



CHARLOTTE, NC 28206

2504 N TRYON & E 28TH ST

+/- 1.137-Acre Corner Redevelopment ML-2 Site Available for Sale



+/- 1.137 ACRES FOR SALE
2504 N TRYON & E 28TH ST
CHARLOTTE, NC

PROPERTY INFORMATION

Strategically positioned at the traffic lighted corner of N Tryon Street and E 28th Street, this property offers excellent visibility and access. Just minutes from NoDa and I-277, it features prominent frontage along N Tryon Street (21,686 VPD)

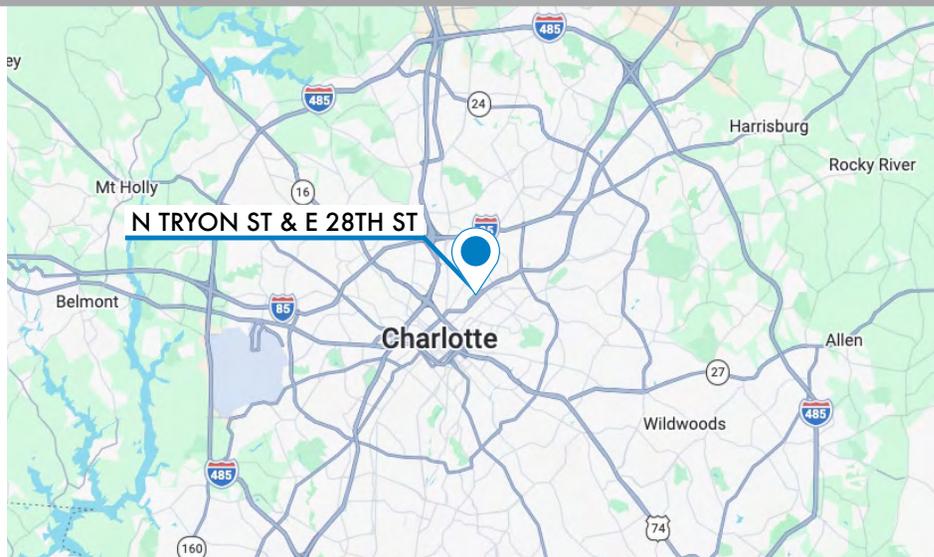
Acres: 1.137 AC

RARE Zoning: ML-2 Heavy Industrial

Tax Parcel: 083-023-04

Building: 6,900 SF built in 1954, removal recommended

Pricing: \$1,950,000



Polaris Map – Mecklenburg County, North Carolina

2504 N Tryon St

Date Printed: 2/12/2026 2:45 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

