



**ASCENT**  
REAL ESTATE PARTNERS



# 2640 SOUTH TRYON

4,546 SF ON .51 ACRES DEVELOPMENT SITE FOR SALE

SOUTH END CHARLOTTE, NC 28203

*\*Conceptual rendering  
not direct representation  
of property\**



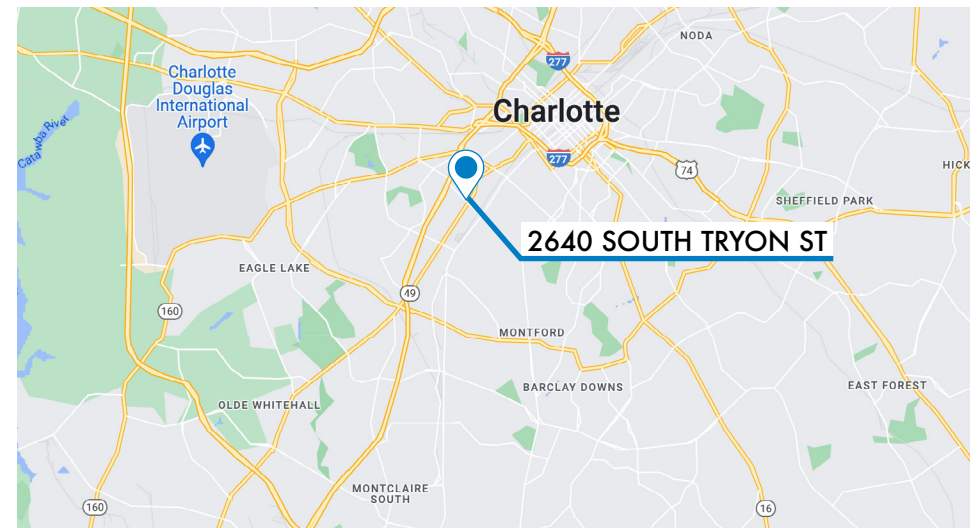
## DEVELOPMENT SITE FOR SALE

# 2640 S TRYON ST

CHARLOTTE, NC

### PROPERTY INFORMATION

- 4,546 SF Freestanding building
- .51 Acres available for sale in South End
- Great location with visibility on the highly traveled South Tryon Street near the intersection of Remount Road
- Ideal adaptive re-use opportunity for retail, office, or general commercial use with on-site parking
- Zoned B-1
- Price: \$1,895,000



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## AREA OVERVIEW



**2640 S TRYON ST, CHARLOTTE NC**  
4,546 SF AVAILABLE FOR SALE

### DRIVE TIMES

#### UPTOWN CHARLOTTE

10 mins - 2.5 miles



3 mins - 1 mile

#### CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

12 mins - 7.6 miles



6 mins - 2 miles



9 mins - 7 miles

### TRAFFIC COUNTS

#### VPD

S Tryon St	17,500
Remount Rd	12,000
South Blvd	21,500

### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

Population	17,860	118,849	266,978
Projected Population (2027)	20,424	133,133	297,390
Median Age	36.5	36.5	36.5
Household Income	\$104,972	\$106,725	\$98,861
Median Home Value	\$424,545	\$388,785	\$346,968
Consumer Spending (per capita)	\$14,550	\$14,317	\$12,983
Employees	11,502	165,815	267,914
Businesses	1,447	15,843	25,312

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# CONCEPTUAL RENDERINGS

2640 S TRYON ST, CHARLOTTE NC  
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## 9,000 SF DEVELOPMENT BUILDING

The existing 4,500 SF building currently on the property will need to be demolished to execute the 9,000 SF building in the below images.



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