



CHARLOTTE, NC 28213

**4701-4709 N TRYON ST**

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**4,000 SF AVAILABLE FOR LEASE**



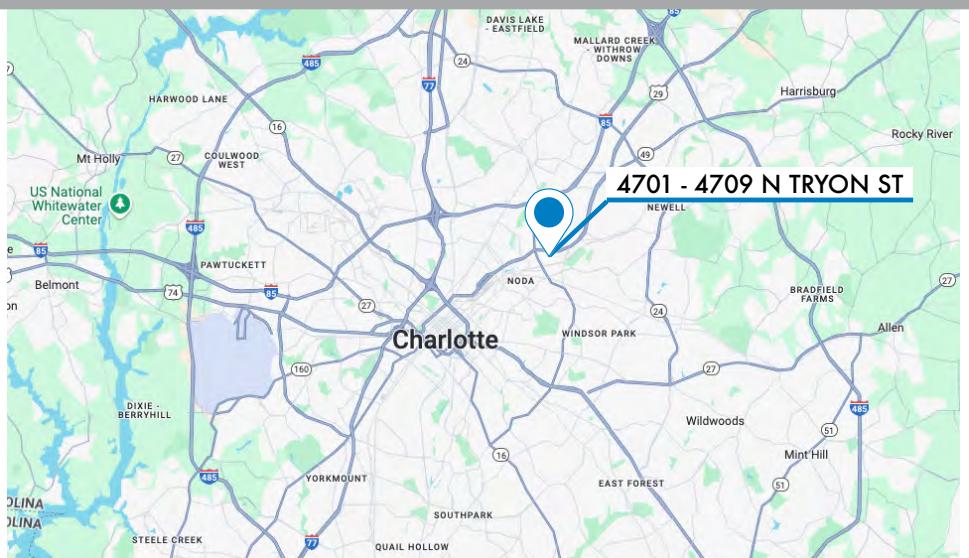
## 4,000 SF FOR LEASE

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CHARLOTTE, NC

#### PROPERTY INFORMATION

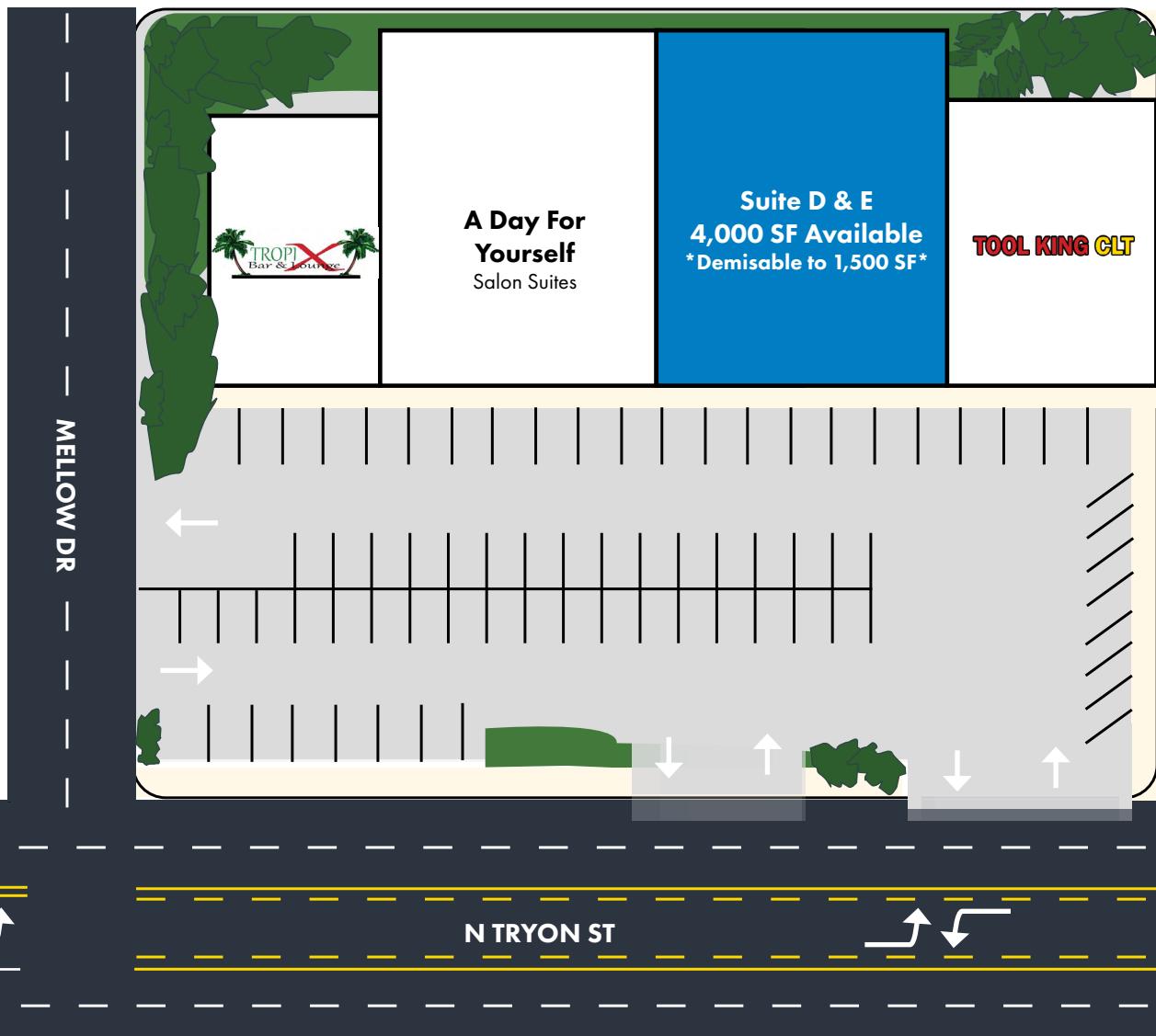
- 4701 - 4709 N Tryon St is a 13,150 SF shopping center in close proximity to thousands of recently delivered, under construction and proposed multi family projects and mixed use developments.
- Located at the intersection of heavily trafficked N Tryon street (26,000 AADT) and Mellow Street
- Excellent visibility with drive up surface parking and full movement access
- Within minutes to major thruways including W Sugar Creek Rd, Eastway Dr, and I-85
- Convenient access to Sugar Creek Lightrail Station
- Lease Rate: \$22.00 NNN



