



Walmart



SITE

N Tryon St

34,000 VPD

CONTACT US FOR PRICING

**Will Choate**

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**Lucas Barnhardt**

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± 1,800 - 8,000 SF AVAILABLE FOR LEASE



AVAILABLE

**US-29 at Pavilion Boulevard**  
*Corner of N. Tryon St. and Pavilion Blvd.*

# Surrounding Retail



**Nexus 485  
Apartments**  
228 Units

**Ascend 1801**  
± 300 Units

**Arwen Vista  
Apartments**  
± 300 Units

**Willows at the  
University**  
± 250 Units

**Pavilion  
Village**  
± 300 Units

**Public  
Storage**



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**BUILD-TO-SUIT**

**US-29 at Pavilion Boulevard**  
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Arwen Vista  
Apartments  
± 300 Units

**SITE**

JOIN STARBUCKS 

450ft+ FRONTAGE

34,000 VPD

29







N Tryon St

Pavilion Blvd

9,200 VPD





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# Site Plan

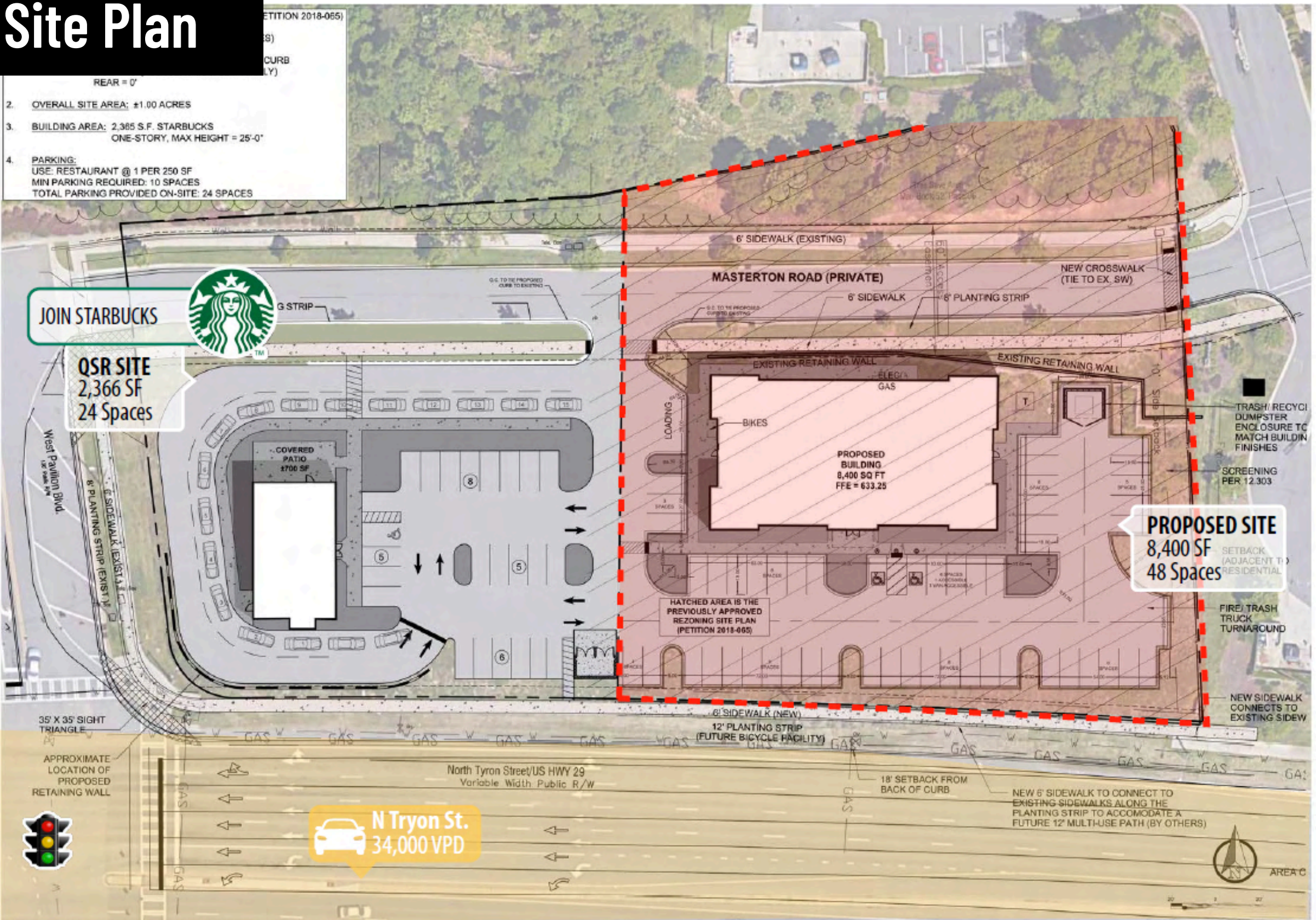
REAR = 0'

