



# Retail Showroom

14040 S Tryon St  
Charlotte NC 28278

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## OFFERING SUMMARY

ADDRESS	14040 S Tryon St Charlotte NC 28278
COUNTY	Mecklenburg
SUBMARKET	Southwest Charlotte
GLA (SF)	6,140 SF
LAND ACRES	0.920
YEAR BUILT	1975
APN	19901103

## FINANCIAL SUMMARY

PRICE	\$2,450,000
PRICE PSF	\$399.02

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,992	59,556	134,678
2026 Median HH Income	\$89,301	\$123,540	\$118,114
2026 Average HH Income	\$118,468	\$145,650	\$146,457



- ✓ NewLeaf Brokerage is pleased to present the opportunity to acquire a ±6,140 SF single-tenant retail showroom situated on a prominent 0.920-acre corner lot at S Tryon Street and Shopton Road in Southwest Charlotte. Positioned along a heavily traveled corridor connecting Rivergate/Steele Creek to Lake Wylie, this property offers exceptional visibility, accessibility, and long-term growth potential.

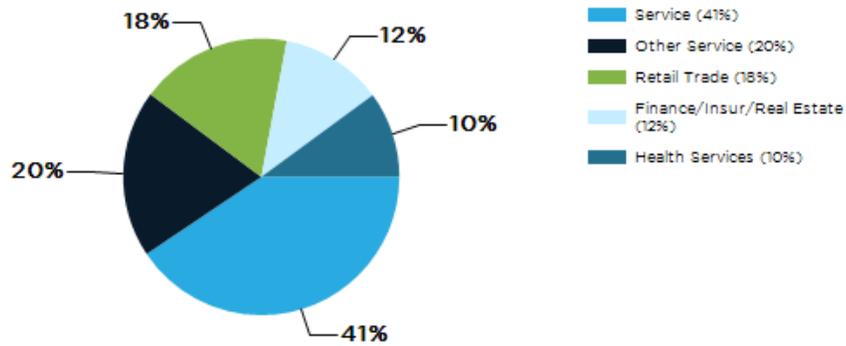
Built in 1975, this one-story retail building features 18-foot clear height and 38 surface parking spaces (6.19 per 1,000 SF ratio). The property will be delivered vacant within 90 days of closing, creating a strong opportunity for an owner-user or investor seeking repositioning or redevelopment potential.

- ✓ The site is zoned CG – General Commercial, a district intended to accommodate areas of general commercial development typically located at key intersections or along arterial streets. The CG district supports auto-oriented commercial uses while encouraging pedestrian improvements and multi-modal accessibility, making this location ideal for a wide range of retail, showroom, and service-oriented uses.
- ✓ Traffic counts in the immediate vicinity are robust, including over 41,000 vehicles per day along nearby NC-49/York Road. The surrounding 3-mile population exceeds 53,000 residents with projected growth approaching 9% over the next five years, reinforcing sustained retail demand in this expanding submarket.
- ✓ With strong corner positioning, flexible zoning, vacancy at delivery, and excellent corridor exposure, 14040 S Tryon Street presents a compelling acquisition opportunity in Southwest Charlotte.

For additional information or to schedule a tour, contact Todd Little at NewLeaf Brokerage.