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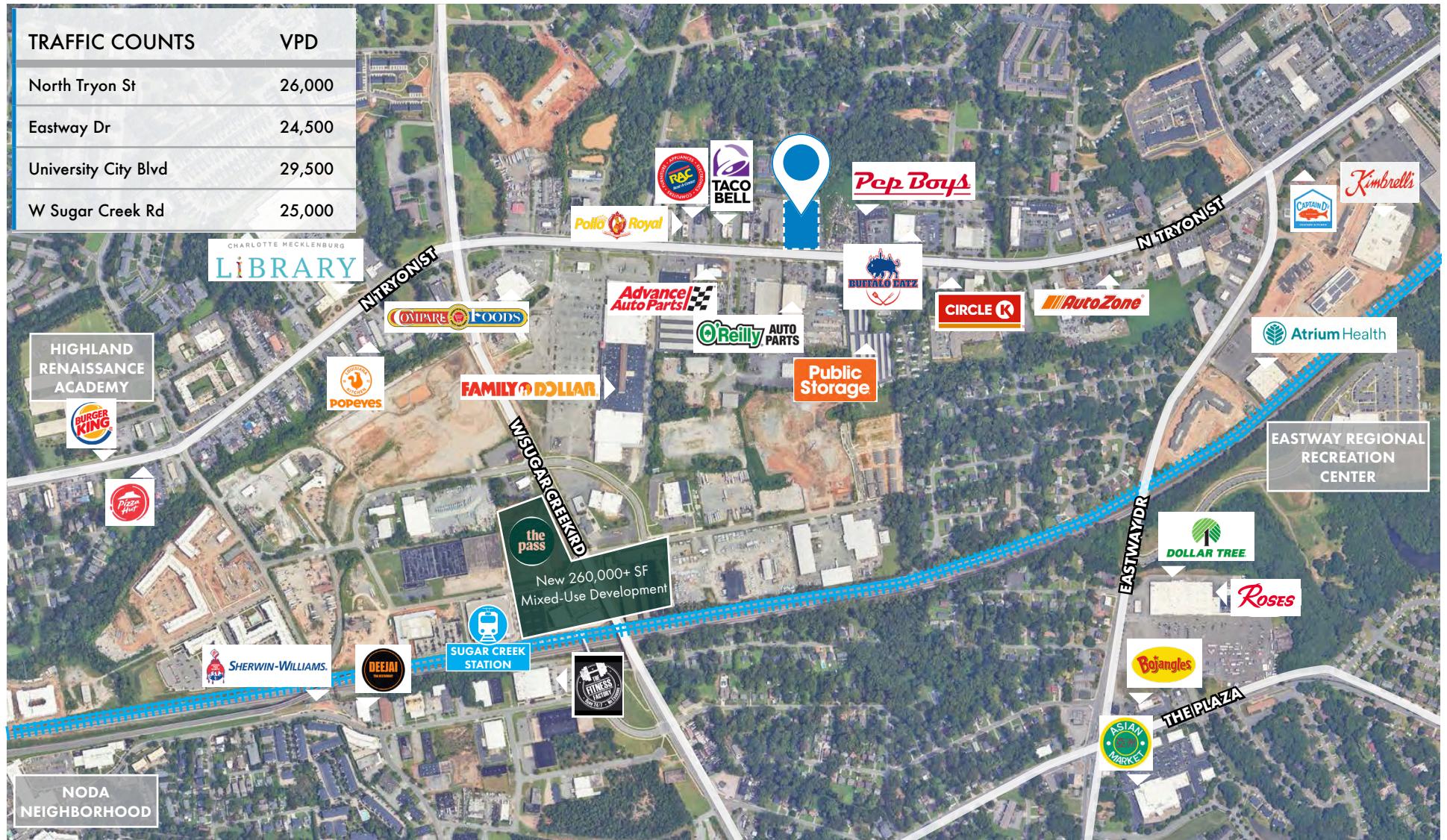
 **ASCENT**  
REAL ESTATE PARTNERS

