

3325 SOUTH TRYON

CHARLOTTE, NORTH CAROLINA



OFFERING MEMORANDUM

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THE OFFERING

Royster Commercial Real Estate, on behalf of the owner, is pleased to act as the exclusive listing agent for 3325 South Tryon, a versatile property with an existing building and large surface parking area, which could also instead be used as a future development site.

Located at 3325 South Tryon in the highly desirable Lower South End submarket of Charlotte, North Carolina, this property offers a prime opportunity for investors and developers. The existing 43,833-square-foot building sits on a 2.924-acre site, presenting flexible use possibilities. With its proximity to major transportation routes, like S Tryon St and I-77, and vibrant surrounding amenities, the property is ideal for either continued use of the building or future development.

Currently zoned TOD-TR (Transit Oriented Development-Transitional), the site is perfectly positioned within Charlotte's growing urban expansion. This zoning designation accommodates a variety of transit-oriented uses, making it an attractive prospect for residential, commercial, or mixed-use development. Whether as-is or redeveloped, 3325 South Tryon is an ideal investment opportunity in one of the fastest-growing submarkets in the US.

PROPERTY DETAILS

Address	3325 S Tryon St
City, State, Zip	Charlotte, NC 28217
County	Mecklenburg
Parcel ID	14702106
Existing Building SF	43,833 SF
Size (Acres)	±2.924
Zoning	TOD-TR
Frontage	S Tryon St
Traffic Counts (2022)	S Tryon St – 19,500 VPD

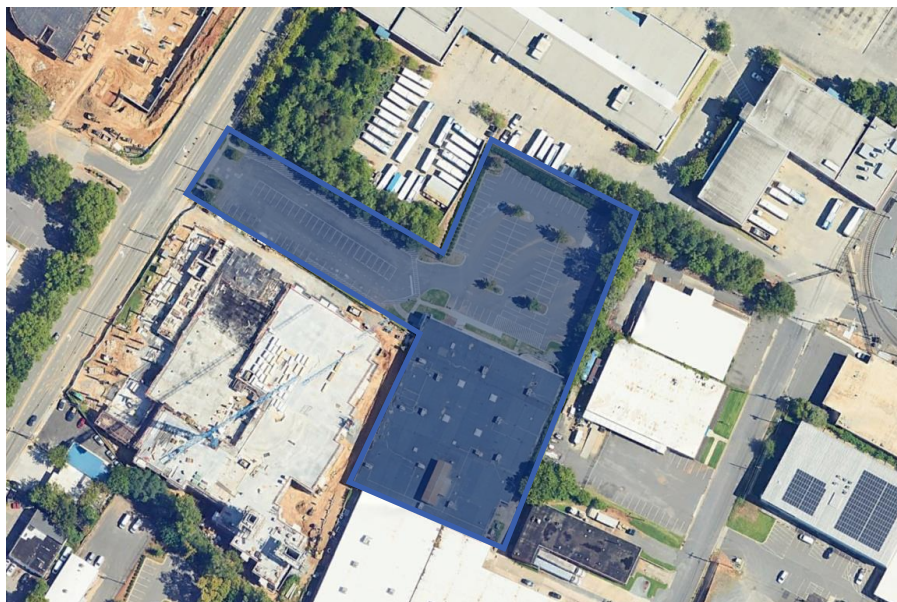
±2.924
ACRES

TOD-TR
ZONING

19.5K
VPD



PROPERTY OVERVIEW



READY TO ACCOMMODATE YOUR CONCEPT

3325 South Tryon as an existing space can be immediately ready for employees, students, or patrons.

The property has tremendous optionality: It most recently has been used as a charter school space and previously accommodated a corporate office. It could also be used for adaptive reuse office or retail. The space is ideal for a full-building tenant. Property signage exists on S Tryon St currently.

The current owner will also consider a full-building lease in lieu of sale.

