



36
30
TRYCLAN DR

CHARLOTTE, NC 28217

5,000 SF - 10,054 SF AVAILABLE FOR LEASE

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FOR LEASE**

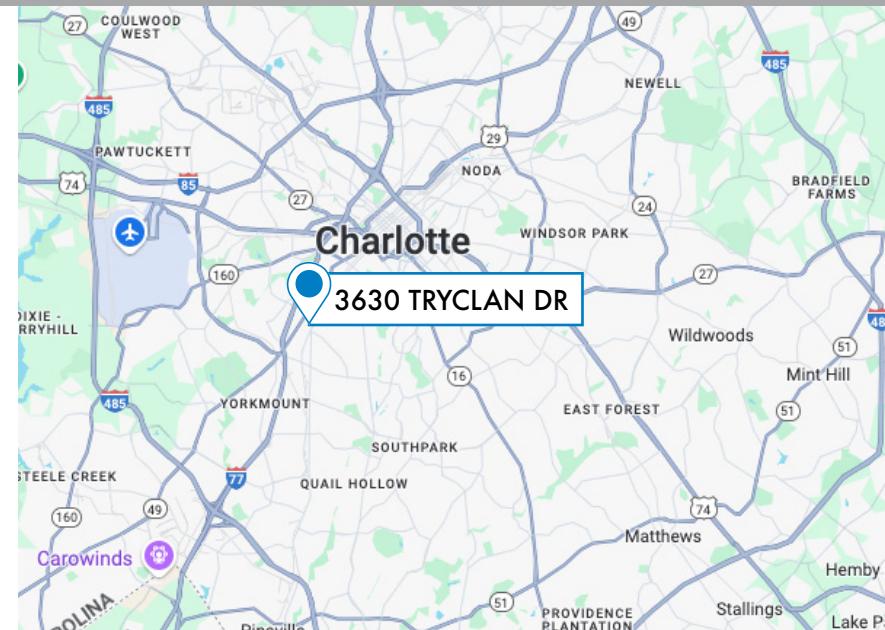
**36
30 TRYCLAN DR
CHARLOTTE, NC**



PROPERTY INFORMATION

3630 Tryclan Dr, is located in the "Lower South End" submarket, adjacent to the Scaleybark Station light rail stop of the LYNX Blue Line. This 10,054 SF flex property is located across South Blvd from Beacon Partners' LoSo Station mixed-use development and within 0.5 miles of 5,000 planned or completed apartment units.

- Ideal for showroom, office, or retail
- Building offers a bow truss roof, open layout and is climate controlled throughout
- Two dock high doors located in the front of the building, one 8' x 10' and one 10' x 10', one drive in door accessed by ramp on side of the building 8' x 10'
- 2 restrooms currently in place
- 3 phase power
- 14' clear height. 16' - 20' ceilings
- 22 parking spaces
- Lease rate: \$22 NNN
- Available Now

