



6514 North Tryon Street

Charlotte, North Carolina 28217



**AROUND THE
WORLD MARKET**

Available for Lease

+/- 12,121 SF Freestanding Retail Building in University City

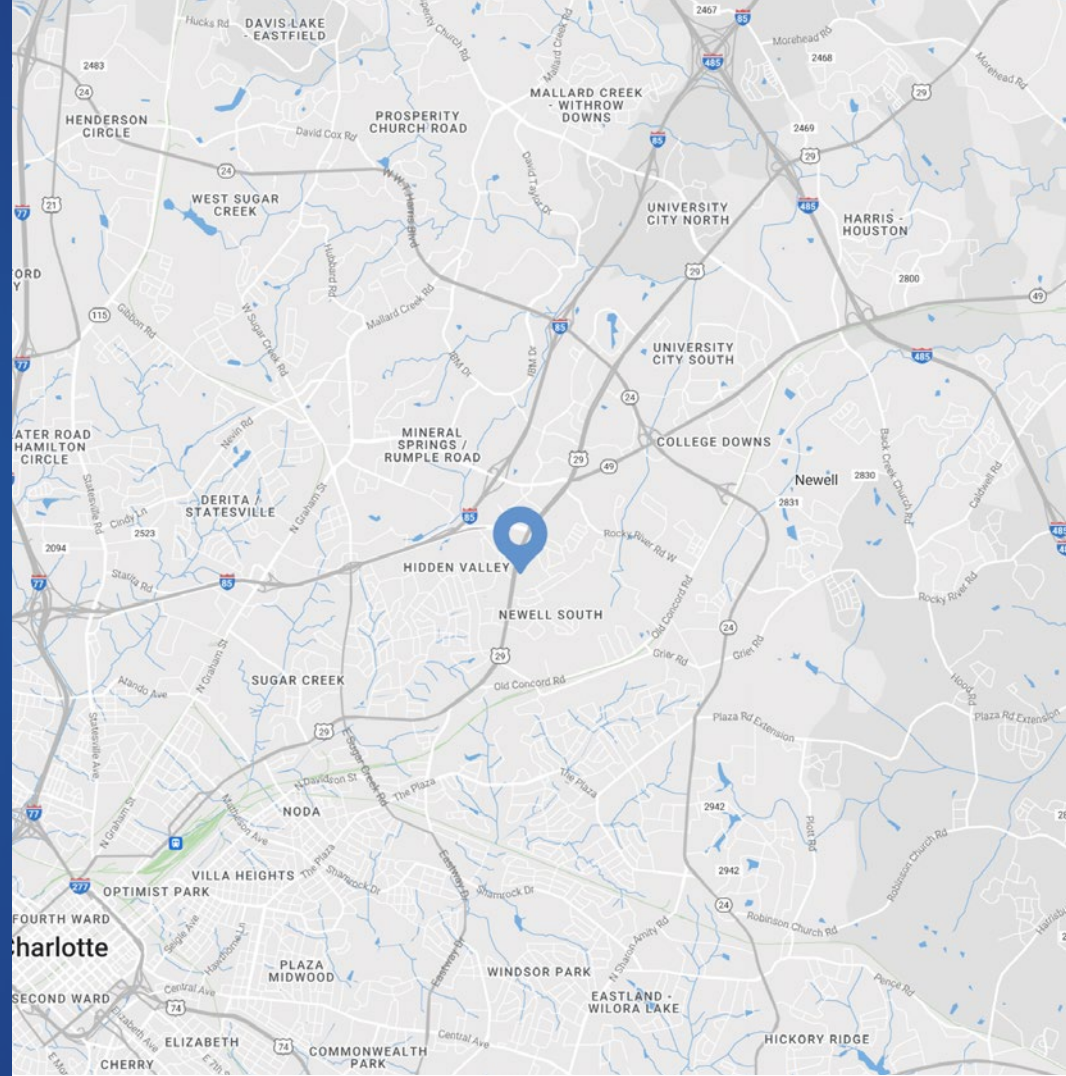
Property Overview

6514 North Tryon Street Available for Lease

+/- 12,121 SF standalone retail leasing opportunity in the University area with frontage on N. Tryon Street. The property is conveniently located directly across the street from the Lynx Blue Line Tom Hunter Station, 0.7 miles from I-85, and 3 miles from UNC Charlotte.