- 2. OVERALL SITE AREA: ±1.00 ACRES
- 3. BUILDING AREA: 2,365 S.F. STARBUCKS  
ONE-STORY, MAX HEIGHT = 25'-0"
- 4. PARKING:  
USE: RESTAURANT @ 1 PER 250 SF  
MIN PARKING REQUIRED: 10 SPACES  
TOTAL PARKING PROVIDED ON-SITE: 24 SPACES

JOIN STARBUCKS



QSR SITE  
2,366 SF  
24 Spaces



MASTERTON ROAD (PRIVATE)

**PROPOSED SITE**  
8,400 SF  
48 Spaces

**N Tryon St.**  
34,000 VPD



NORTH TRYON COMMERCIAL DEVELOPMENT  
DICKERSON REALTY CORP.  
NORTH TRYON ST. AT WEST PAVILION BLVD.  
CHARLOTTE, NC

ORIGINAL ISSUE DATE: 01/20/2021  
REVISIONS:  
PRJL NO.: 20036  
CONCEPT SITE PLAN #5



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# Aerial Photography



## DEMOGRAPHICS:

	1 MI	3 MI	5 MI
2024 POPULATION	8,536	59,039	170,237
2024 HOUSEHOLDS	3,456	23,756	65,807
AVERAGE HOUSEHOLD INCOME	\$82,999	\$78,847	\$93,442

**SITE**



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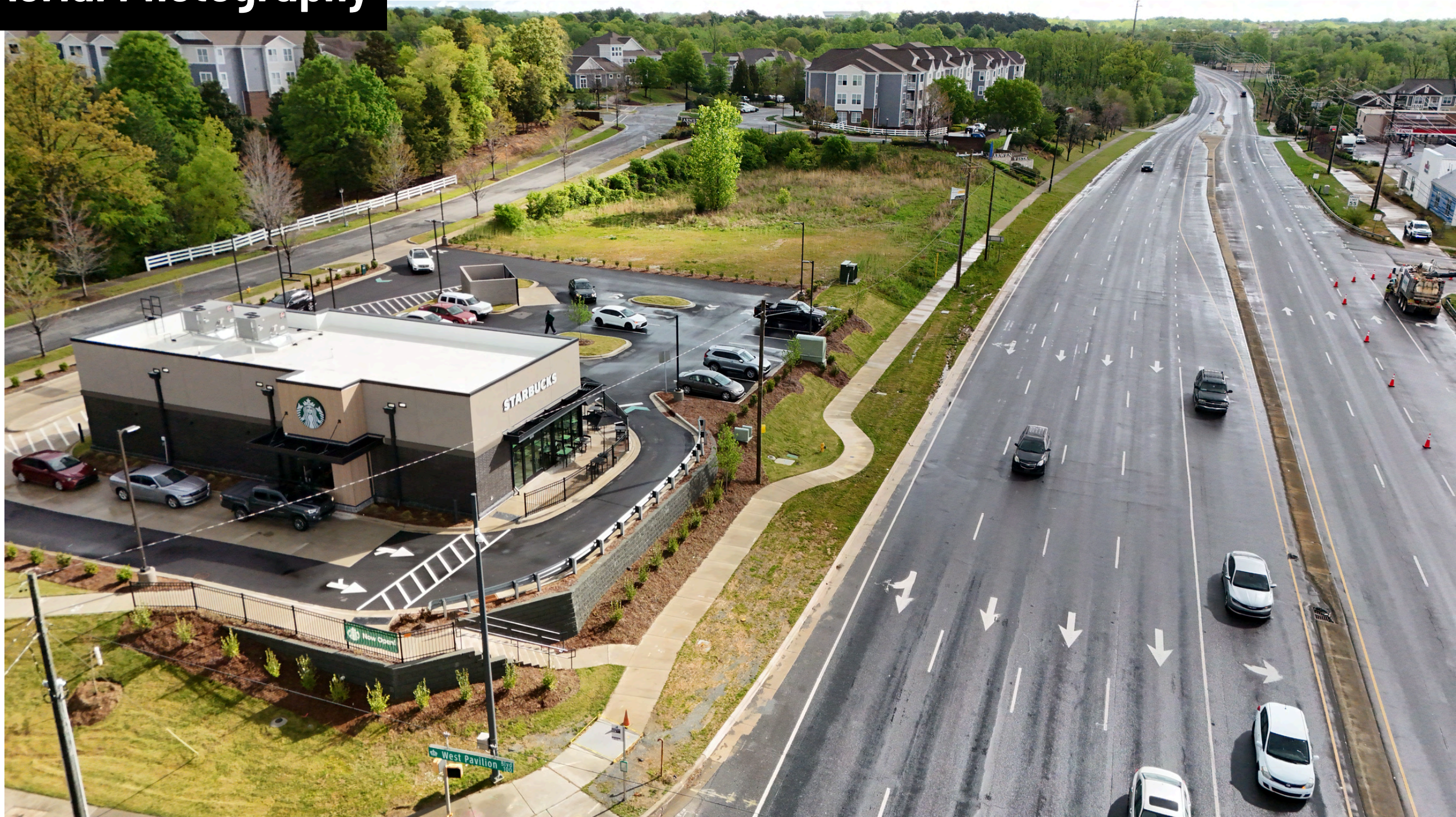
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