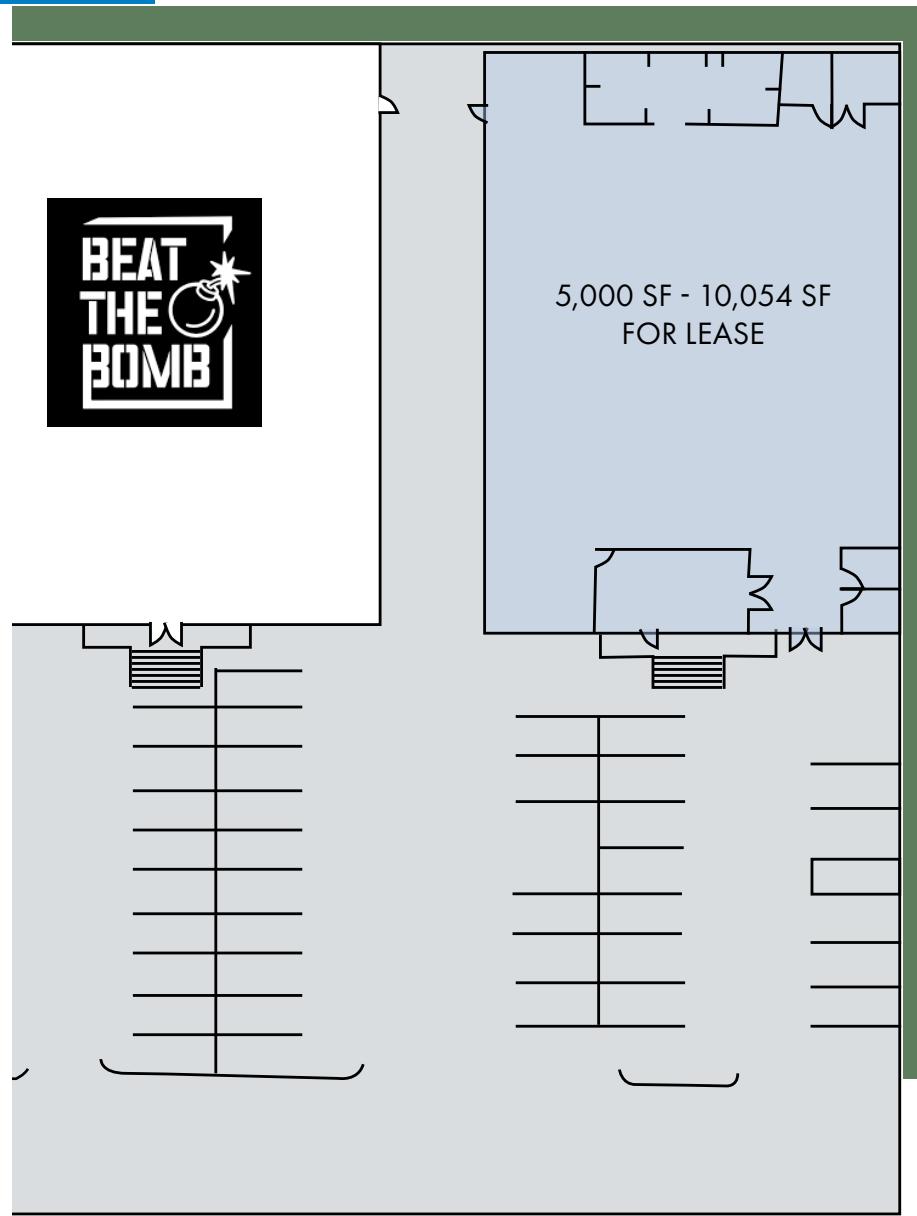


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SITE PLAN



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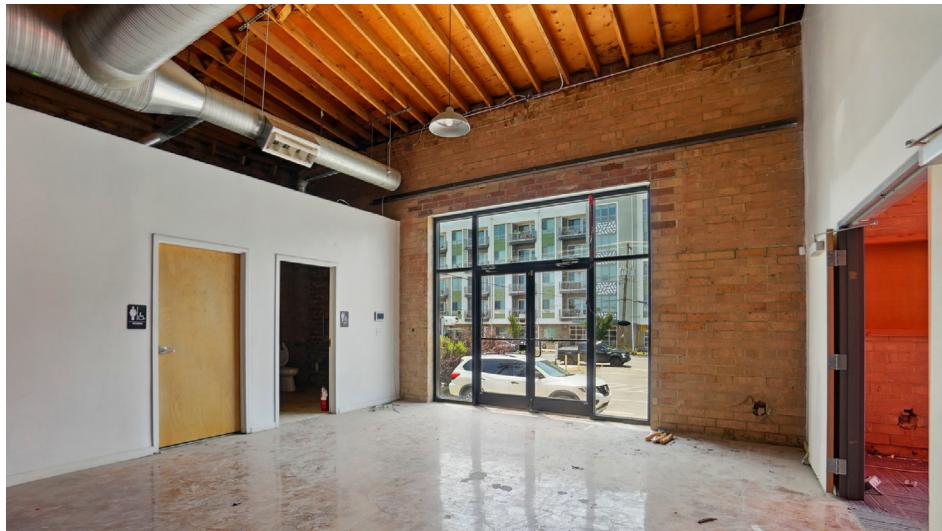


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DEMOGRAPHICS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,160	103,281	265,365
Projected Population (2028)	13,849	107,861	274,799
Median Age	36.5	37	36.7
Household Income	\$92,373	\$109,050	\$104,843
Median Home Value	\$362,523	\$408,976	\$373,919
Employees	10,100	137,151	250,403



