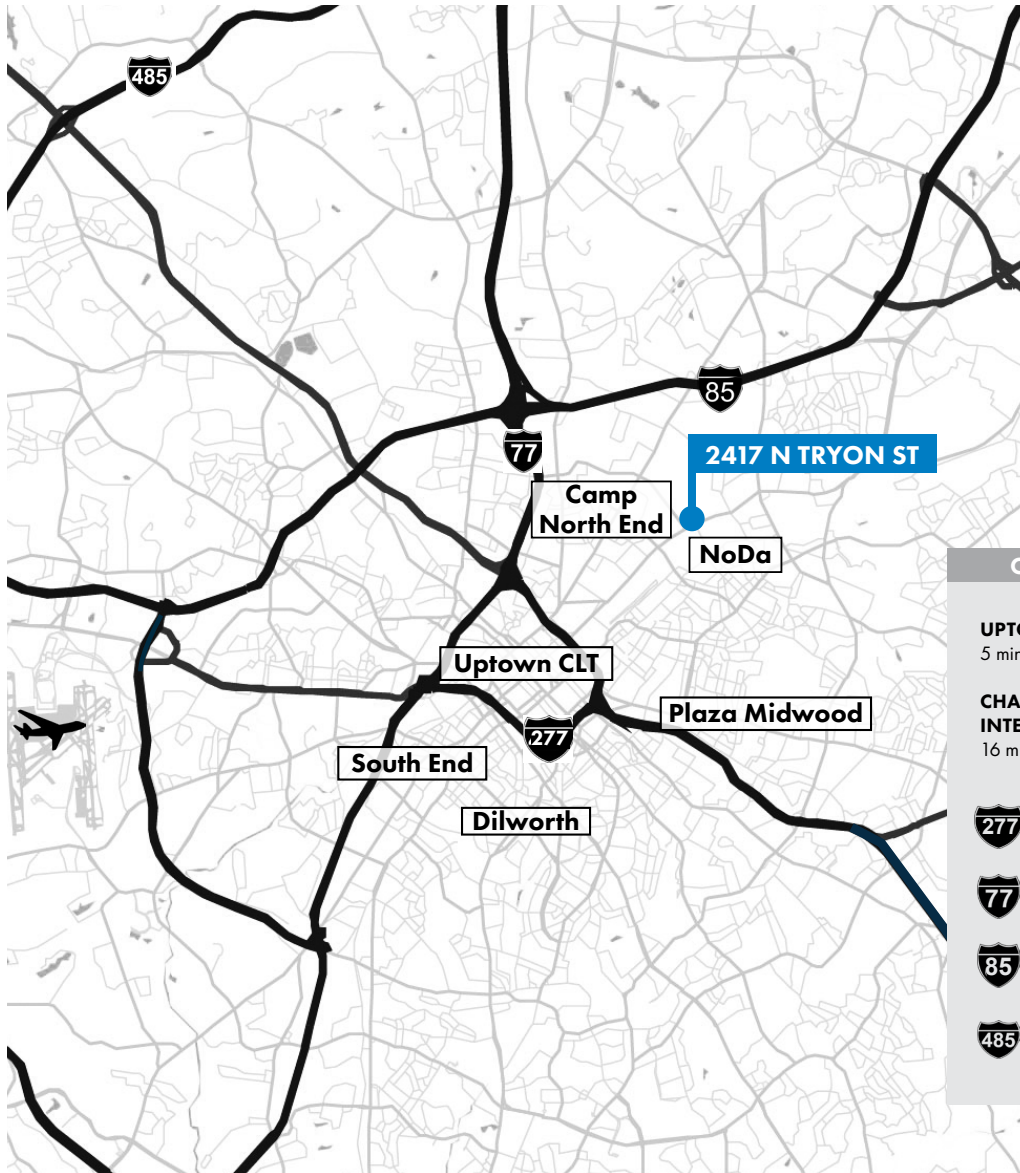
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AREA DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,656	114,949	284,436
Projected Population (2029)	13,938	123,175	303,432
Median Age	34.2	34.3	34.5
Household Income	\$80,291	\$92,550	\$91,379
Median Home Value	\$419,028	\$355,089	\$315,553
Employees	6,010	10,275	210,283

CONNECTIVITY	
<b>UPTOWN CLT</b>	5 mins - 2.0 miles
<b>CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT</b>	16 mins - 10.4 miles
 277	5 mins - 2 miles
 77	5 mins - 2.8 miles
 85	6 mins - 2.5 miles
 485	16 mins - 12.1 miles

TRAFFIC	VOLUME
N Tryon St	23,868
Matheson Ave	16,701
N Church St	9,500

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