Property Details

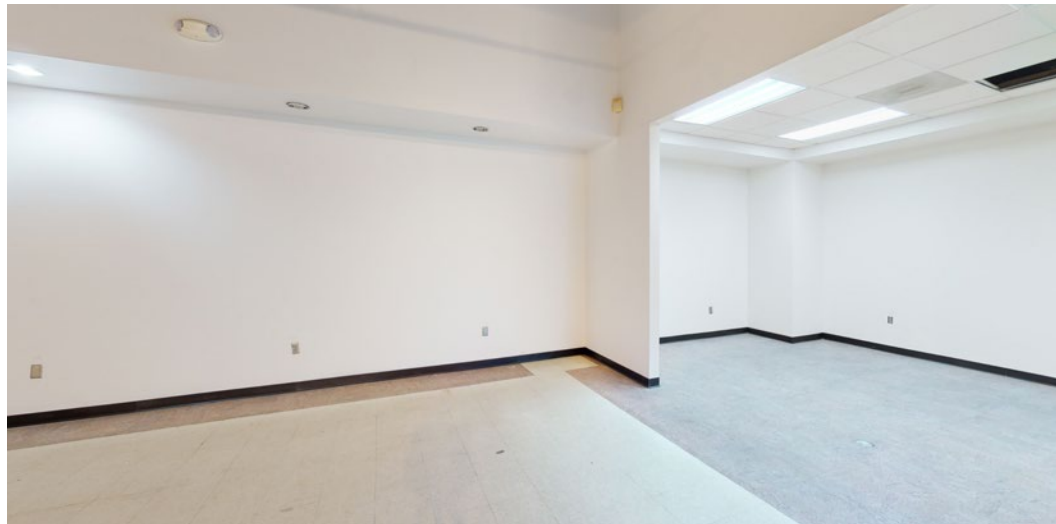
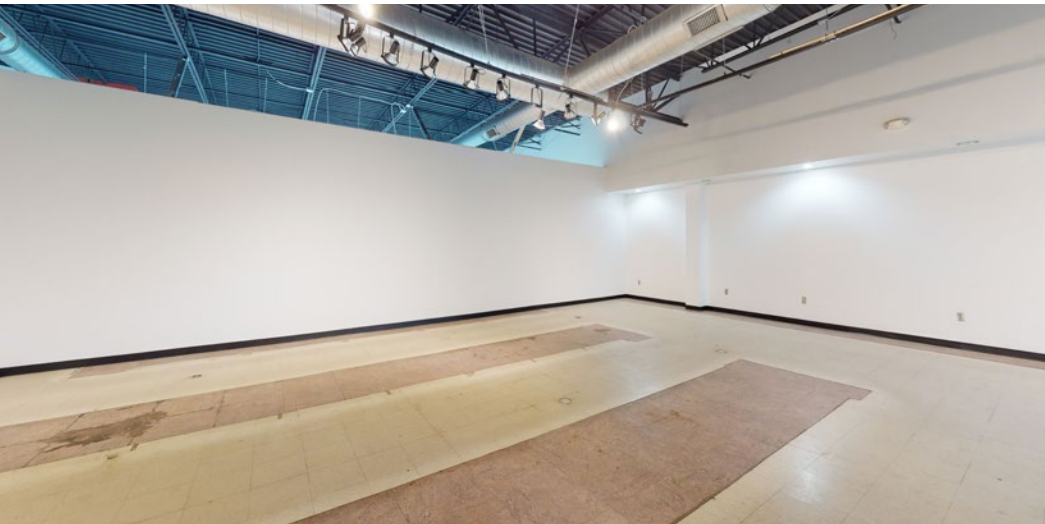
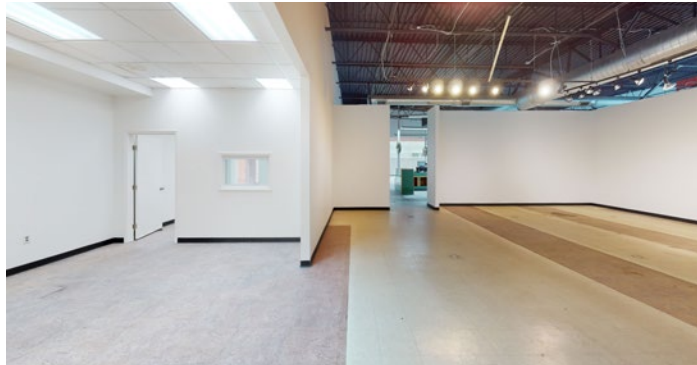
Address	6514 North Tryon Street Charlotte, NC 28217
Availability	+/- 12,121 SF Freestanding Retail Building for Lease
Acreage	+/- 1.03 AC
Parcel ID	04905606
Zoning	TOD-TR
Parking	Ample parking
Traffic Counts	North Tryon Street 33,500 VPD
Lease Rate	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	11,592	57,676	166,614
Avg. Household Income	\$78,729	\$80,937	\$108,022
Median Household Income	\$66,296	\$62,235	\$73,475
Households	4,843	23,731	73,905
Daytime Employees	5,100	75,921	181,219