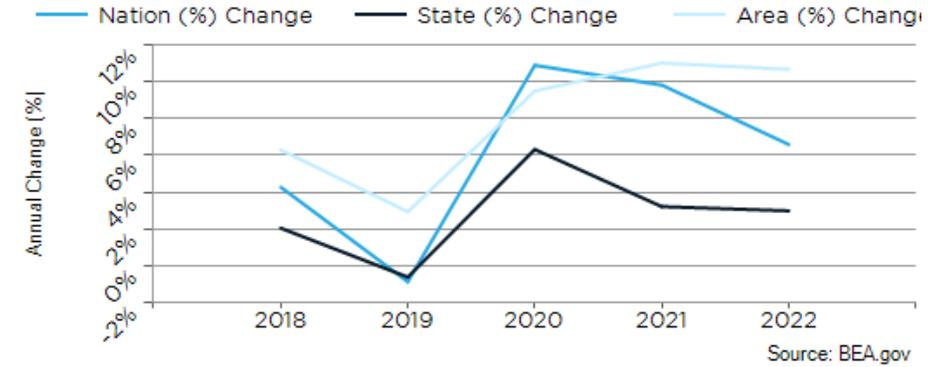
## Major Industries by Employee Count

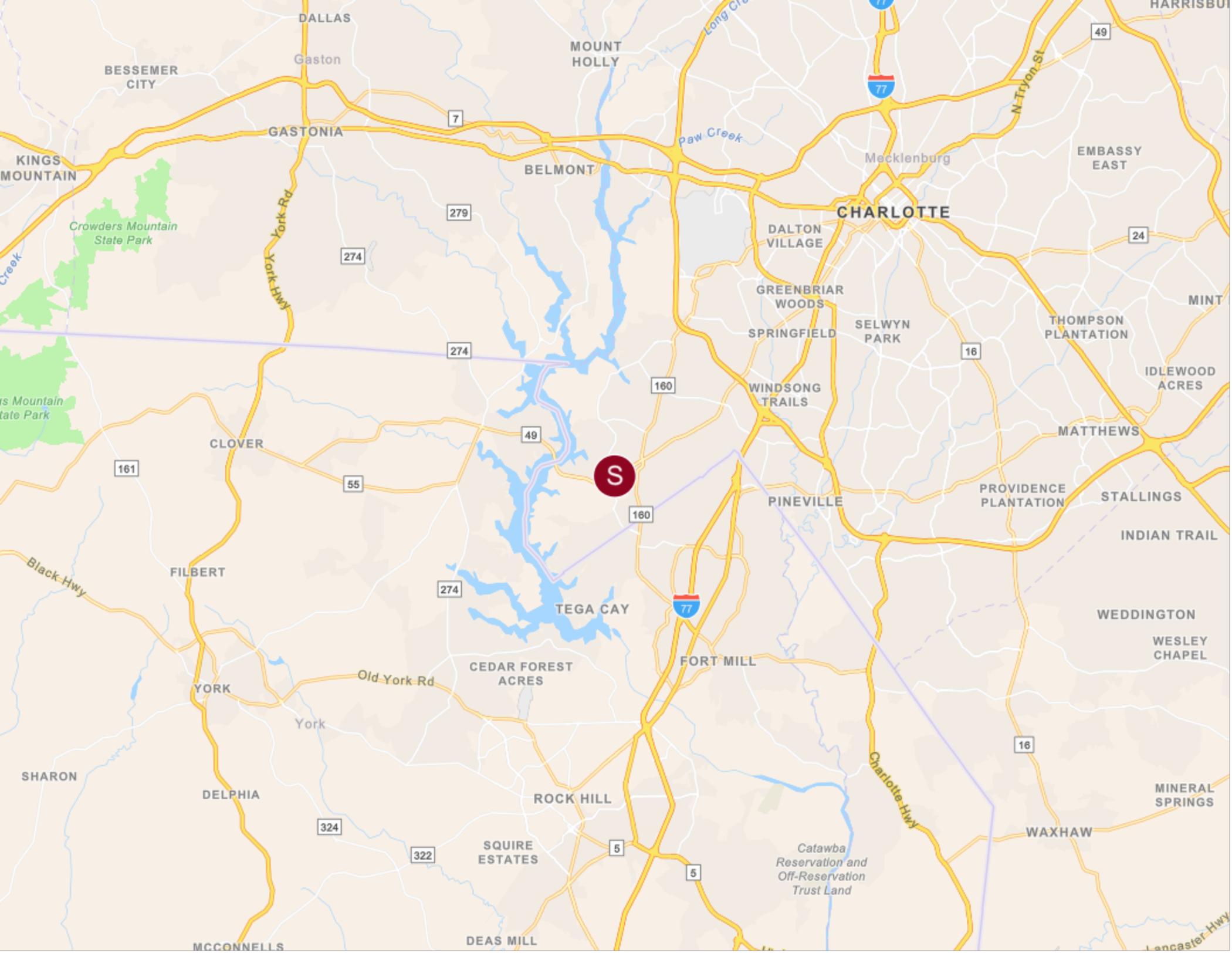


## Largest Employers

Bank of America	15,000
Lowe's	8,500
Duke Energy	7,700
Harris Teeter Supermarkets	5,206
Albemarle Corp.	4,500
Truist Financial	4,000
Belk	3,500
Compass Group	3,000

