

RETAIL FOR LEASE

5605 N TRYON ST

Charlotte, NC 28213



PROPERTY DESCRIPTION

With its strategic placement near a light rail station and lighted intersection, this second generation restaurant presents an attractive opportunity for businesses looking to capitalize on highly visible location.

PROPERTY HIGHLIGHTS

- Drive-thru
- Ample parking
- Available May 1, 2025
- Traffic counts of 34,898 VPD
- Two options for this property - lease the existing restaurant or take the entire 1.5 acre parcel for a new use

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,053 SF
Lot Size:	0.78 Acres
Zoning:	TOD-TR

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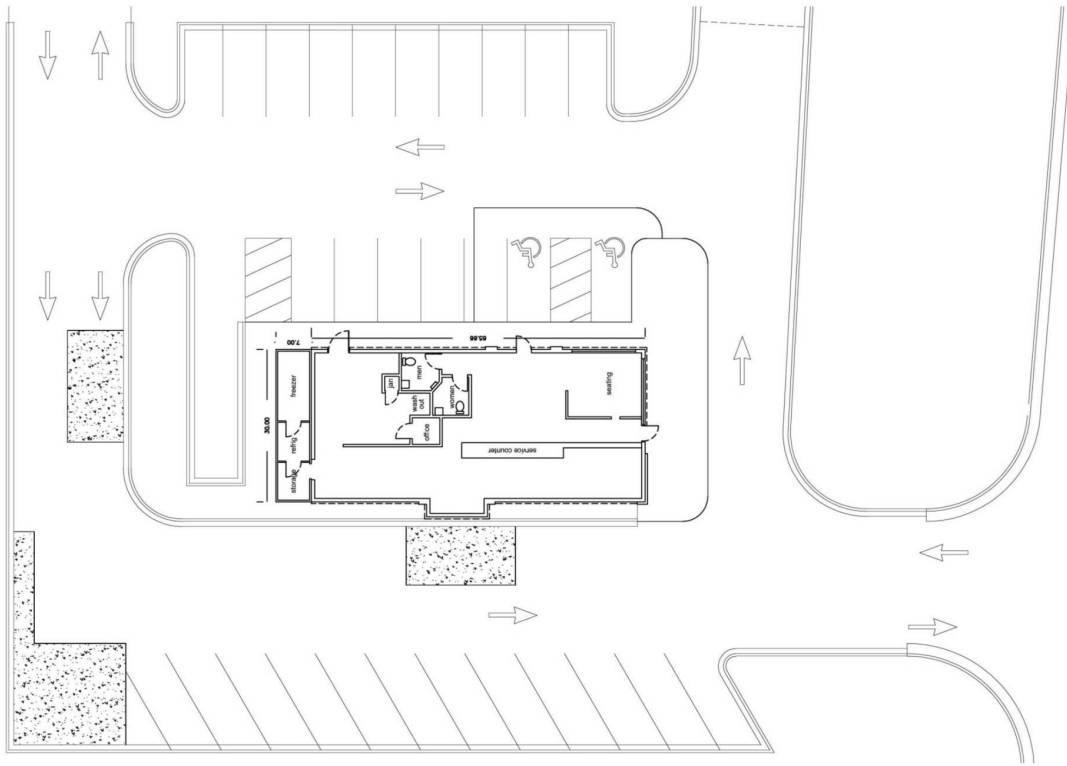
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Suite 500
Charlotte, NC 28277