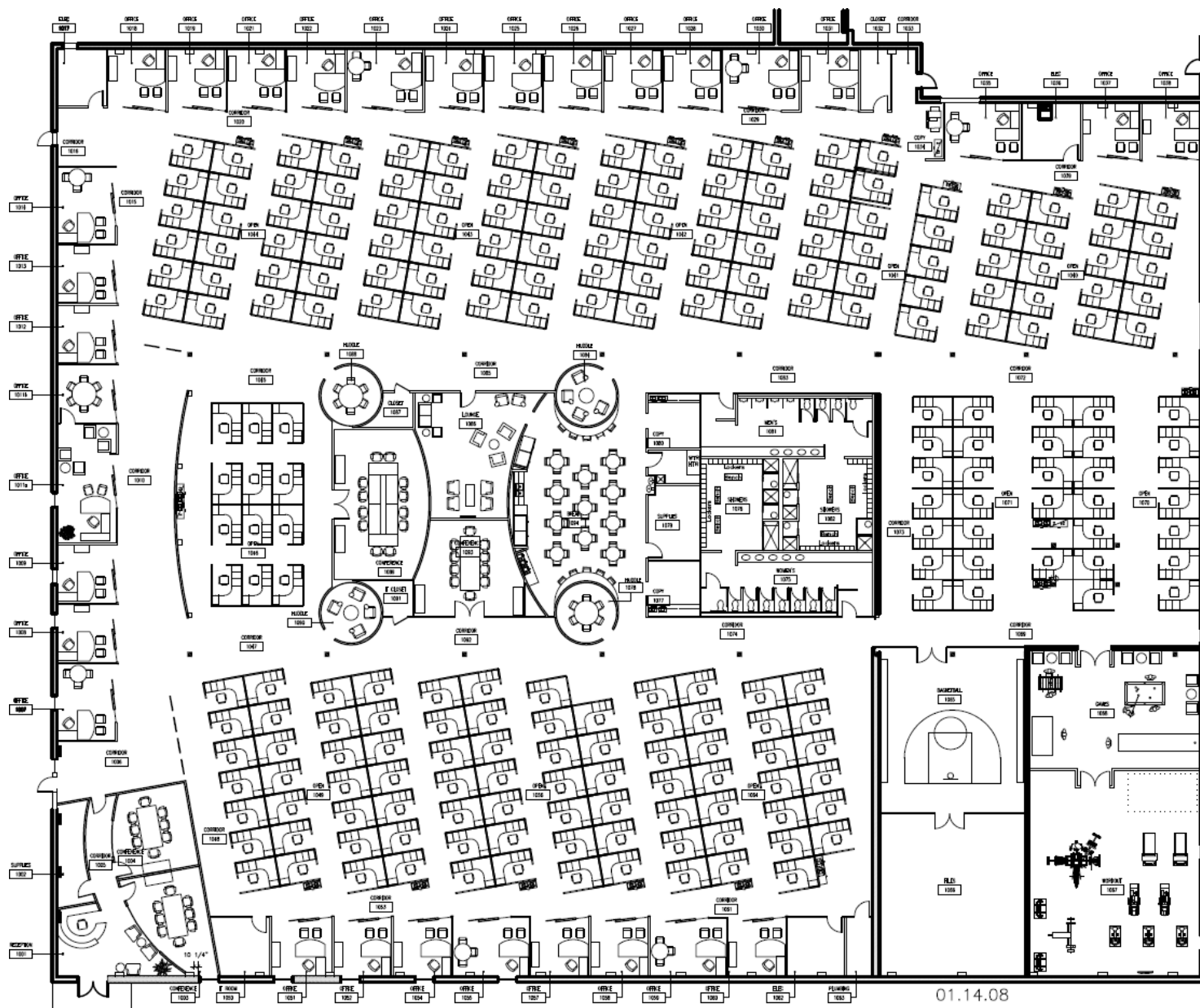
Alternatively, the property is primed for full development if a new construction plan is deemed the highest and best use. The TOD-zoned site sits on a flat site with S Tryon St visibility in a booming growth corridor. Thousands of new apartments have delivered in recent years, as well as new retail and office spaces, driving unmatched demand to this neighborhood.

