

FOR SALE

OFFICE CONDO IN SOUTH END

2923 S Tryon St, Suite 230 | Charlotte, NC 28203



PROPERTY DETAILS

- 1,456 SF For Sale
- Adaptive Reuse Flex/Office Condo in the heart of South End
- Excellent move-in ready condition
- Flexible Open layout for numerous types of users including office, showroom, medical and design users
- Ample onsite parking
- Conveniently located at the lighted interchange of S Tryon St and Griffith St
- Short walk to New Bern Light Rail station and to numerous restaurants/bars including Giddy Goat Roasters, Suffolk Punch, and Triple C Brewery
- Within 1 mile from I-77 Clanton Rd exit, 2 miles to Uptown Charlotte and 6 miles to Charlotte Douglas International Airport
- **Sale Price: \$795,000**

AVAILABLE FOR SALE

High walkability



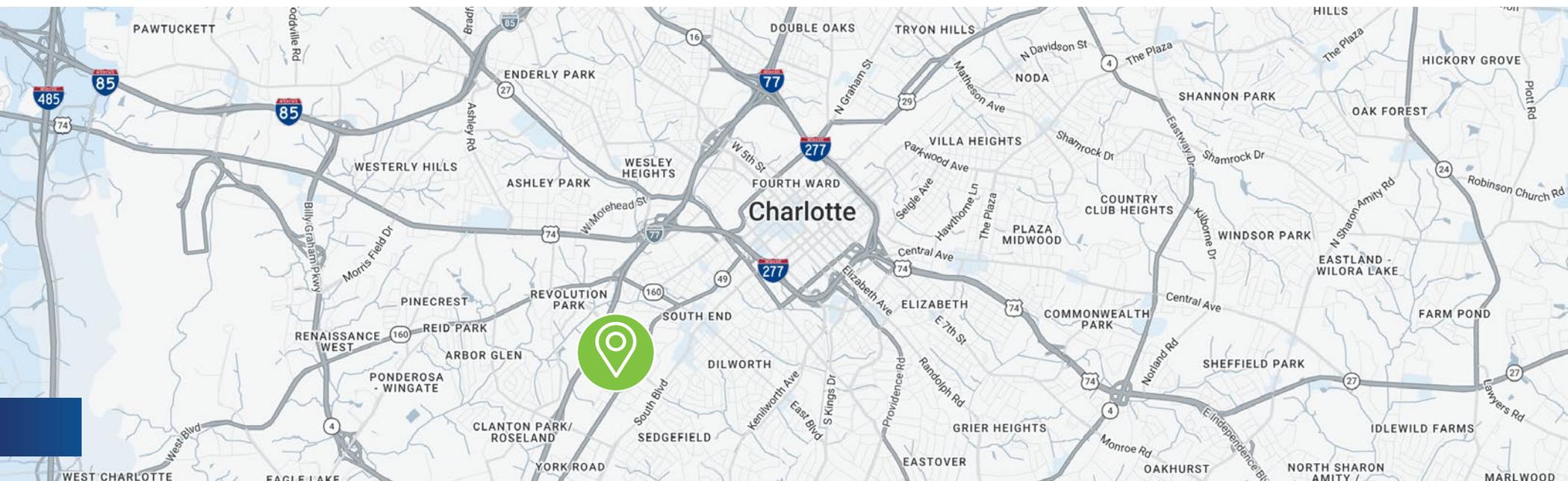
Close to Light Rail station



Ample parking



Surrounded by growth





Site

South End

New Bern Station

Griffith St

19,500 VPD

Remount Rd

Youngblood St

31,000 VPD

14,000 VPD

S Tryon St

South Blvd

BABE CAVE

LENNY BOY
SERVING CO.

RSP

IRONRIBE
FITNESS

MORNINGSTAR
STORAGE

Beulah's

triple c

SUFFOLK
PUNCH
BREWING

FIVE GUYS
SWIRL

STABLE HAND
EAST COAST
SUBS

{v} vicente
SPOONS

THE J.J. HENNESSY
COGNAC

TACO BELL

Atlas
SouthBound

THE CROWN
BREWERY
EST. 2013

GOLDIE CAT
COFFEE ROASTERS



atalu

Si Harris Tonten
AT&T
THE WATERMAN
FISH BAR
NAKED FARMER
CORE 704

Chick-fil-x

SEA BOARD
BREWING
Sun's Kitchen

SOUTH END

With no sign of slowing down, South End is experiencing tremendous growth. New apartments, restaurants, and nightlife have rapidly sprung up in the area after the construction of the Light Rail.