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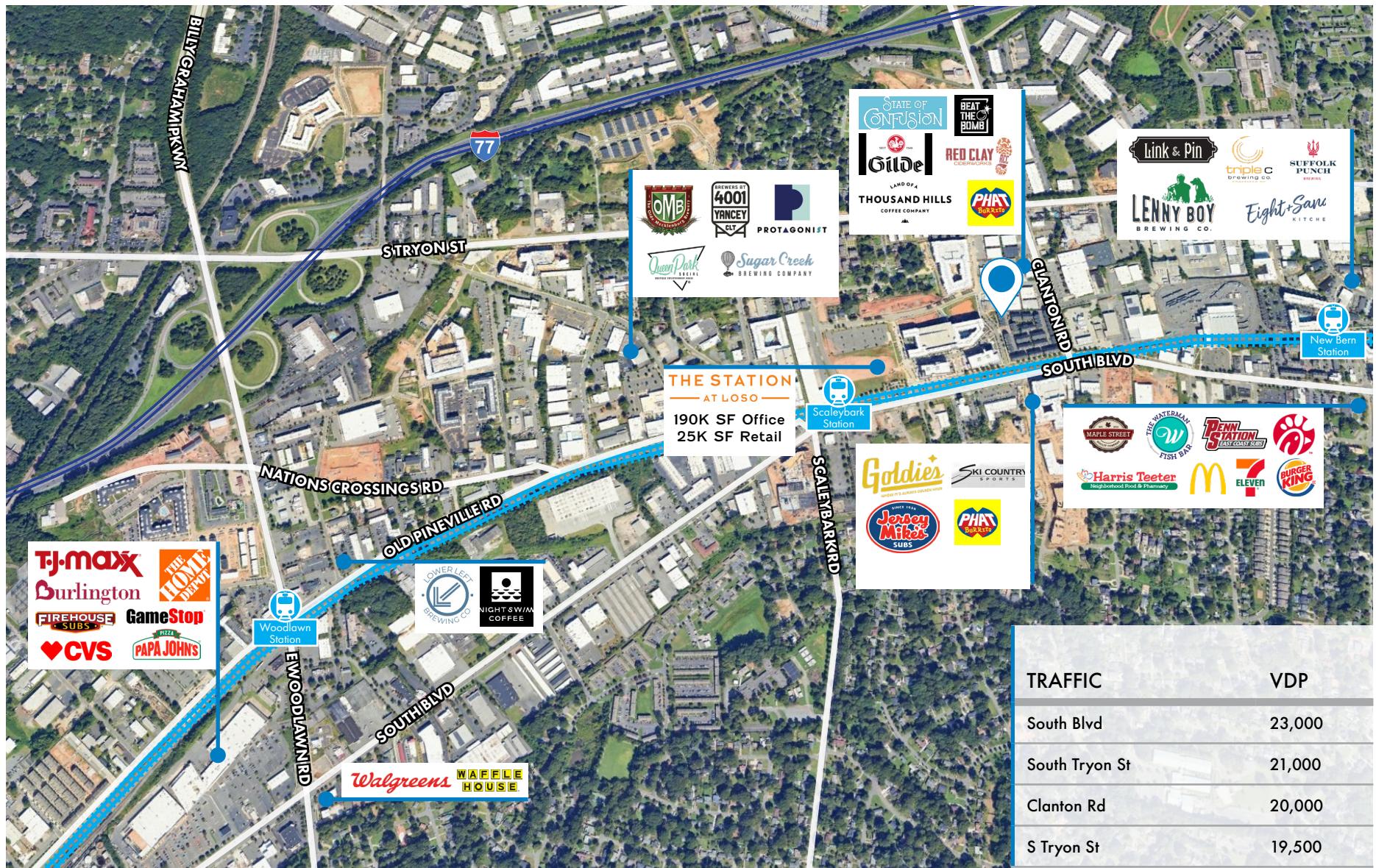
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AREA MAP

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TRAFFIC	VDP
South Blvd	23,000
South Tryon St	21,000
Clanton Rd	20,000
S Tryon St	19,500

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MULTI-FAMILY DEVELOPMENT



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#	DEVELOPMENT	UNITS
1	South & Hollis Completed 2024	310
2	300 Hollis Rd Under Construction	368
3	MAA LoSo Completed 2021	344
4	The Station at LoSo Completed	340
5	The Station at LoSo Completed	Mixed-Use
6	South Village at Scaleybark Under Construction	82
7	Ello House Completed 2023	343
8	Southerly at LoSo Under Construction	403
9	Aritizia at LoSo Completed 2021	350
10	The Garten Under Construction	320
11	3722 S Tryon St Proposed	750
12	Alexan LoSo Under Construction	317
13	3199 South Blvd Proposed	415
14	Modera LoSo Under Construction	351
15	3310 S Tryon St Under Construction	310

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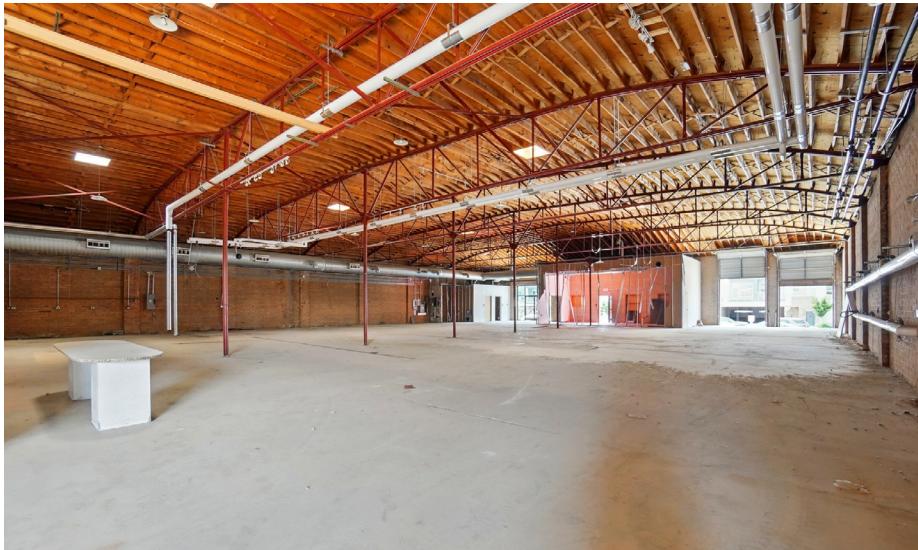
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PROPERTY PHOTOS

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