

PROPERTY

HIGHLIGHTS

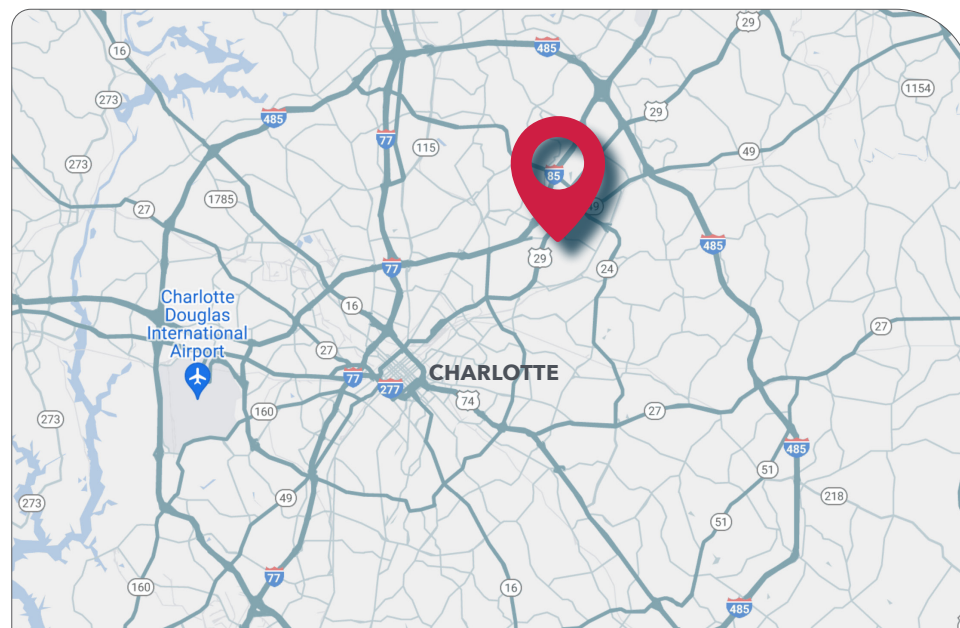
- **PRIME RETAIL LOCATION** - 3,410 SF former Bank branch outparcel to Family Dollar anchored center (93.7% leased according to Costar), and in close proximity to national retailers such Ikea, Home Depot, Target, Walmart and Lowe's Home Improvement
- **EASY ACCESS** - on retail corridor with multiple points of ingress/ egress, and less than 1/2 mile to the I-85 connector
- **SITE CHARACTERISTICS** - 0.76-acre site with abundant onsite parking
- **HIGH VISIBILITY** – generating over 30,000 VPD on N Tryon Street with maximum exposure for your business
- **DRIVE-THRU** – 3 lane drive-thru ideal for restaurant, coffee shop, or other retail businesses
- **ZONING** - Zoned B-2, (general business, with a wide variety of commercial uses permitted)
- **SALE PRICE:** \$1,650,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,218	87,709	244,599
Median HH Income	\$43,218	\$51,230	\$57,455
Number of Businesses	313	3,378	7,912
Number of Employees	2,639	49,605	93,485
Daytime Population	11,897	104,098	237,102



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FORMER BANK BRANCH FOR SALE | 6709 N TRYON ST, CHARLOTTE, NC 28213