## SITE PLAN



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## MULTIFAMILY OVERVIEW

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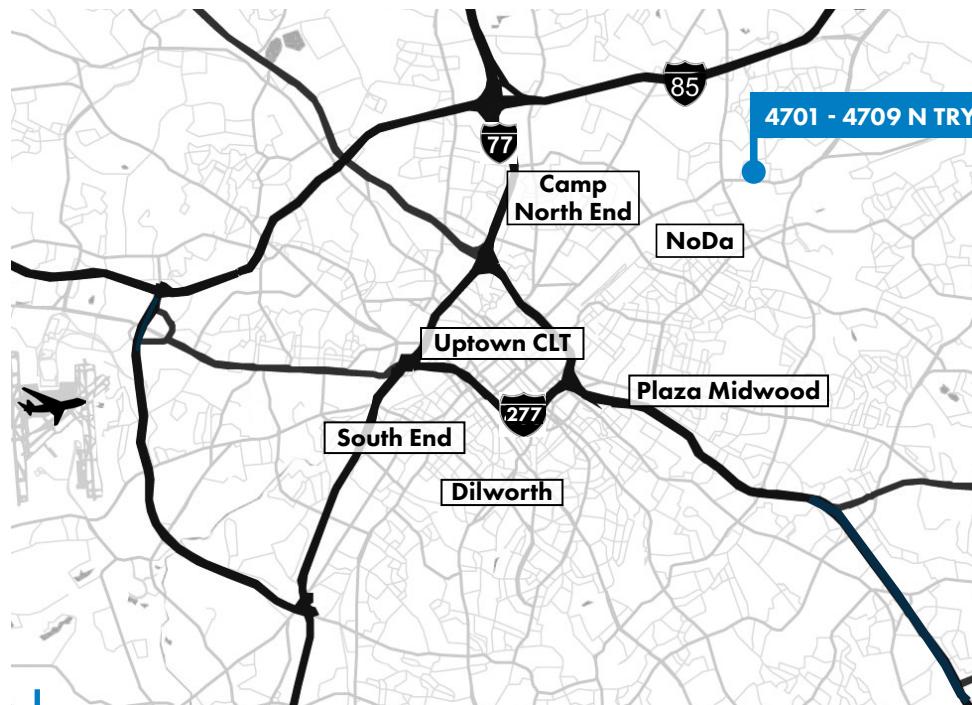
## Proposed Development

Under Construction

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## AREA DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,458	97,722	274,458
Projected Population (2029)	12,379	104,763	292,212
Median Age	35.2	34.8	34.1
Household Income	\$58,479	\$73,578	\$83,888
Median Home Value	\$178,362	\$261,198	\$275,630
Employees	3,894	31,258	202,513

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