## Mecklenburg County GDP Trend

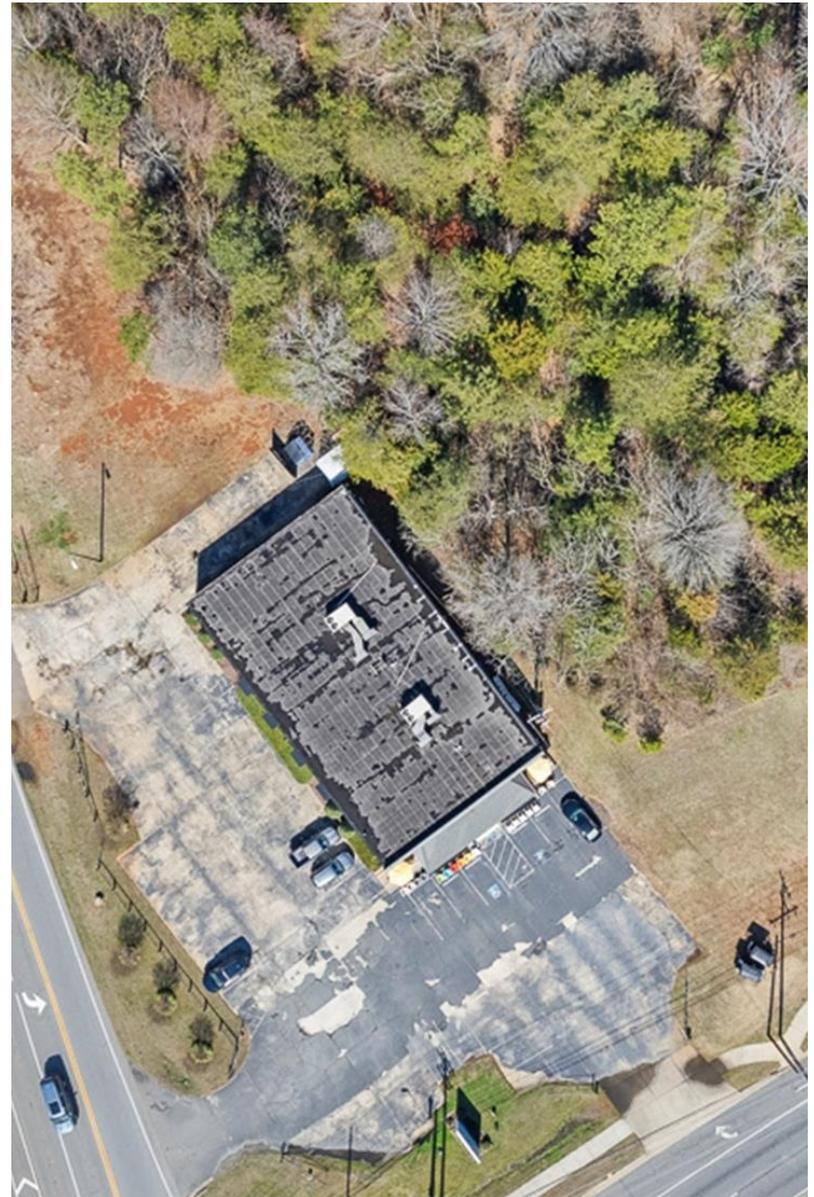




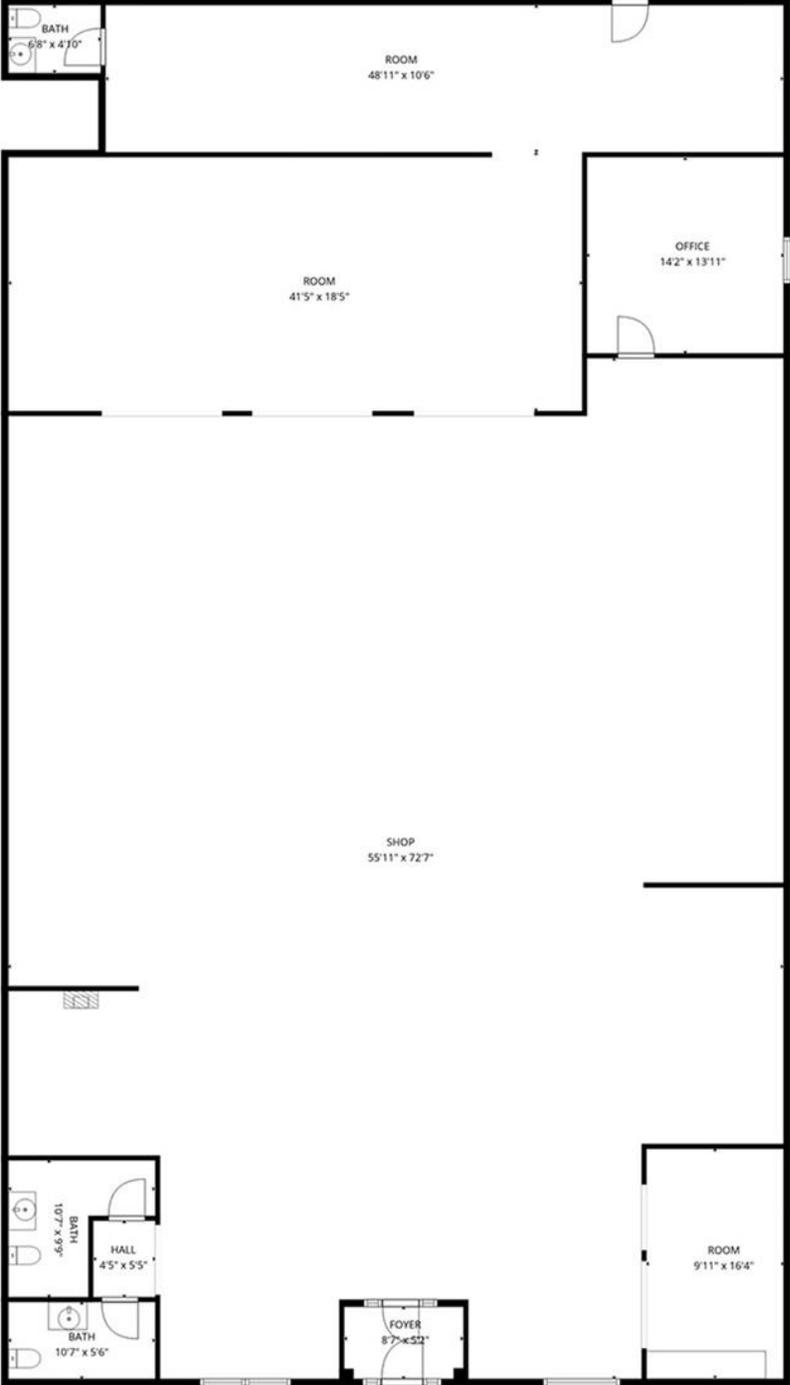
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## PROPERTY FEATURES

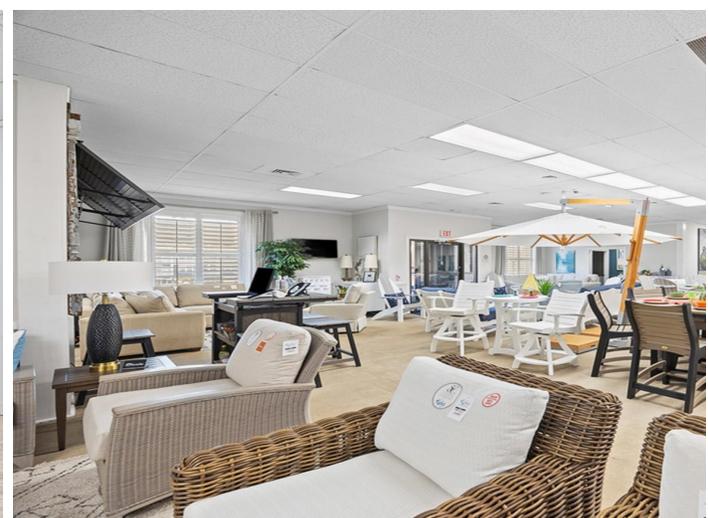
NUMBER OF TENANTS	1
GLA (SF)	6,140
LAND ACRES	0.920
YEAR BUILT	1975
# OF PARCELS	1
ZONING TYPE	CG – General Commercial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CLEAR HEIGHT	18'
CORNER LOCATION	Shopton Rd NW
TRAFFIC COUNTS	NC 49- 41,504 VPD



