

SALE

5410 NORTH TRYON STREET

5410 N Tryon St Charlotte, NC 28213



PROPERTY DESCRIPTION

An exceptional opportunity to acquire a well-maintained medical office building positioned directly on North Tryon Street — Charlotte's premier north-south commercial artery. This property sits as an outparcel to a high-traffic strip center, commanding tremendous visibility with over 36,000 vehicles per day traveling this corridor. Zoned TOD-TR (Transit Oriented Development — Transition), the site benefits from Charlotte's forward-looking transit-oriented land use framework, opening the door to a broad range of permitted uses and future redevelopment potential.

The building formerly operated as a satellite facility of Mercy Hospital, offering a proven medical-use pedigree that translates into purpose-built infrastructure for healthcare tenants. The facility features nine sink stations, a dedicated urine analysis station, and a 30' x 25' covered canopy — all ready for immediate clinical use. Major capital expenditures have already been addressed — the roof is less than three years old and all three HVAC units have been replaced within the same timeframe — providing a turnkey asset with minimal deferred maintenance. Whether you are an investor seeking a stable medical-office income stream, a healthcare operator looking to own your own facility, or a developer evaluating transit-corridor upside, this property checks every box.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	1
Price per sq feet	\$446.96
Lot Size:	0.67 AC
Building Size:	3,356 SF

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PROPERTY HIGHLIGHTS

- TODTR Zoning- Transit-oriented designation allows a wide range of commercial, medical, and mixed-use possibilities — with future redevelopment upside
- 36,000+ VPD Exceptional daily exposure on one of Charlotte's busiest corridors ensures high visibility for any tenant or practice
- Steps from the Old Concord Road station on Charlotte's light rail — a powerful draw for employees, patients, and customers
- Freestanding presence with the benefit of co-tenancy traffic from an established, heavily visited retail center
- 30x25 Generous covered exterior canopy area ideal for patient drop-off, ambulance access, or sheltered entry
- Fully plumbed exam and treatment areas ready for immediate clinical operations across multiple specialties
- Roof and all three mechanical units replaced within the last three years — minimal deferred maintenance
- Purpose-built medical infrastructure — plumbing, electrical, and layout designed for healthcare operations
- Adaptable floor plan for a variety of medical uses

DEMOGRAPHICS

	0.25 MILES	5 MILES	10 MILES
Total Households	143	569	3,827
Total Population	309	1,360	9,981
Average HH Income	\$53,050	\$57,637	\$60,774

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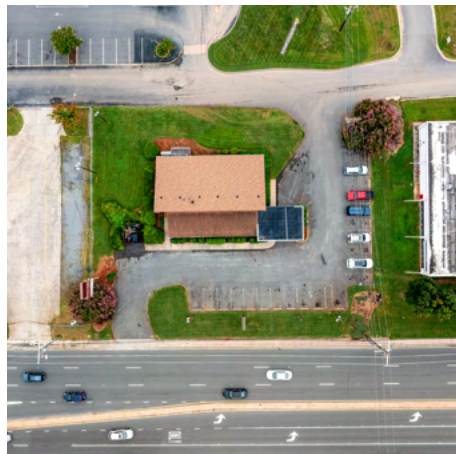


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PHOTOS

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FLOORPLAN

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5410 North Tryon Street - Summary

Gross Living Area - 3355.6 Sq Ft

Non- Living Area - 754.8 Sq Ft



Area Calculation Summary	
Gross Living Area	Calculation Details
First Floor	3355.6 Sq Ft
Total Living Area	3355.6 Sq Ft
Non-Living Area	
Carport/Carpool	754.8 Sq Ft
Total Non- Living Area	754.8 Sq Ft

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RETAILER MAP

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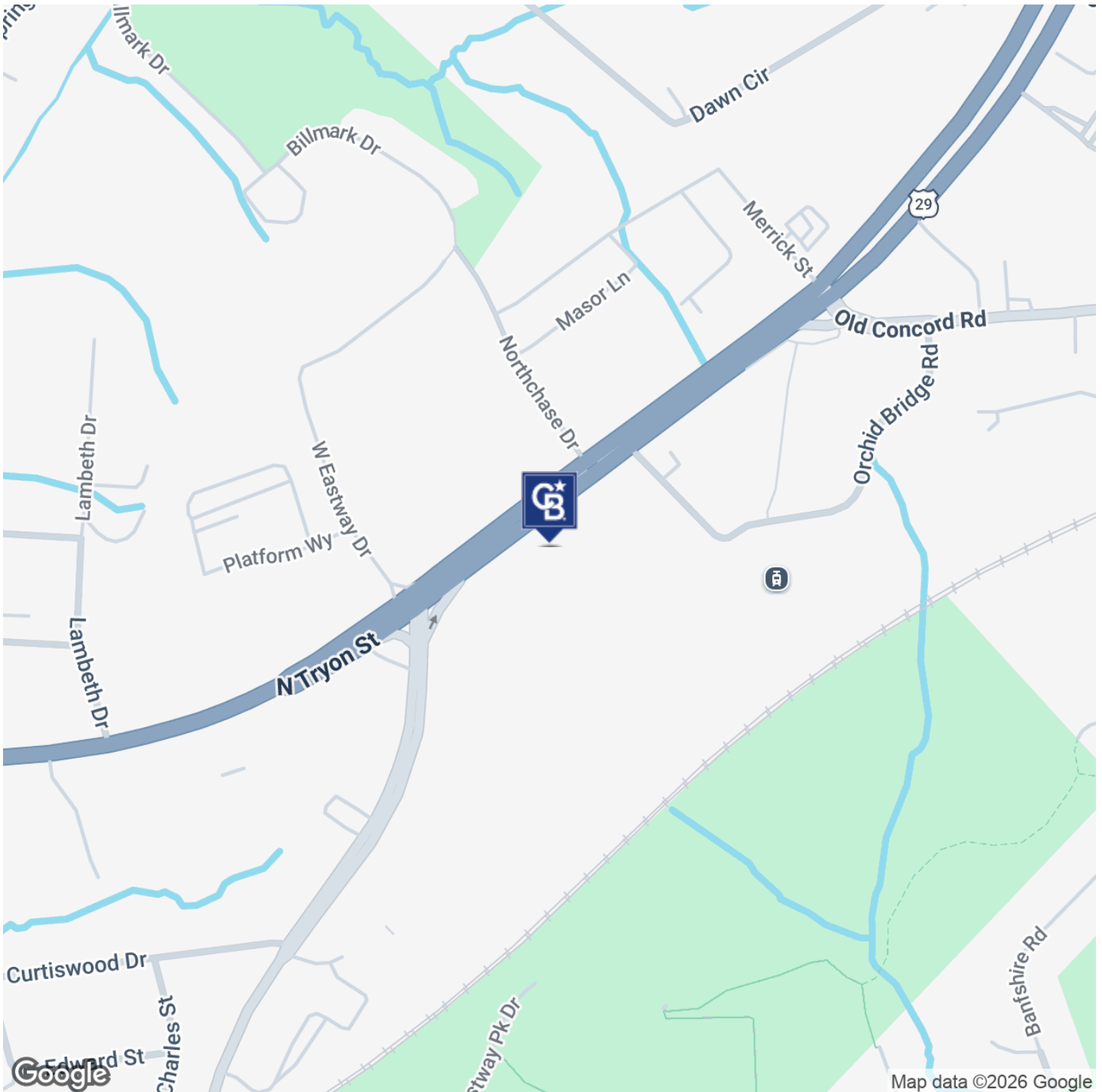


