

# PRIME HARD CORNER SOUTH END HIGH-RISE DEVELOPMENT SITE FOR SALE

2601-2609 S. TRYON STREET, CHARLOTTE, NC 28203



## SOUTH END

South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the heart of the neighborhood. Initially a bustling industrial zone trafficked by multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development first sparked by the re-introduction of the Charlotte Trolley in the 90's and subsequent opening of the light rail line in 2007. South End is home to a burgeoning craft brewery scene, multiple art galleries and beloved local shops and restaurants.

## FAST FACTS:

**1.9 MM SF**

OFFICE PLANNED/  
UNDER  
CONSTRUCTION

**494K SF**

RETAIL PLANNED/  
UNDER  
CONSTRUCTION

**3,687**

RESIDENTIAL UNITS  
PLANNED/UNDER  
CONSTRUCTION

**500**

HOTEL ROOMS  
PLANNED/UNDER  
CONSTRUCTION

**7,089**

EXISTING RESIDENTIAL UNITS

**2.8 MM SF**

EXISTING OFFICE

**1.6 MM SF**

EXISTING RETAIL



## BROKER CONTACT

**SHAWN GEORGE** | 2512 Weddington Ave., Unit 1319 | Charlotte, NC 28204 | 704.503.9608 | [queencycommercial@gmail.com](mailto:queencycommercial@gmail.com) | [www.QueenCityCRE.com](http://www.QueenCityCRE.com)



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## IN DEVELOPMENT

1. Future Heist Brewery
2. 436 Unit Apartment Project
3. 426 Unit Apartment Project
4. 400 Unit Apartment Project

## PROPERTY DETAILS

- Price: Market
- Acreage: +/- .977
- Access: Curb cuts off of South Tryon Street & Remount Road
- Zoning: TOD-UC (Transit Oriented Development - Urban Center)
- PIDS: 14701185
- Lot Dimensions: Approx. 180'W x 230' D

## PROPERTY HIGHLIGHTS

- Excellent hotel, condo, office or mixed-use development site
- High visibility site in excellent South End Charlotte location
- Max building height up to between 130'-300' w/ bonuses
- Close to new bern light rail station, 1.5 miles to Charlotte City Center
- Rare opportunity to vertically develop on hard South End corner

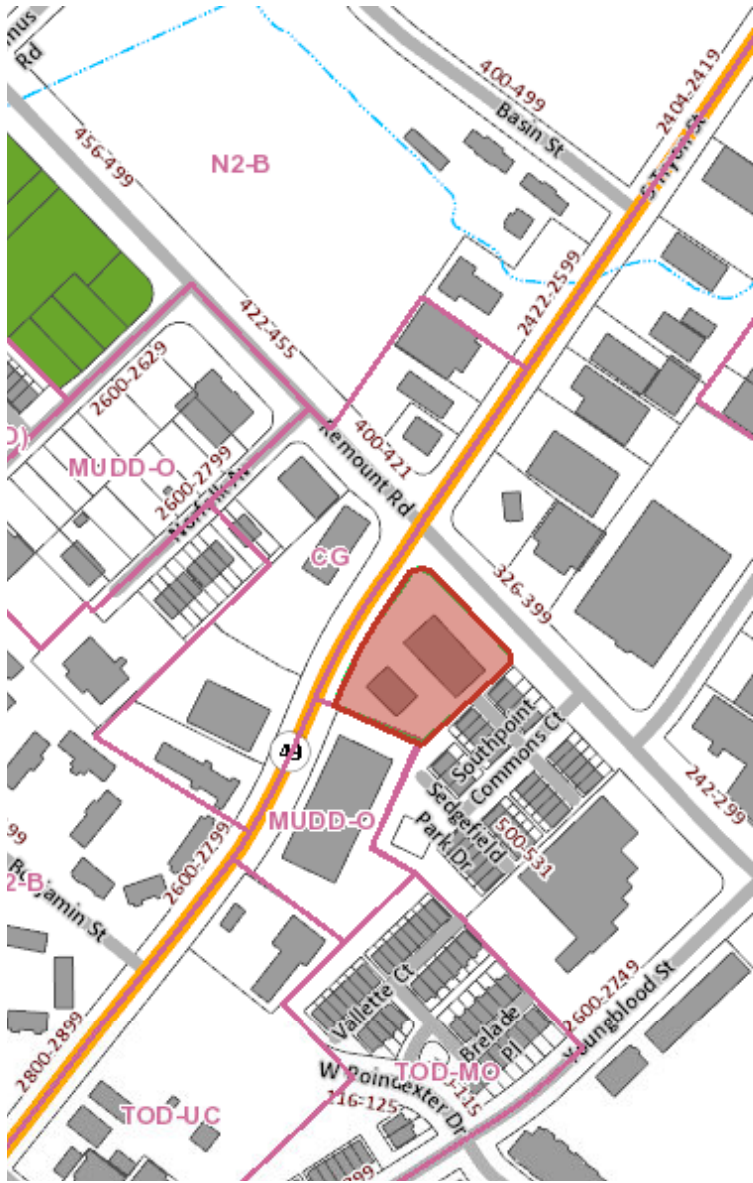
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	15,881	107,760	240,188
AVERAGE AGE	33.6	34.8	35
AVERAGE HH INCOME	\$99,409	\$117,148	\$108,740
DAYTIME EMPLOYMENT	11,390	152,388	252,005



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