 [South End Vision Plan](#)

 [Neighborhood Website](#)



17,000+ Employees
4.5M SF Existing Office Space
819,000 SF Office Under Construction or Planned
10 Co-Working Spaces



123 Hotel Rooms
380 Hotel Rooms Under Construction or Planned



11,323 Residents
28 Median Age of Residents
\$88,711 Median Household Income
7,881 Apartment Homes
\$1,969 Market Rent per Apartment

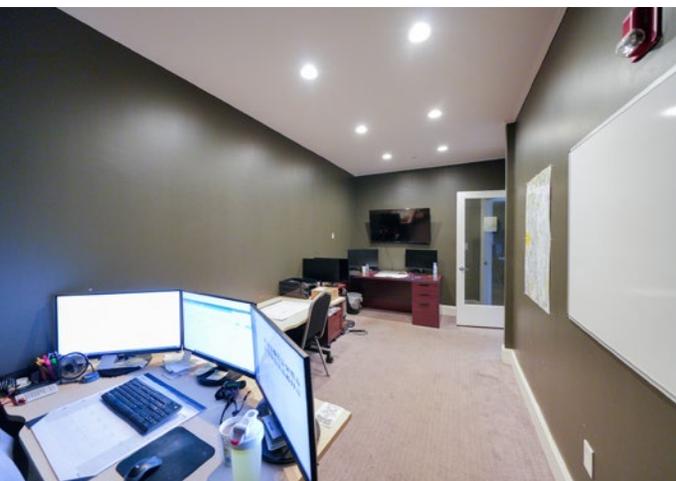
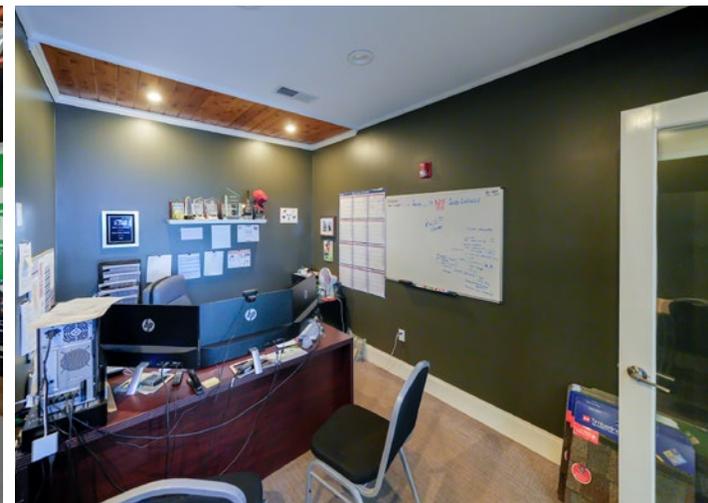
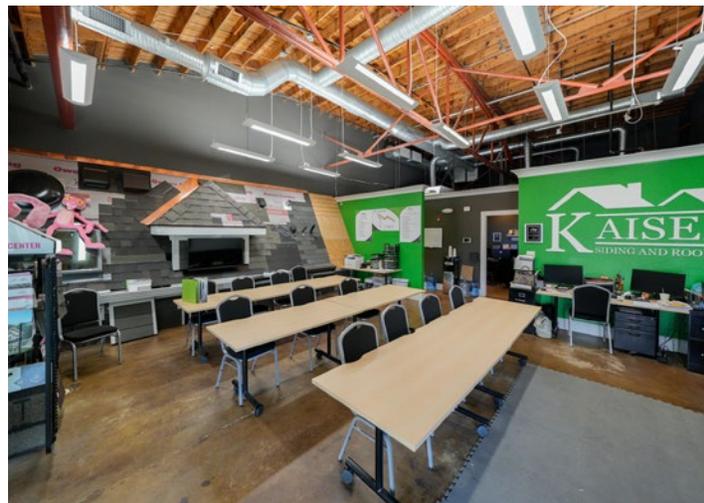
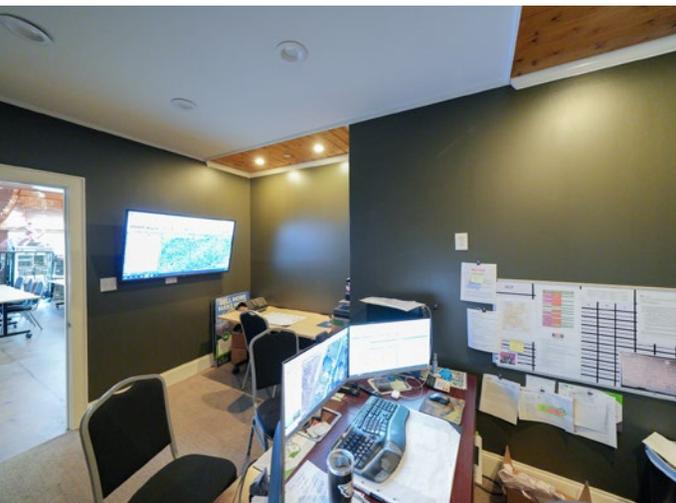