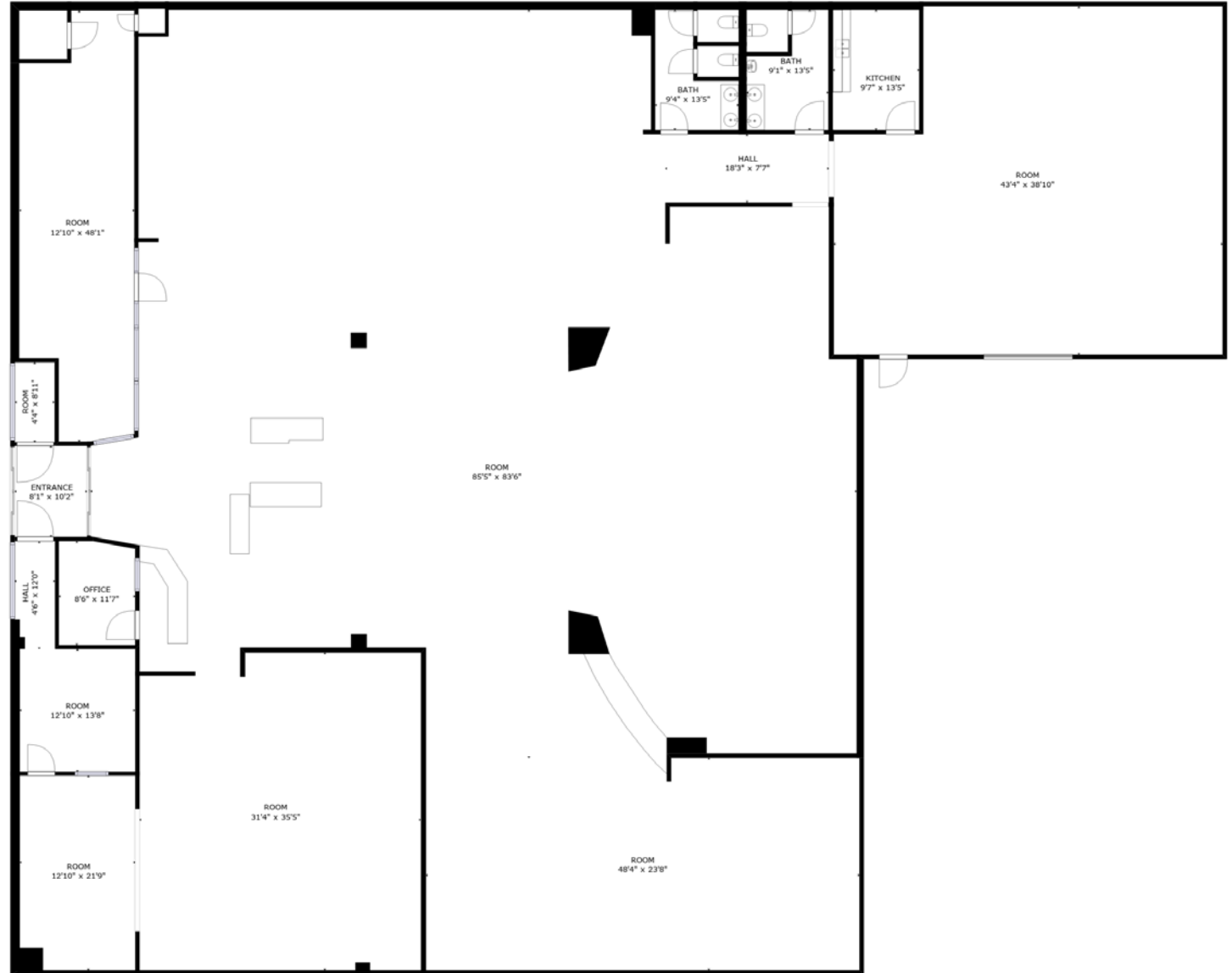
Interior Photos



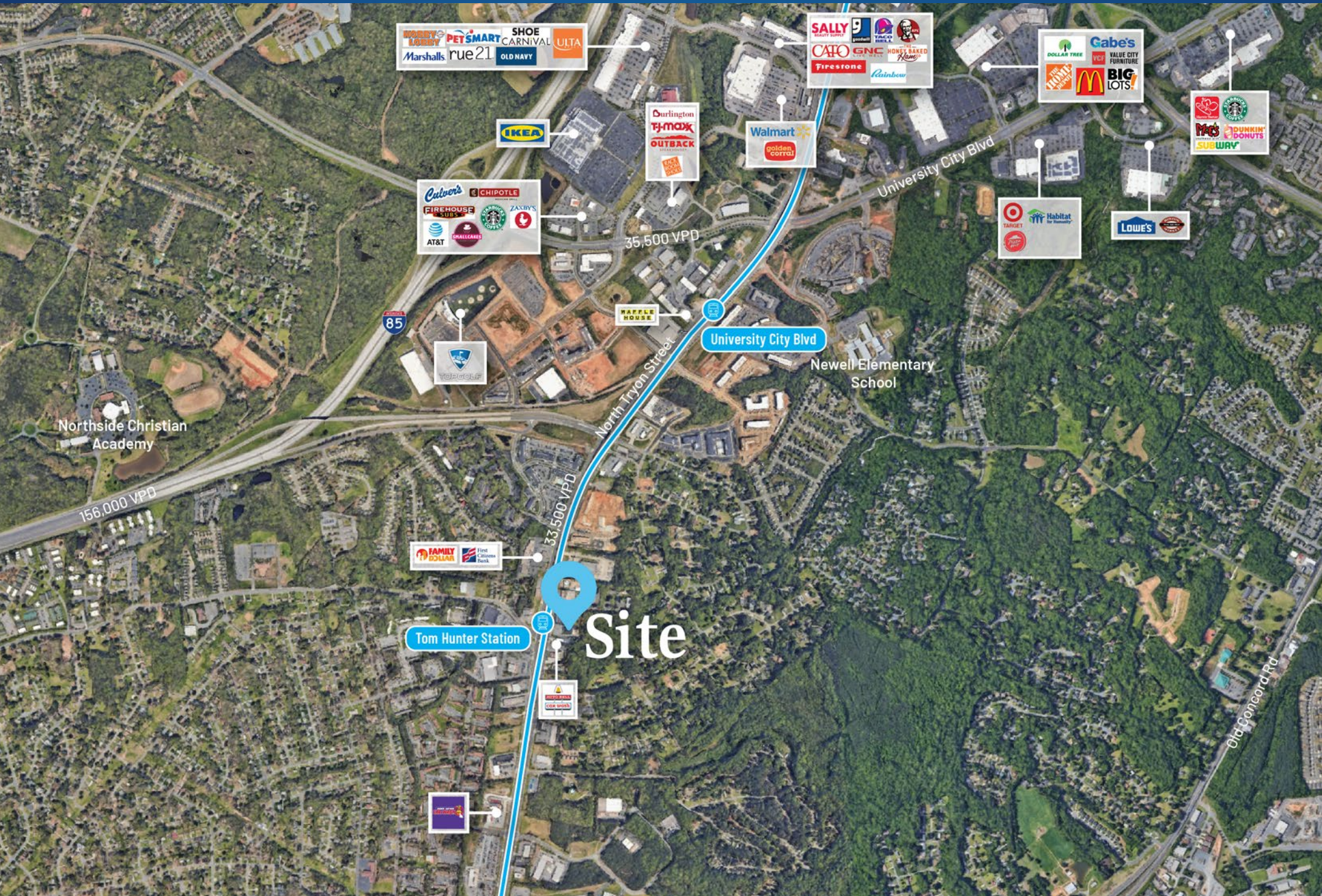
Available

Freestanding Retail Building
+/- 12,121 SF

 Virtual Tour



Market Overview

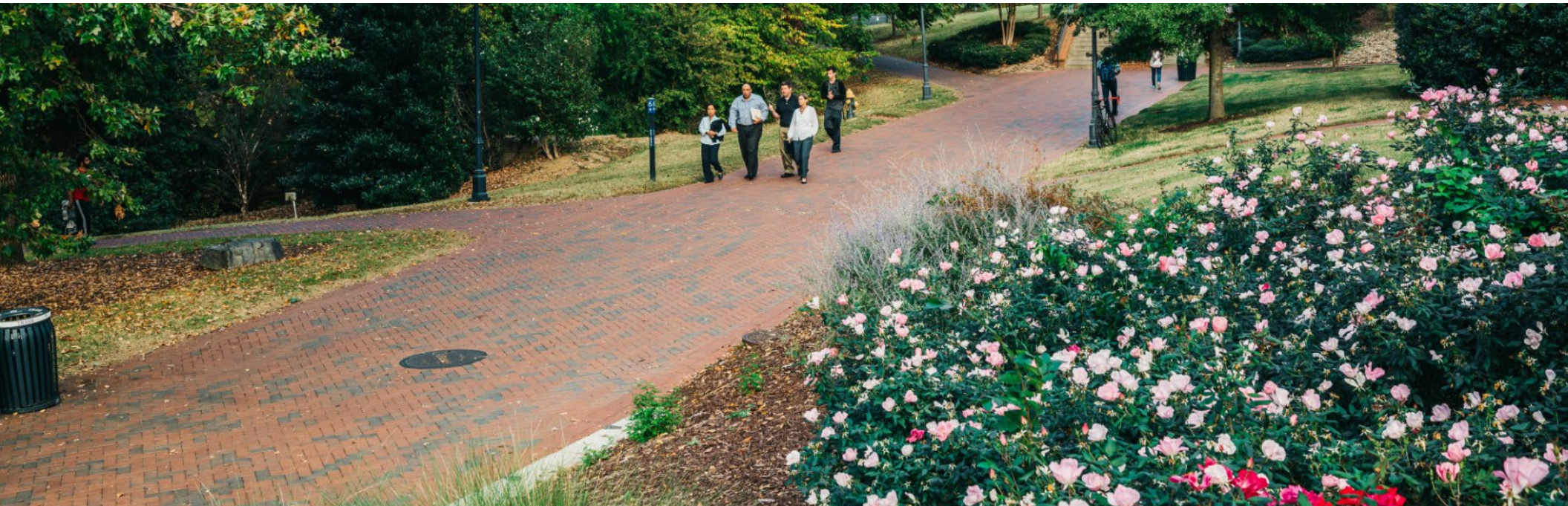


University City

Charlotte, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. University City is essentially (but not officially) its own city. The neighborhood is named for one shining tenant: The University of North Carolina at Charlotte.

Despite its proximity to the city, the university and its lively student culture have brought college-town spirit – not to mention fun pubs, dining hot spots and extensive retail – to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.