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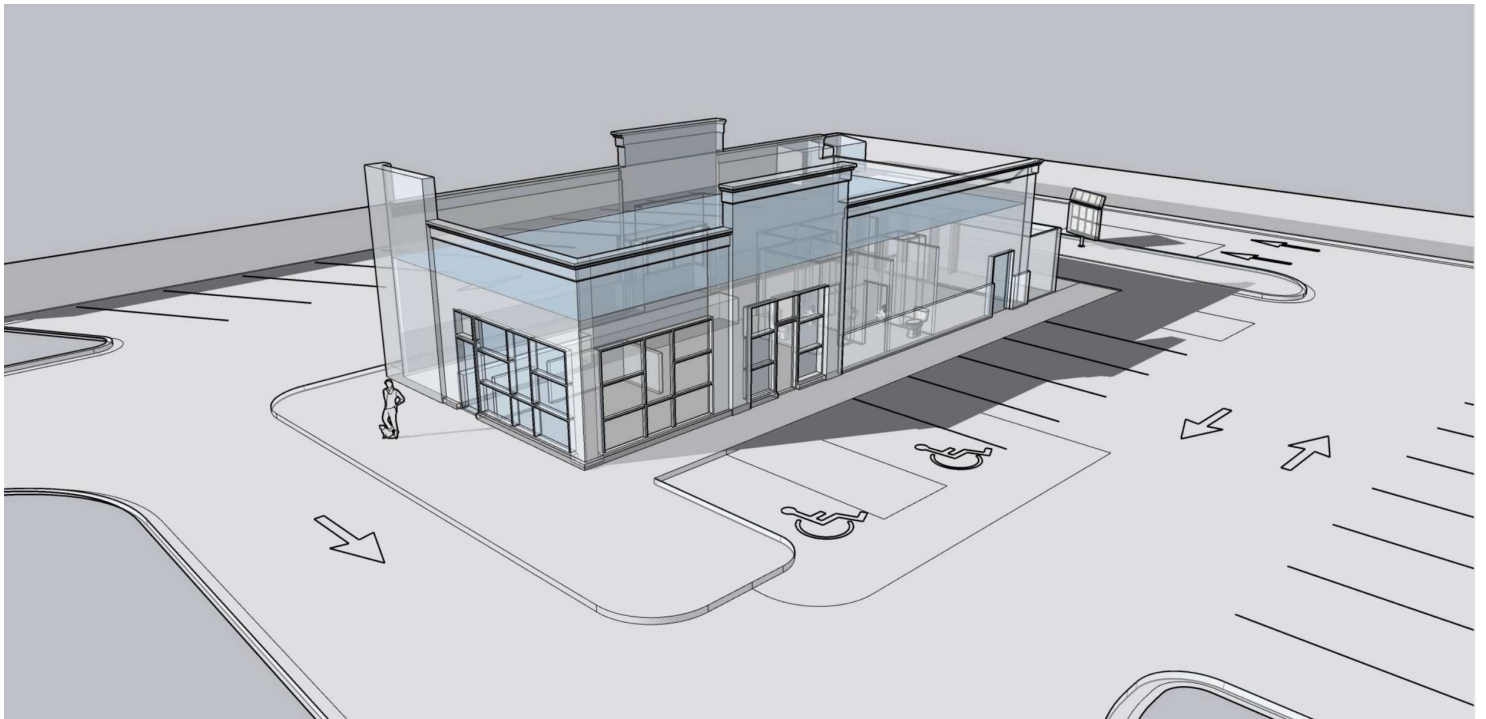
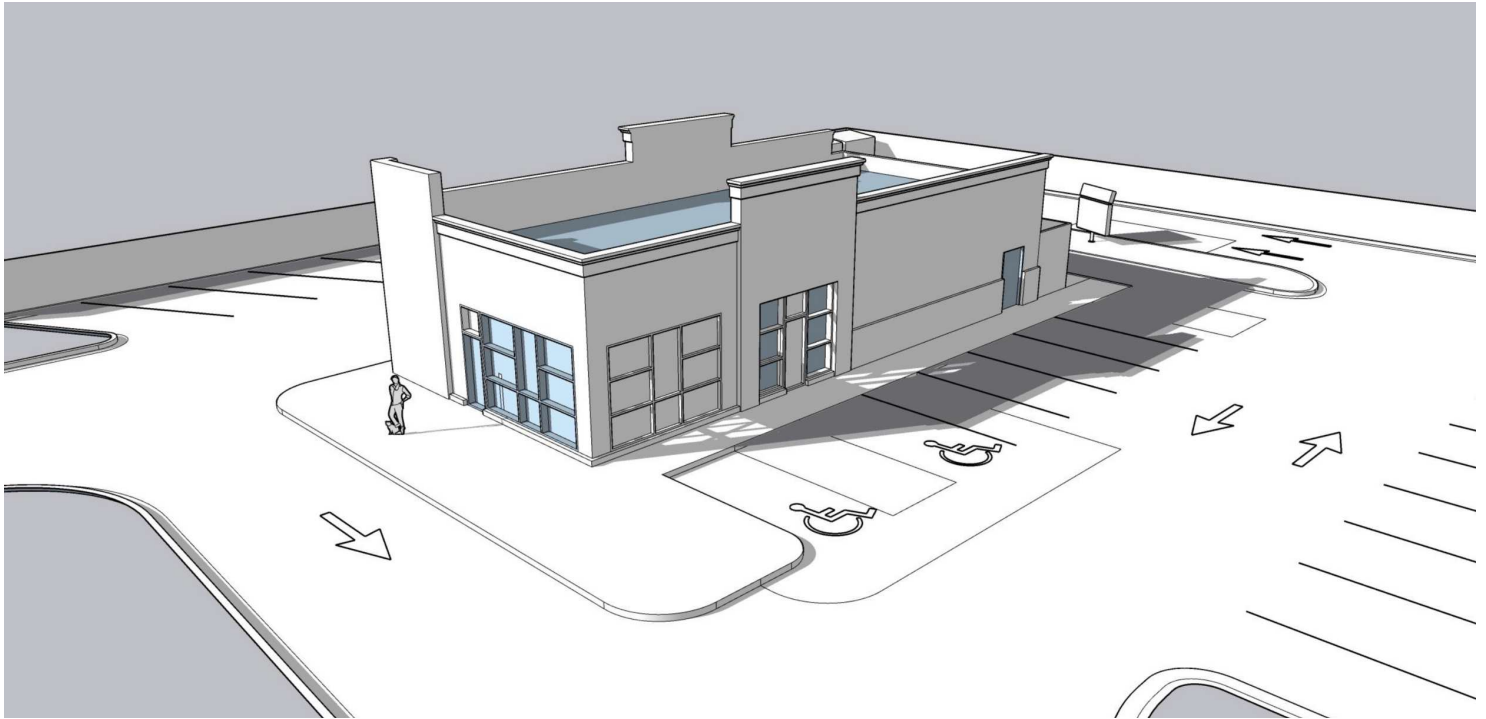
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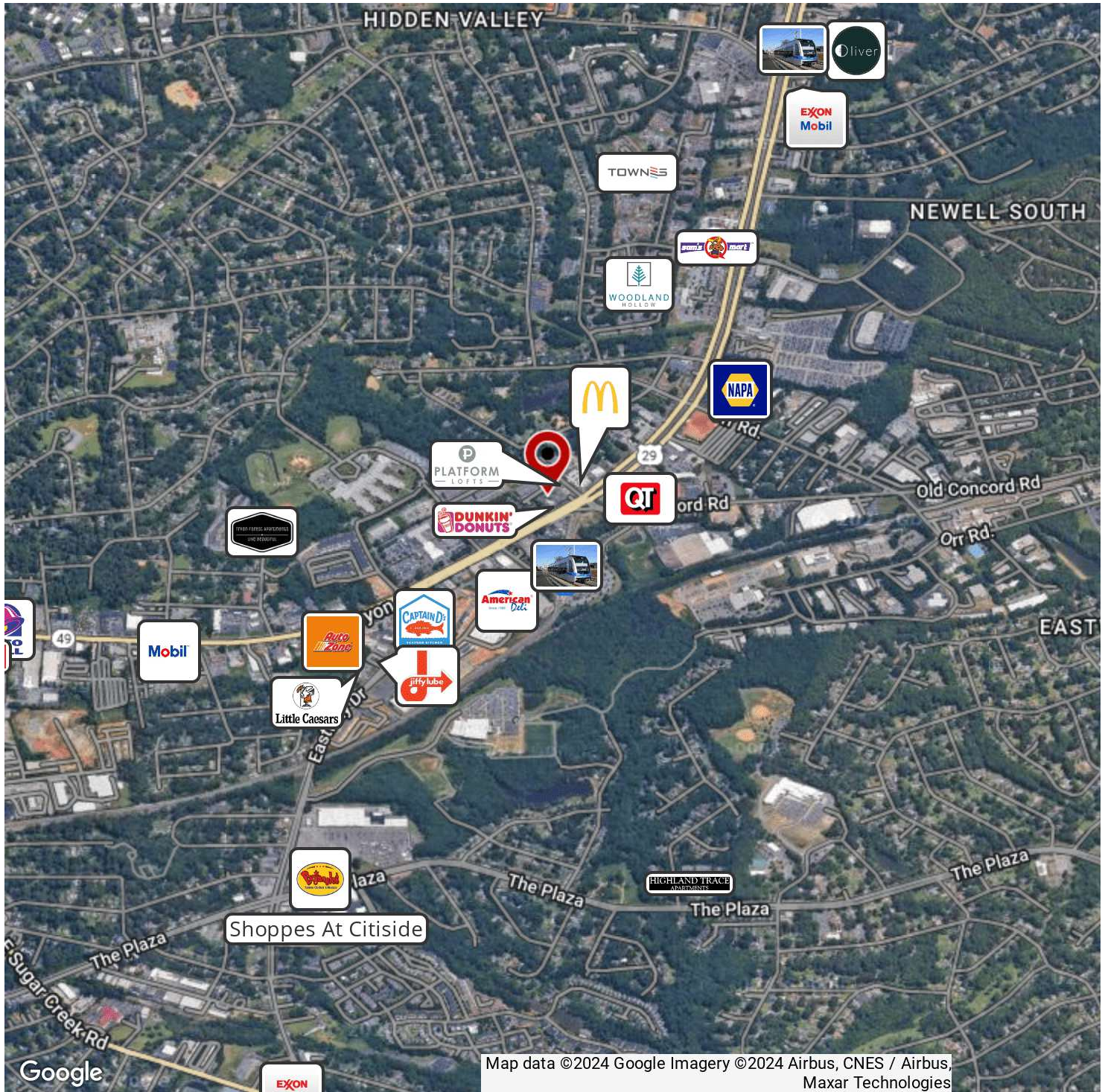