1.9M SF Retail Shops & Restaurants
371,000 SF Retail Under Construction or Planned
8 Craft Breweries
99 Restaurants and **126** Shops



25,900 Average Daily Light Rail Riders
4 Light Rail Stations (Carson, Bland, East/West, and New Bern)
8,892,100 Light Rail Passengers Boarded Annually



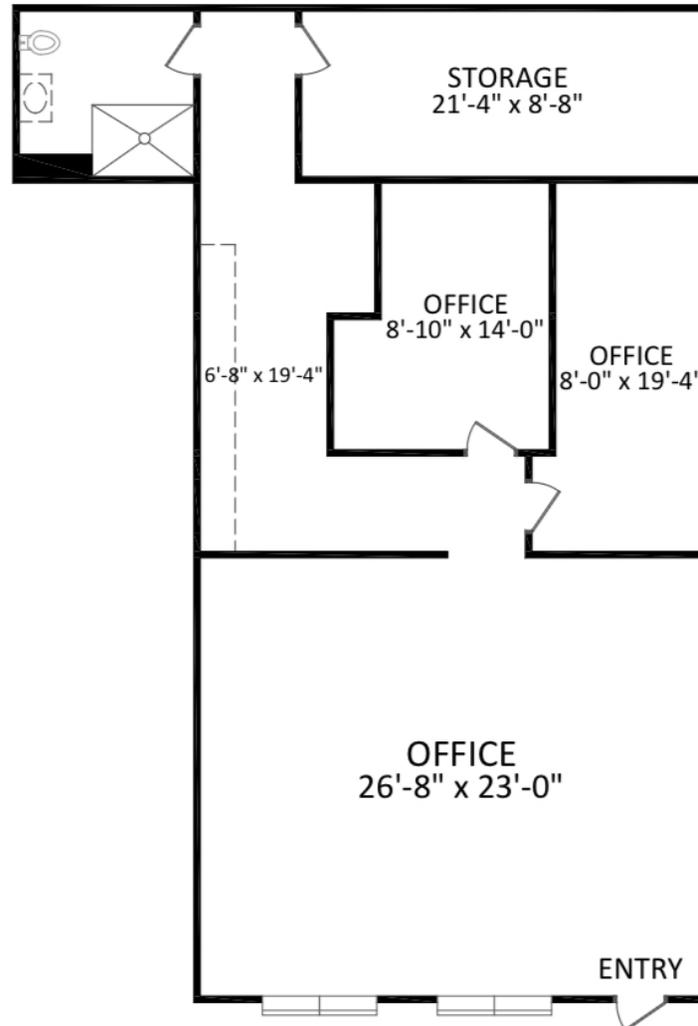


PROPERTY PHOTOS

AVAILABLE SPACE

Suite 230

+/- 1,456 SF



FOR MORE INFORMATION:

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