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LOCATION MAP

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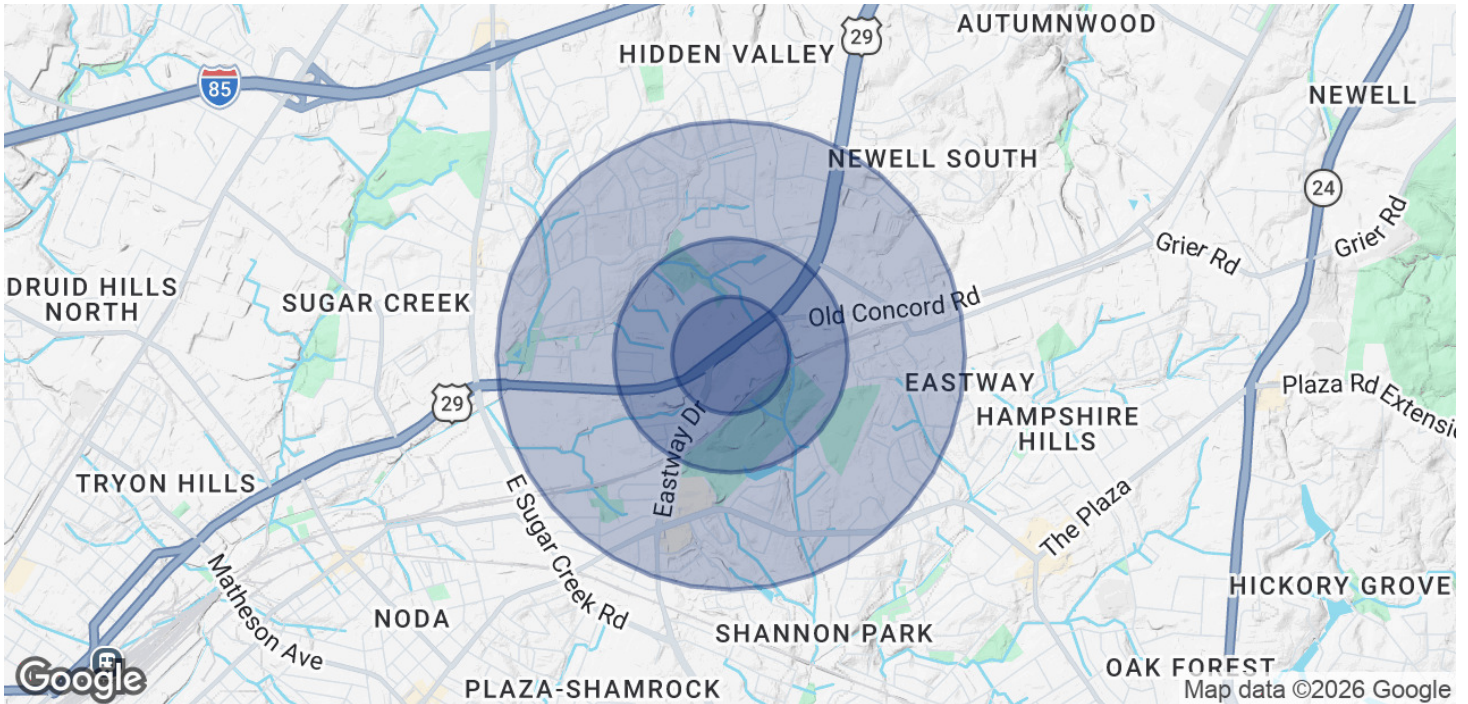


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DEMOGRAPHICS MAP

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	309	1,360	9,981
Average Age	40.6	38	35.8
Average Age (Male)	37	34.9	35.3
Average Age (Female)	41.6	39.3	35.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	143	569	3,827
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$53,050	\$57,637	\$60,774
Average House Value	\$119,322	\$138,252	\$197,749

2023 American Community Survey (ACS)

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