Address	3325 S Tryon St
City, State, Zip	Charlotte, NC 28217
Parcel ID	14702106
Current Use	Office/Specialty
Total Building SF	±43,833 SF
Size (Acres)	±2.924
Zoning	TOD-TR
Current Parking Ratio	4.22 per 1,000 SF (185 spaces)
Asking Price	Call for more information

BUILDING INTERIOR



BUILDING FLOORPLAN



267 WORKSTATIONS

4 HUDDLE ROOMS

4 CONFERENCE ROOMS

1 LOUNGE AREA

1 LARGE OPEN CAFE

& BASKETBALL COURT, FITNESS CENTER, AND GAME ROOM

CHARLOTTE

NORTH CAROLINA

#5

TOP SOUTHERN METRO
US News & World Report, 2023

#7

TOP HOUSING MARKET
Zillow, 2024

#3

MOST DESIRABLE CITY FOR RETIREES
Empower, 2023

#8

BEST PLACE TO LIVE IN U.S.
US News & World Report, 2024

#10

BEST-PERFORMING U.S. CITY
Milken Institute, 2024

2.9M

RESIDENT POPULATION

117

NEW RESIDENTS PER DAY

\$400k

AVG. HOME PRICE

0%

CORP. INCOME TAX BY 2030 IN N.C.

\$1,900

AVG. MONTHLY RENT

\$118k

AVG. HH INCOME (MECK. COUNTY)

THE "QUEEN CITY"

Charlotte, North Carolina stands out as a vibrant metropolitan hub that harmoniously blends Southern charm with dynamic urban development. Robust commercial real estate investment by companies around the world in recent years is supported by rich economic growth and a thriving job market. Notably, Charlotte has solidified itself as a top banking center, second only to New York City, and houses the headquarters of 18 Fortune 1,000 companies. The city's commitment to innovation and technology attracts tech startups and expansions, further diversifying its economic base. Continued focus on expanding its international airport and light rail system underscores the metro's forward-looking goals and business-friendly priorities. Major job announcements in sectors such as technology, healthcare, and advanced manufacturing highlight the city's ability to attract and retain top talent, and its first four-year medical school – currently under construction – will continue to build onto the metro's research and higher education opportunities. Charlotte offers a rich cultural experience. From the buzzing streets of Uptown and South End with world-class museums, professional sporting events, headlining concerts, and an enviable "foodie" scene, to the serene landscapes of the surrounding Carolinas, Charlotte offers a quality of life that is hard to match as mountain and beach destinations are also accessible within only a three-hour drive. This blend of economic opportunity, cultural richness, and a welcoming community contributes to Charlotte's booming success.



#7 BUSIEST AIRPORT IN THE WORLD
ACI, 2023



18.9 MILES LIGHT RAIL SYSTEM (LYNX BLUE LINE)

LOCATION OVERVIEW



The Design Center



Charlotte Rail Trail



LoSo's Brewery District

SOUTH END & LOSO

GROWTH DRIVERS



URBAN EXPANSION | As the post-pandemic office environment demands a less corporate setting, countless companies in Charlotte have migrated and now prefer the trendy South End and LoSo areas.



A MIXED-USE EXPERIENCE | While Charlotte's central business district, Uptown, historically lacked dense residential and youthful shopping and dining, national luxury brands and award-winning restaurants now exclusively seek space in South End and LoSo.

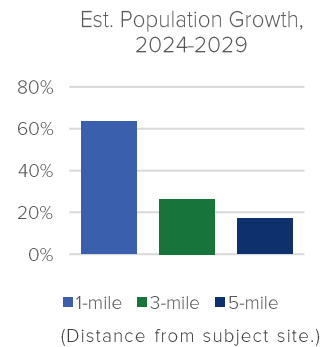


GRITTY BUT GLAMOROUS | A historically industrial area, with a rich history in gold mining and manufacturing, South End's urban revival boasts a diverse setting with architectural variety.



AN 18-HOUR CITY | Charlotte is increasingly becoming an 18-hour city - thanks to South End's retail and nightlife and LoSo's Brewery District - driving tourism and commerce year-round.