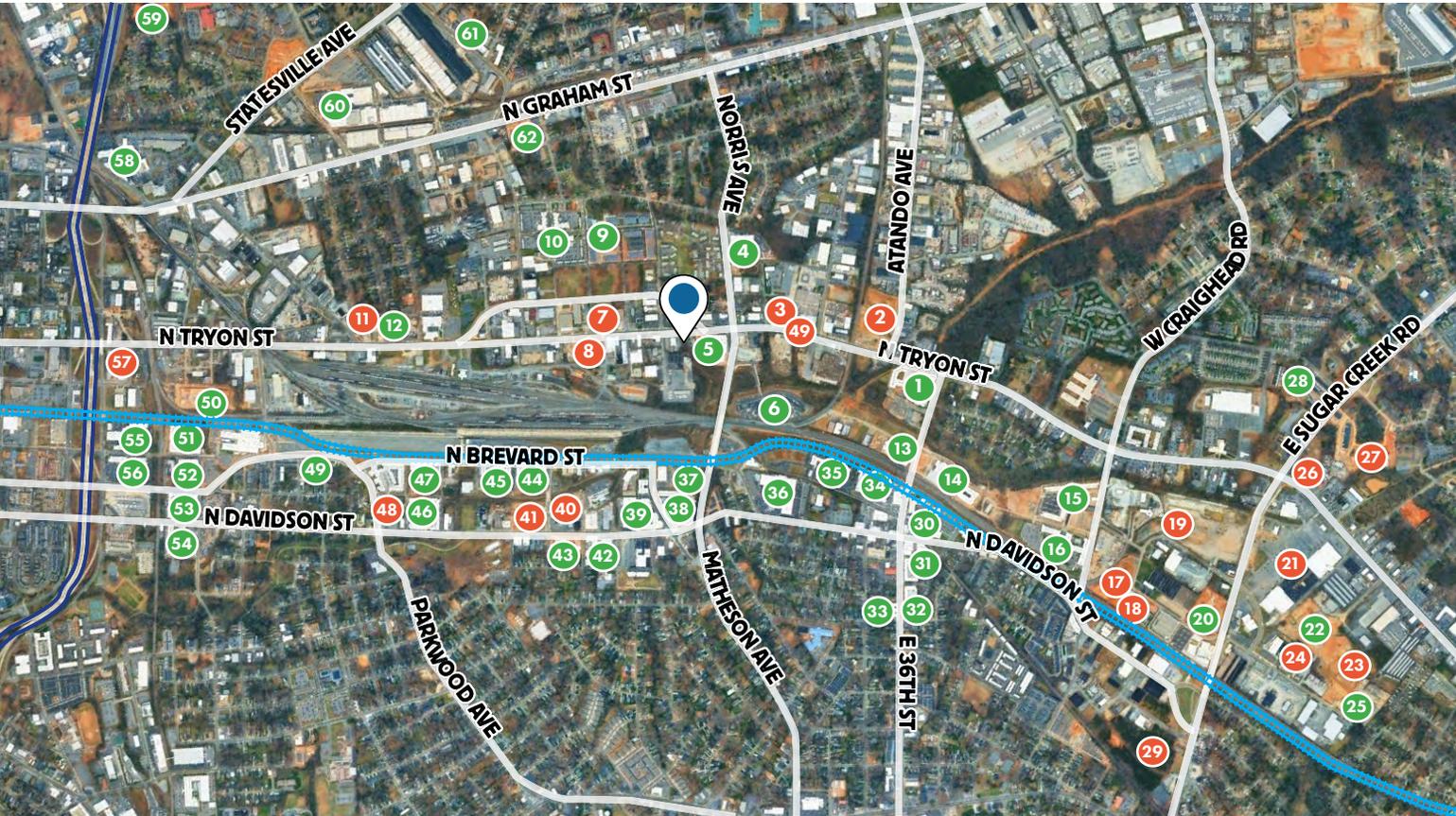
MULTI-FAMILY MAP

2504 N TRYON ST & E. 28TH ST, CHARLOTTE, NC
 +/-1.137 ACRES AVAILABLE FOR SALE IN NODA

10,000+
 Units Delivered

5,000+
 Units Under Construction/Proposed

- | | | |
|------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
| 1. One NoDa Park 383 Units 2024 | 10. The Henry 309 Units 2021 | 19. Sugar Creek Multifamily 350 Units 2027 |
| 2. Contour NODA 403 Units 2026 | 11. 100 Dalton 275 Units Proposed | 20. Sorella 335 Units 2025 |
| 3. The Collection at 36th St 41 Units 2026 | 12. Dunloe Charlotte 20 Units 2024 | 21. Sugar Yards 67 Units 2026 |
| 4. The Gaston at North End 144 Units 2023 | 13. Cullman House 294 Units 2025 | 22. Sablewood 109 Units 2025 |
| 5. Matheson Mill 303 Units 2024 | 14. Link Apartments NoDa 36th St 534 Units 2024 | 23. Arris NoDa 276 Units 2026 |
| 6. Kaleido NoDa 251 Units 2022 | 15. Trailside NoDa 330 Units 2024 | 24. The Mill 281 Units Proposed |
| 7. Nuvou27 325 Units 2026 | 16. Amaze @ NoDa 298 Units 2020 | 25. Reve NoDa Junction 68 Units 2023 |
| 8. Cavella Apartments 157 Units 2025 | 17. Artifact NoDa 392 Units 2026 | 26. E. Sugar Creek & N Tryon 188 Units Proposed |
| 9. The Henry 325 Units 2023 | 18. Indigo CLT 326 Units 2026 | 27. Middle Creek Lofts 188 Units 2022 |