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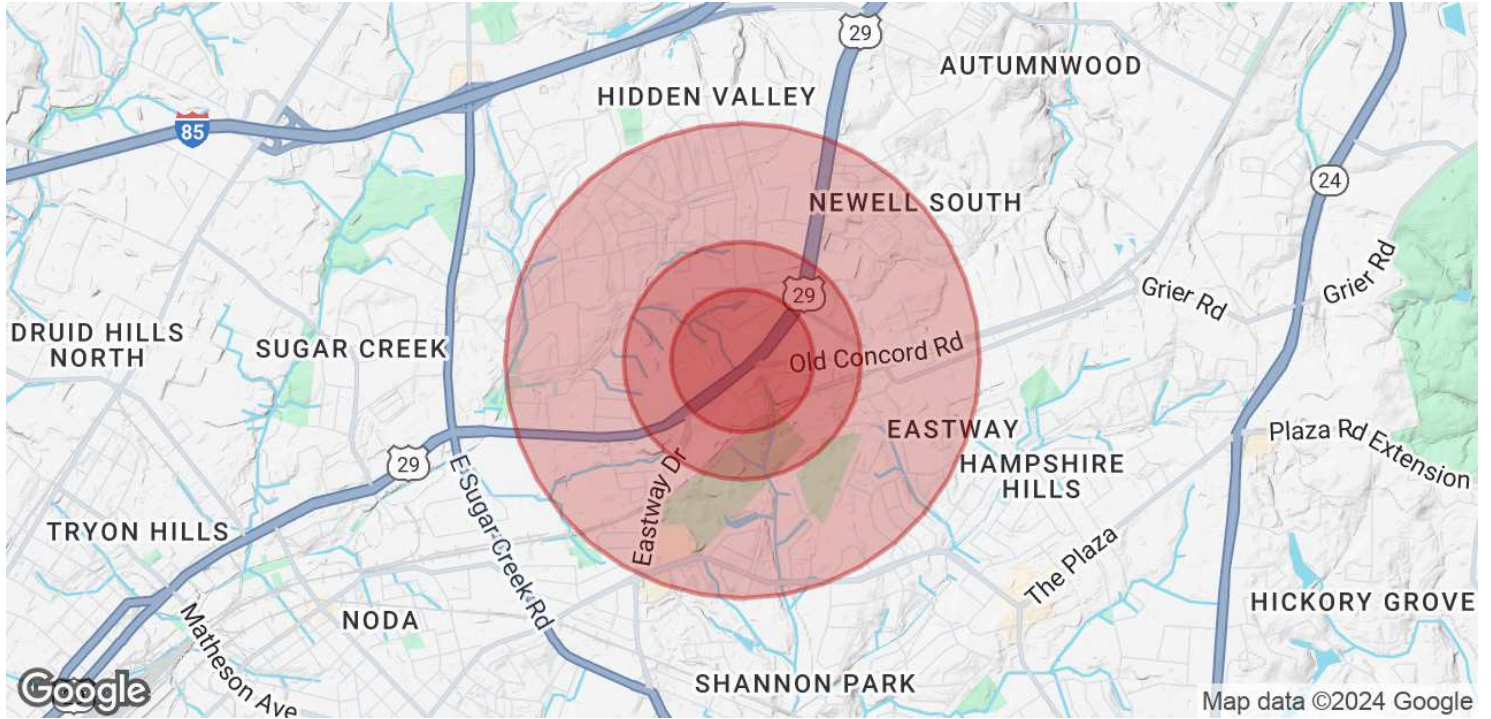
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	442	1,761	10,469
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	162	629	3,745
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$50,893	\$51,871	\$55,759
Average House Value	\$125,638	\$255,433	\$280,563

Demographics data derived from AlphaMap

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