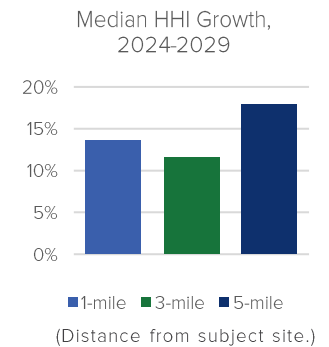
DEMOGRAPHICS



128K Average HHI
2024 in LoSo

31.8 Median Age
in LoSo

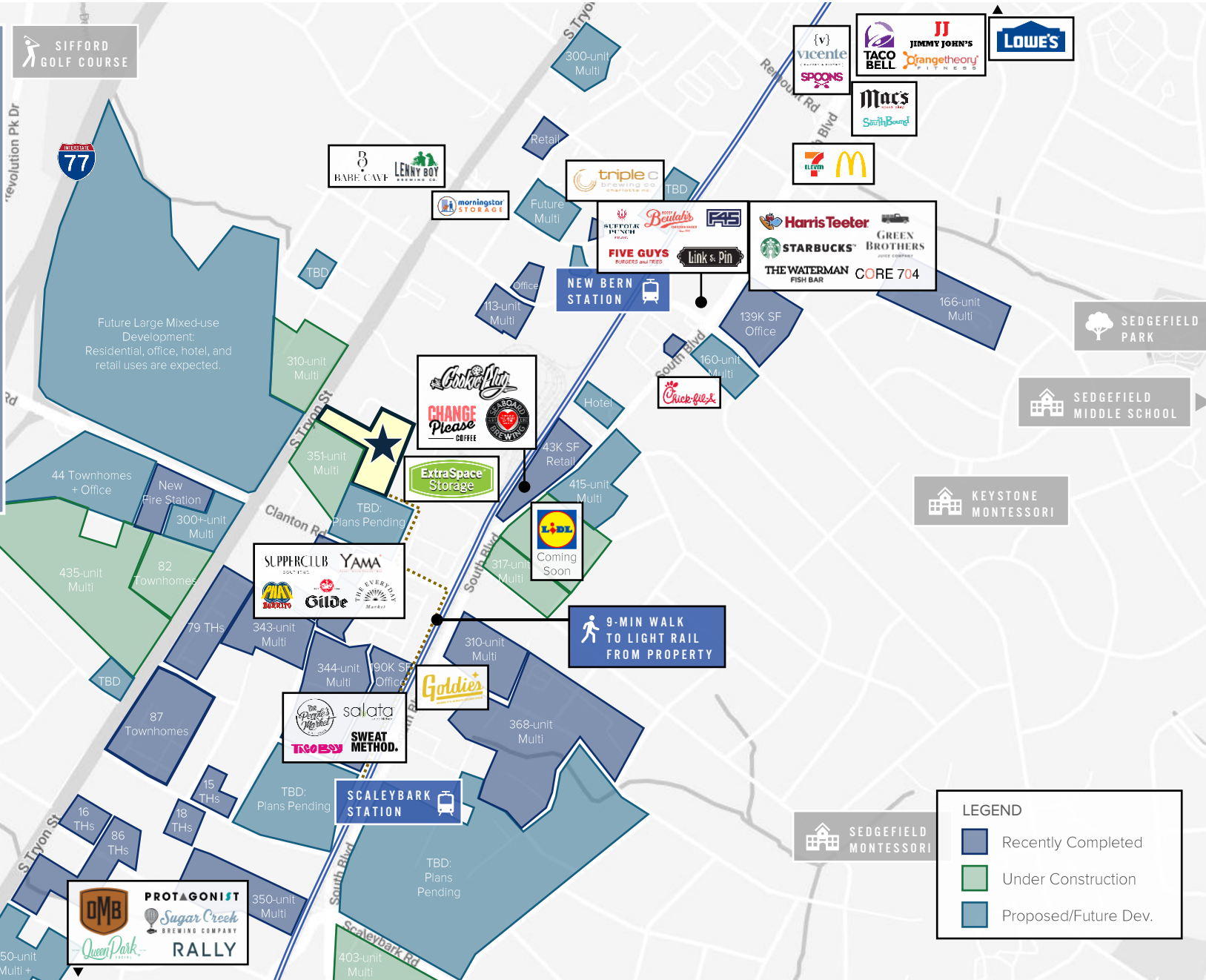
66% Have a Bachelor's
or Higher in LoSo



LOSO DEVELOPMENT & RETAIL

The Lower South End (LoSo) submarket of Charlotte has experienced rapid transformation in recent years, evolving into a vibrant hub for commercial, residential, and mixed-use developments. Its strategic location near Uptown Charlotte and direct access to light rail transportation has fueled significant interest from both developers and investors.

This submarket has seen a surge in demand for transit-oriented development (TOD), making properties like 3325 S Tryon Street, which are zoned TOD-TR, highly sought-after. The area is known for its eclectic mix of breweries, retail, and entertainment options, creating an energetic and dynamic atmosphere that continues to attract businesses and residents alike.



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OFFICE | ACRES

CONTACT US FOR MORE INFORMATION:

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