

221 S TRYON ST

Rare Street-Level Retail/Office Condo | Suite 100

FOR SALE / LEASE

SIGNAGE OPPORTUNITY

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COMMERCIAL REAL ESTATE ADVISORS

221 S TRYON ST STE 100, CHARLOTTE, NC 28202

HISTORIC BUILDING PRESENCE | HIGH VISIBILITY



PROPERTY DESCRIPTION

First & Early Partners is pleased to present a rare opportunity to acquire or lease a high-visibility street-level retail or office suite located on South Tryon Street in Uptown Charlotte's Central Business District. The property features 4,149 square feet of ground floor space with direct street frontage along one of Charlotte's most active strongest pedestrian pathways, offering high visibility, signage opportunities, and consistent foot traffic. Located within the historic McCausland Building (est. 1899), the space blends historic character with modern functionality, highlighted by exposed brick, high ceilings, and a flexible layout suitable for a variety of retail or office users. An additional basement level provides optional space for storage or operational support, adding further flexibility for tenants or owners.

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OFFERING SUMMARY

Sale Price:	\$2,175,000
Lease Rate:	Contact Broker
Suite:	100, Ground Floor Condo
Size:	4,149 RSF
Type:	Retail/Office Condominium Unit
Parcel:	12501313
Submarket:	Central Business District (CBD)
County:	Mecklenburg
Zoning:	UC (Uptown Core)
Built:	1899 (Renovated in 1936, 1983, & 2001)

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PROPERTY HIGHLIGHTS



- Walk Score: Walker's Paradise (95)
- Suite Features: 15' Ceiling Heights, Concrete Floors, Exposed Brick and Ductwork
- Historic Landmark
- HVAC: Packaged HVAC
- Interior Upfit: Exposed Brick, Plaster and Drywall
- Flooring: Concrete
- Basement Condition: Unfinished
- Construction Type: Class C Stucco / Masonry
- Foundation: Concrete Commercial Slab
- Roof Construction: Built Up Rubber

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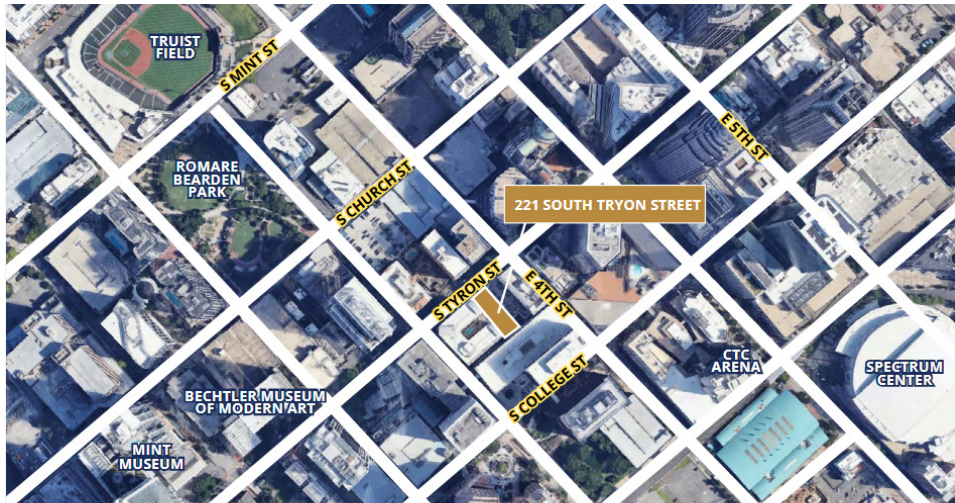
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LOCATION ADVANTAGES



The property is positioned within the heart of Uptown Charlotte, surrounded by major employment centers, cultural institutions, and hospitality destinations. This highly walkable location provides continuous activity from office professionals, residents, and event-driven visitors, creating strong demand for retail and service-oriented businesses.

ATTRACTIONS:

Spectrum Center, Truist Field, Romare Bearden Park, BOA Stadium, The Green Knight Theater, Mint Museum, Charlotte Convention Center.

HOTELS:

Omni Hotel, The Ritz Carlton, Aloft Charlotte, Grand Bohemian, Charlotte Marriott, Courtyard by Marriott, and Kimpton Tryon Park Hotel, The Beckworth Hotel (opening late 2026).

RESTAURANTS:

French Quarter, La Belle Helene, Starbucks, Crisp, Chipotle, Rush Espresso, Ruth Chris Steakhouse, Chima Steakhouse, Pie in the Sky, Mariposa, Mimosa Grill, and STK Charlotte.



