

INSTITUTIONAL/ EDUCATION FACILITY  
TRADE SCHOOL & ADAPTIVE REUSE POTENTIAL  
FOR LEASE

5500 N. Tryon Street  
*Old Concord Station*

CHARLOTTE, NC 28213

+/- 35,940 SF



**REDPART.COM**

711 Central Avenue  
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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**RED**  
PARTNERS

# Executive Summary

## PROPERTY DETAILS:

Availability: August 1, 2026

Available SF: ± 35,940

Zoning: TOD-TR

Parking: 77 Spaces

Ceiling Height: 17'2" - 21'2" Ft

Asking Rate: **Contact Broker**

## KEY HIGHLIGHTS:

- Property Amenities include Gymnasium, Auditorium and Cafeteria with full Commercial Kitchen
- Exceptional Access and Visibility, full circular movement via N Tryon, Old Concord, Orchid Bridge & Pumpernickel
- 43,000 VPD on N. Tryon St./ 20,000+ Daily Ridership on LYNX Blue Line
- Adjacent to LYNX Park & Ride, Eastway Park & Rec Center, New County Resource Center
- Signalized Crosswalk across N Tryon & CATS Bus Stop located at site



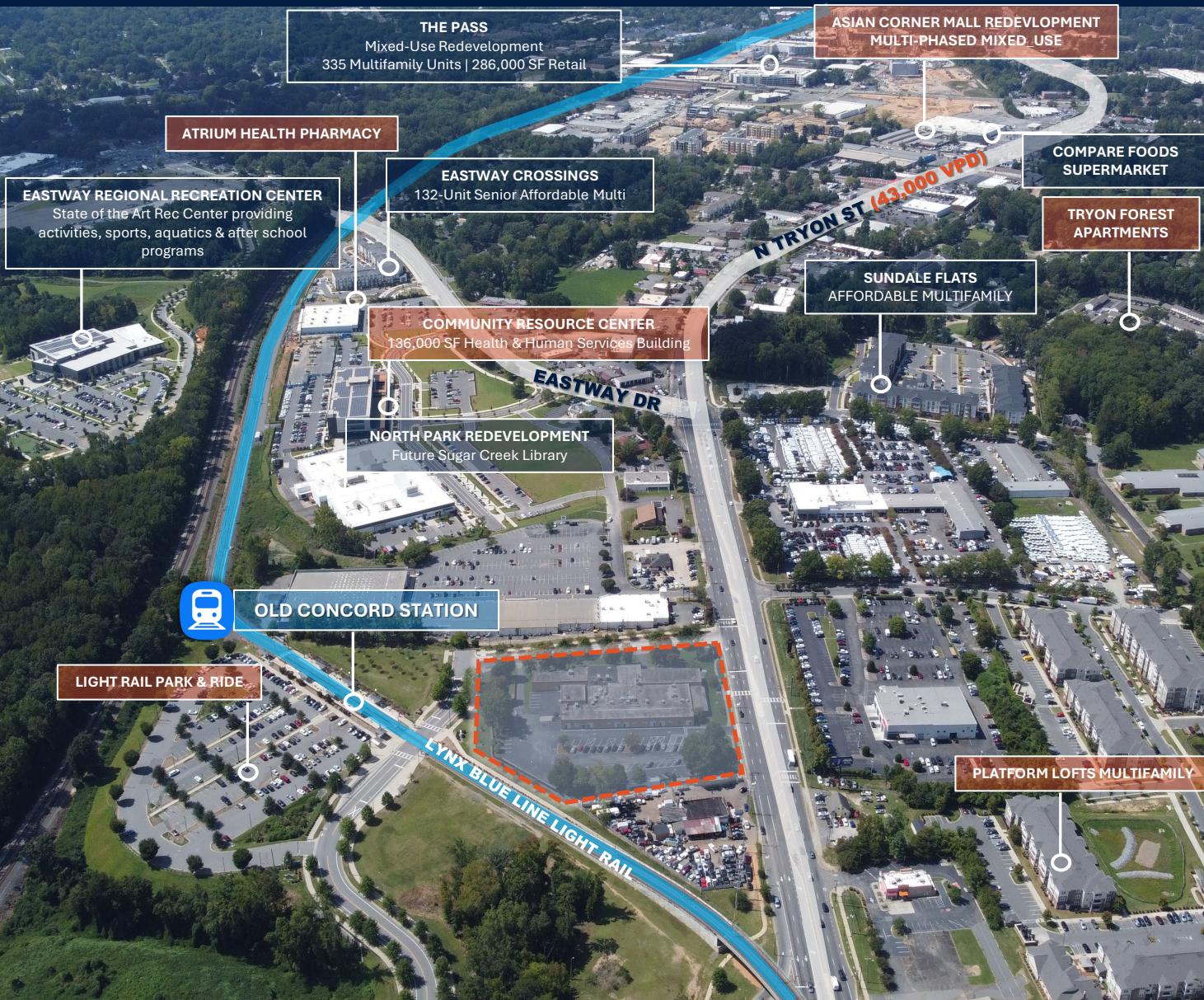
## OVERVIEW/ OPPORTUNITY:

Located directly adjacent to the **LYNX Blue Line Old Concord Station**, this ±35,940 SF institutional building offers a rare opportunity to lease a highly functional facility with exceptional access and transit visibility along the North Tryon corridor. Originally constructed in the 1950s by General Motors as a technical training facility and thoughtfully converted to a charter school in 2001, the property has continuously served an educational use for over two decades. Great opportunity for a new user to secure a well-located, purpose-built campus.

The building features approximately 13 large classrooms, a small gymnasium, an auditorium with stage, cafeteria with full commercial kitchen, faculty lounge, administrative offices, and 77+ on-site parking spaces. With strong vehicular access, transit adjacency, and a flexible institutional layout, the property is well-suited for continued educational use or adaptive reuse as a trade or technical training facility, including automotive, HVAC, welding, or similar workforce-development programs. The combination of scale, infrastructure, and transit-oriented location makes this a compelling option for users seeking a turnkey presence in one of Charlotte's most connected growth corridors.

# Location

OLD CONCORD STATION | 5500 N TRYON ST



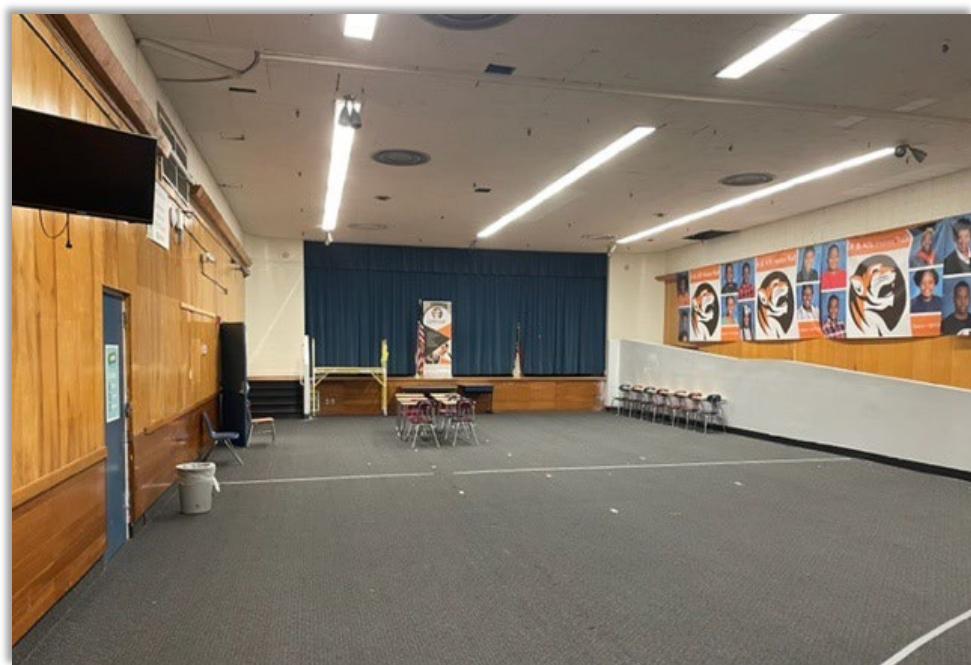
# Property Photos

OLD CONCORD STATION | 5500 N TRYON ST



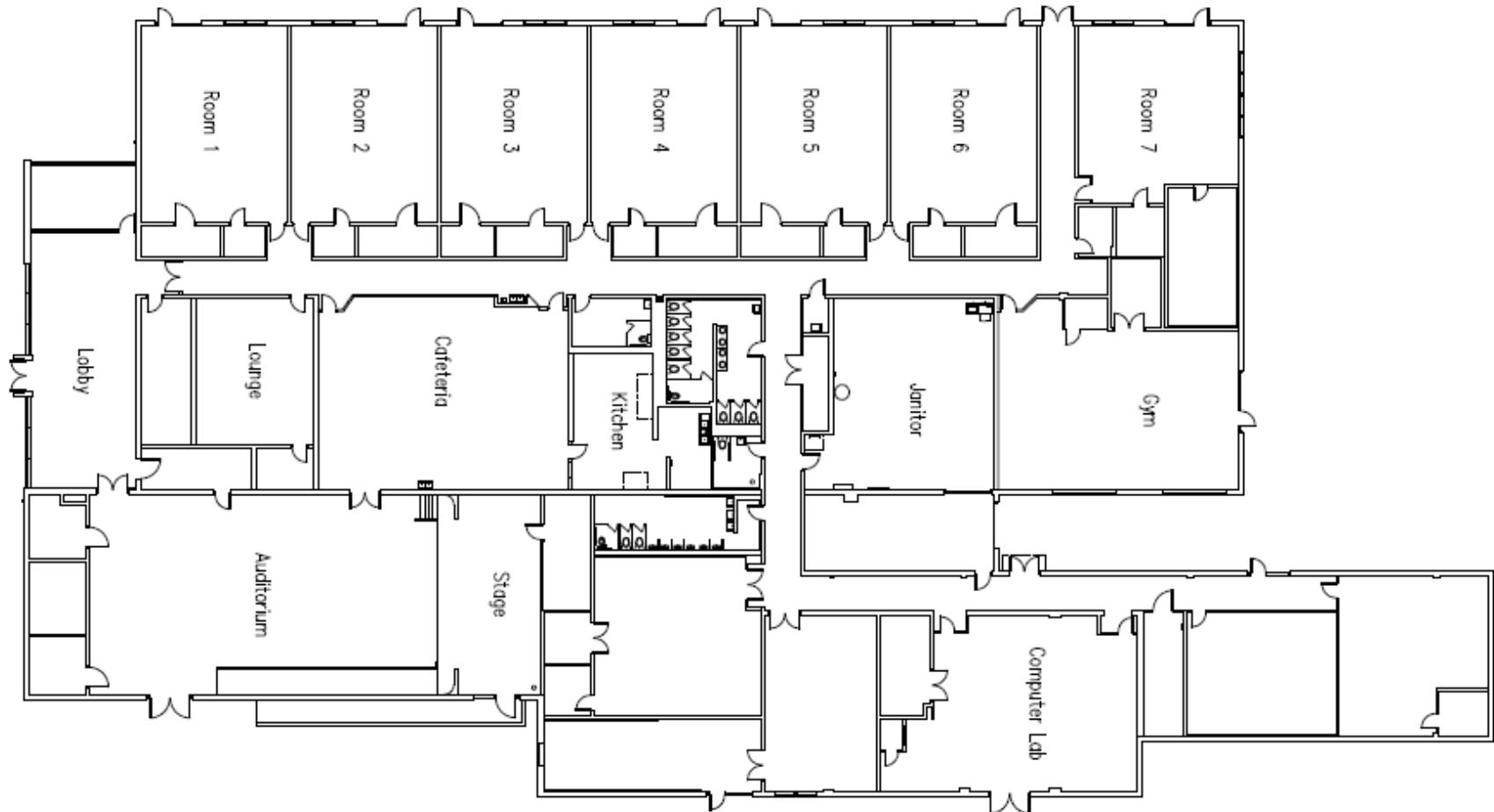
# Property Photos

OLD CONCORD STATION | 5500 N TRYON ST



# Floor Plan

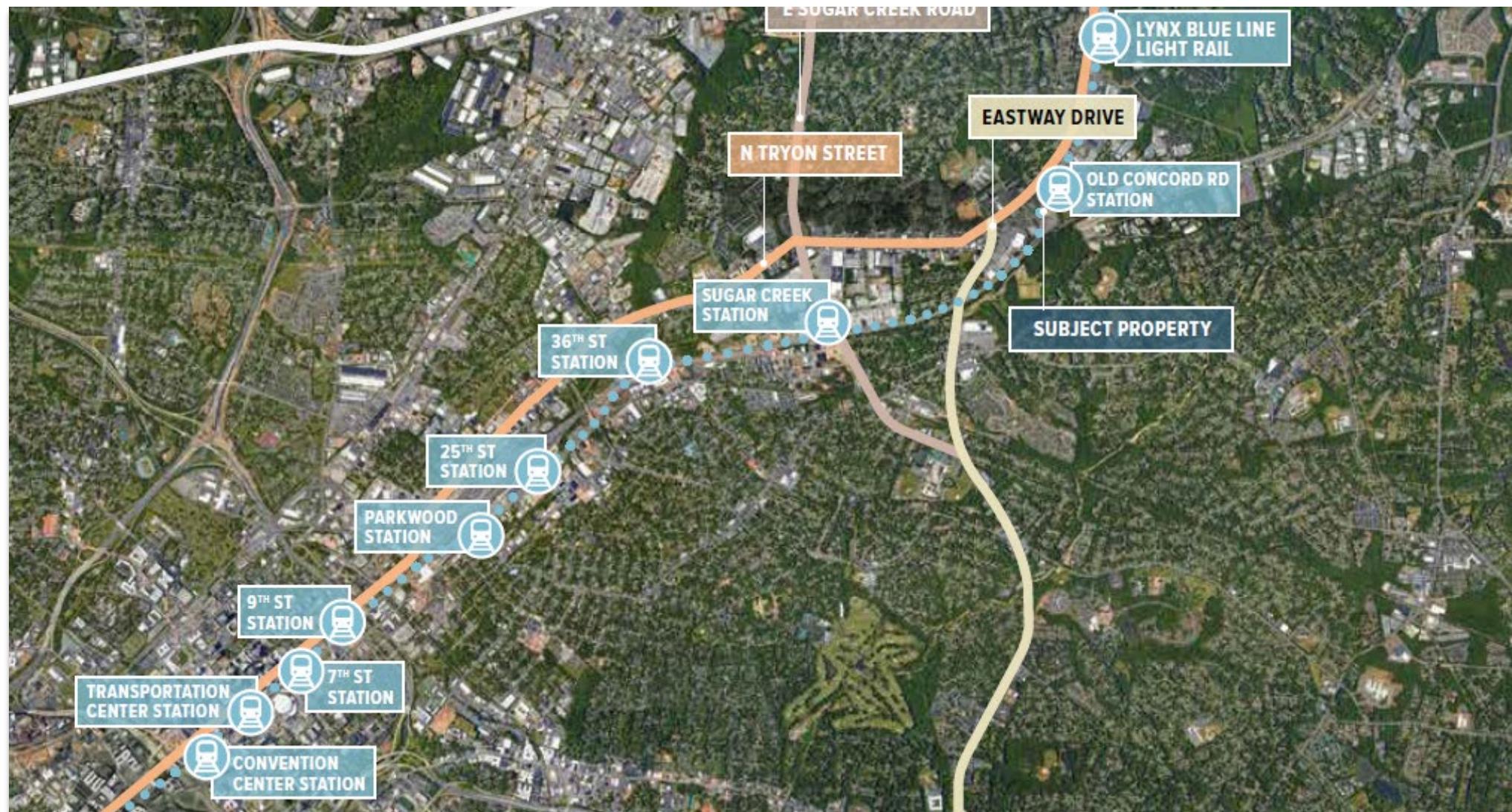
OLD CONCORD STATION | 5500 N TRYON ST



5500 North Tryon Street  
35,940 SF

# LYNX Light Rail | Blue Line

OLD CONCORD STATION | 5500 N TRYON ST



# Demographics

OLD CONCORD STATION | 5500 N TRYON ST

POPULATION	3-MILE	5-MILE	10-MILE
2030 Projection	110,937	305,370	861,247
2025 Estimate	99,304	284,755	811,672
2020 Census	84,437	254,623	734,621
Growth 2010-2025	30.4%	32.9%	33.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2030 Projection	46,441	133,011	363,564
2025 Estimate	40,627	121,517	337,448
2020 Census	32,398	103,793	296,907
Growth 2010-2025	42.5%	45.2%	40.9%
INCOME	3-MILE	5-MILE	10-MILE
2030 Projection	\$93,135	\$98,914	\$124,517
2025 Estimate	\$93,288	\$99,234	\$126,162
2010 Census	\$44,459	\$50,652	\$67,891
Growth 2010-2025	109.8%	95.9%	85.8%



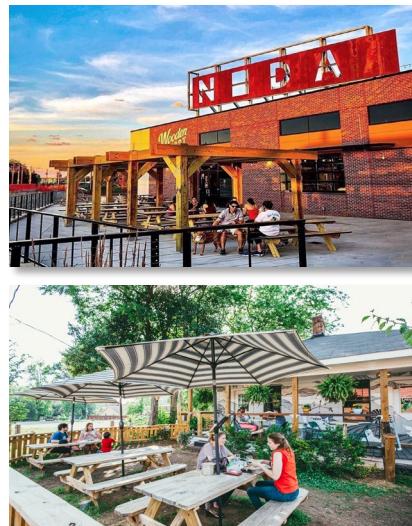
# Market Overview

OLD CONCORD STATION | 5500 N TRYON ST

## NoDa (North Davidson) Charlotte, NC

NoDa is one of Charlotte's most established and dynamic urban submarkets, known for its blend of historic character, adaptive reuse, and transit-oriented growth. Located just northeast of Uptown along the LYNX Blue Line, NoDa has evolved into a highly sought-after live-work-play district featuring a dense mix of multifamily housing, creative office, retail, restaurants, breweries, and entertainment venues. The area benefits from strong demographics, sustained residential demand, and limited infill supply, while light rail connectivity provides direct access to Uptown, South End, and University City.

This same transit-oriented growth pattern continues north along the LYNX corridor to **North Tryon Street and the Old Concord Station**, where expanding infrastructure, improved connectivity, and proximity to major employment centers are driving increasing investor and tenant interest. With direct light rail access to NoDa and Uptown, the Old Concord Station area is well positioned to benefit from the same urbanization and reinvestment trends that have defined NoDa's long-term success.





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OLD CONCORD STATION | FOR LEASE

PROPERTY AVAILABLE AUGUST, 1 2026

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