● Under Construction/Proposed ● Delivered/Delivering

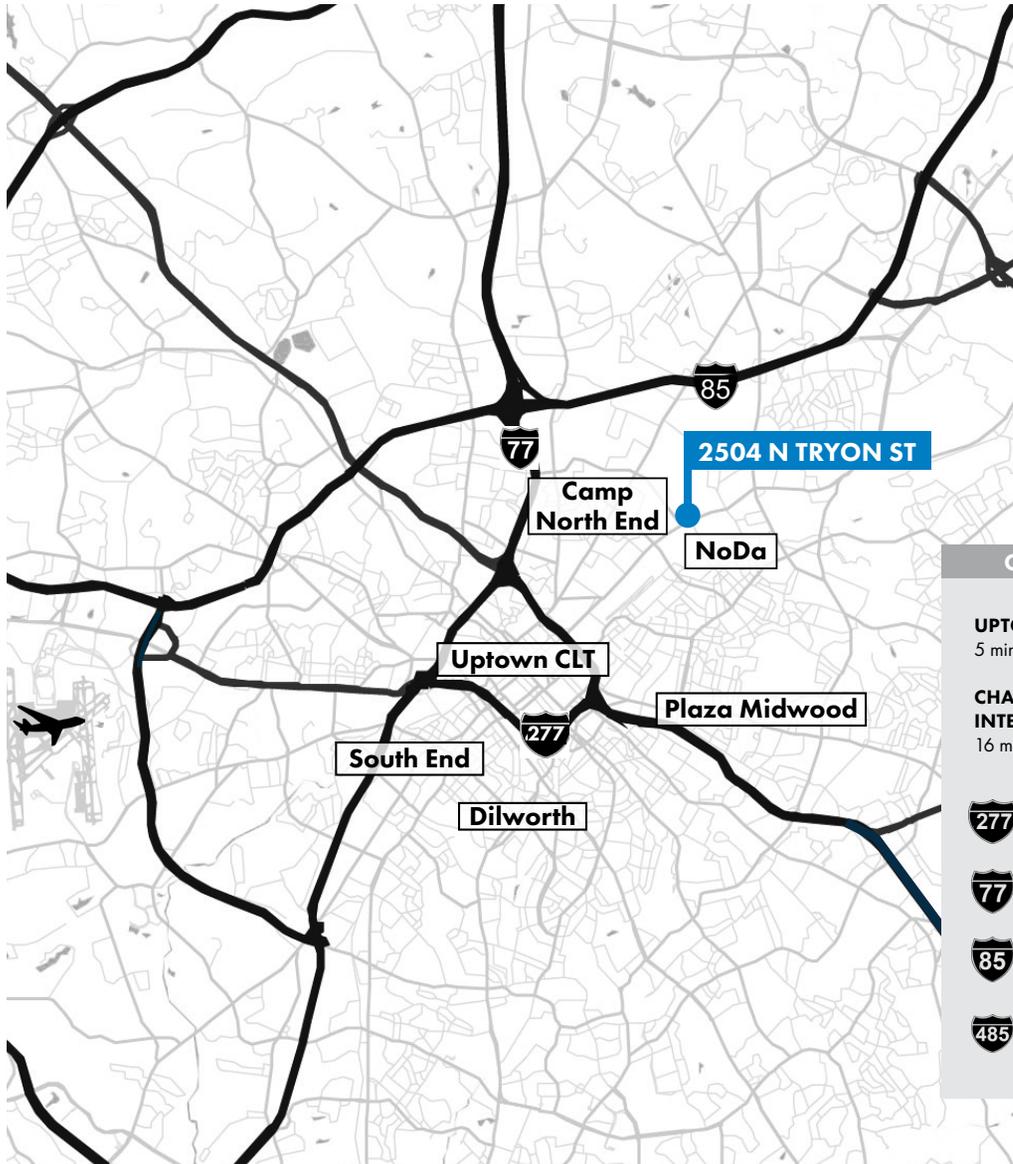
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AREA DEMOGRAPHICS

2504 N TRYON ST & E. 28TH ST, CHARLOTTE, NC
 +/-1.137 ACRES AVAILABLE FOR SALE IN NODA



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,179	119,382	285,664
Projected Population (2029)	13,437	127,932	304,748
Median Age	34.2	34.2	34.6
Household Income	\$84,161	\$95,669	\$92,091
Median Home Value	\$415,840	\$369,926	\$324,163
Employees	5,898	109,557	201,303

CONNECTIVITY	
UPTOWN CLT	5 mins - 2.0 miles
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT	16 mins - 10.4 miles
 277	5 mins - 2 miles
 77	5 mins - 2.8 miles
 85	6 mins - 2.5 miles
 485	16 mins - 12.1 miles

TRAFFIC	VOLUME
N Tryon St	21,686
Matheson Ave	16,533