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ADDITIONAL PHOTOS



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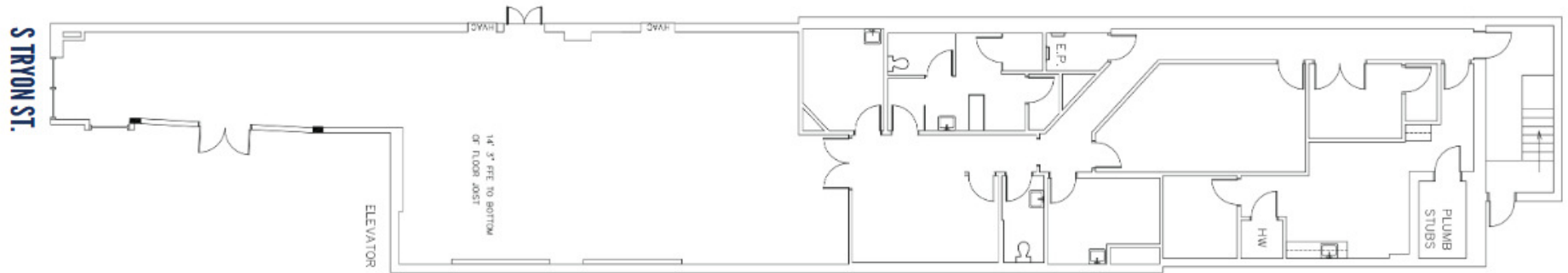
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FLOOR PLANS

FLOOR PLAN



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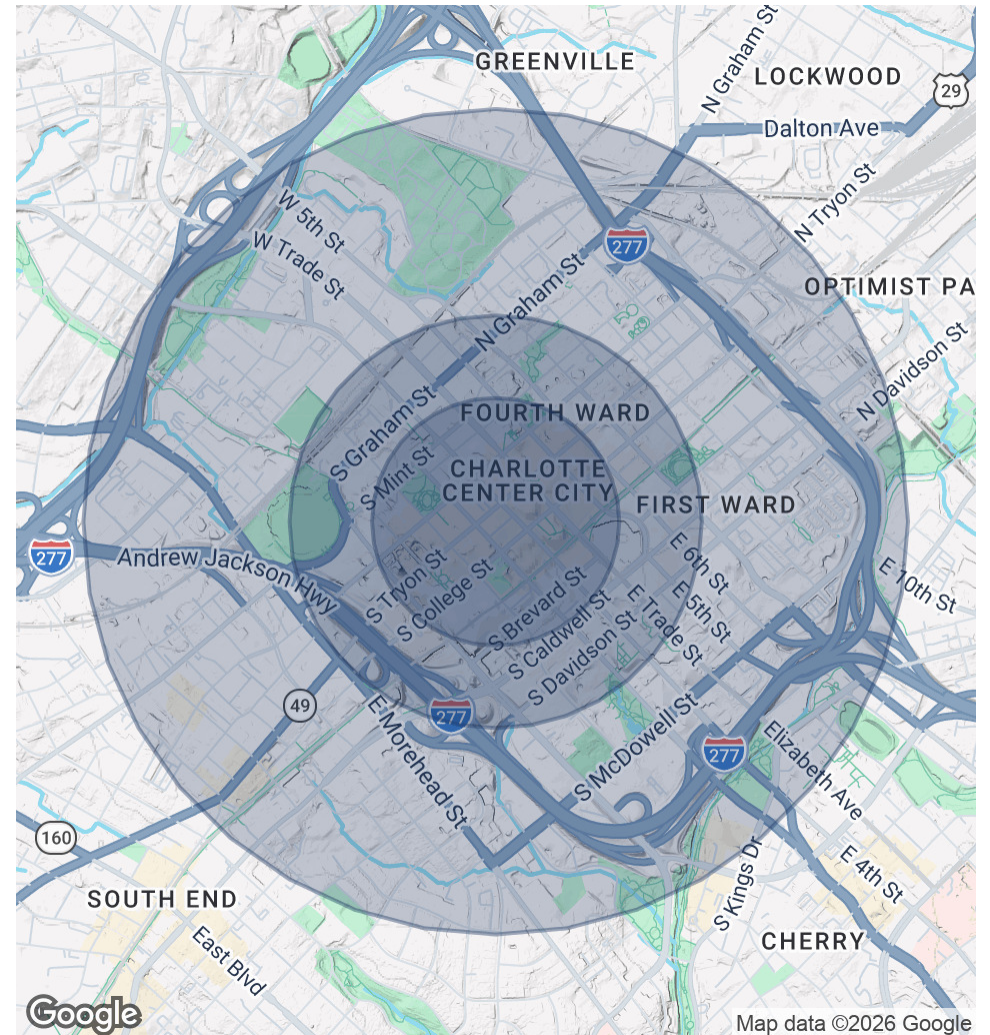
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,423	7,792	25,750
Average Age	37	37	36
Average Age (Male)	37	37	36
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,332	5,087	15,825
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$136,050	\$146,069	\$134,067
Average House Value	\$665,126	\$641,522	\$624,989

Demographics data derived from AlphaMap, 2026



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LOCATION OVERVIEW



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