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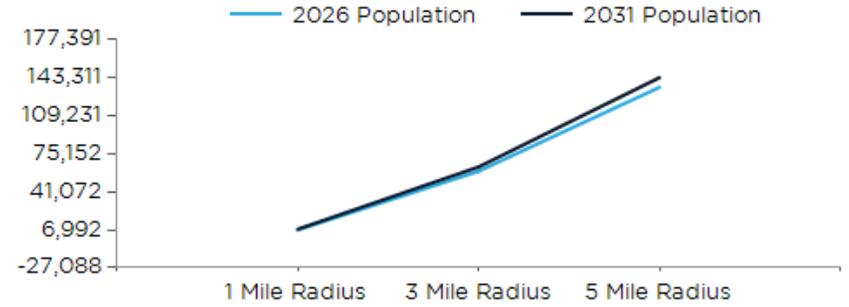




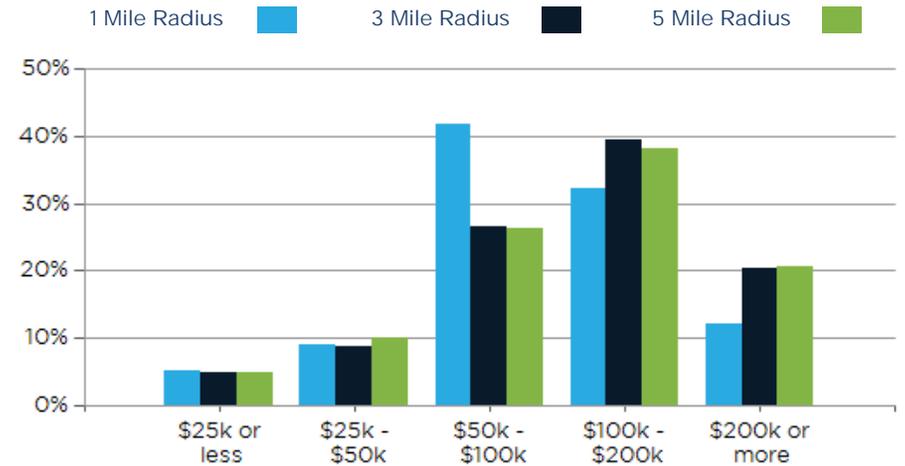


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	698	14,354	34,989
2010 Population	4,222	34,067	76,868
2026 Population	6,992	59,556	134,678
2031 Population	7,615	63,380	143,311
2026 African American	2,636	15,346	28,233
2026 American Indian	27	272	658
2026 Asian	388	4,733	11,149
2026 Hispanic	1,268	8,695	18,940
2026 Other Race	628	4,195	9,139
2026 White	2,493	28,942	72,591
2026 Multiracial	812	6,007	12,823
2026-2031: Population: Growth Rate	8.60%	6.25%	6.25%

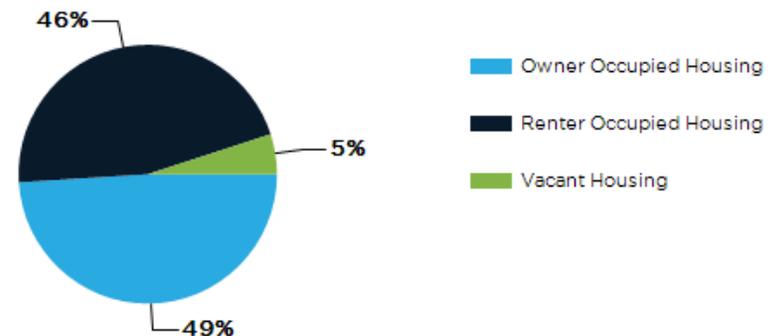
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	115	711	1,632
\$15,000-\$24,999	31	415	940
\$25,000-\$34,999	91	718	2,147
\$35,000-\$49,999	162	1,310	3,032
\$50,000-\$74,999	736	3,557	7,943
\$75,000-\$99,999	455	2,556	5,873
\$100,000-\$149,999	630	5,309	11,545
\$150,000-\$199,999	288	3,818	8,414
\$200,000 or greater	348	4,721	10,816
Median HH Income	\$89,301	\$123,540	\$118,114
Average HH Income	\$118,468	\$145,650	\$146,457



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

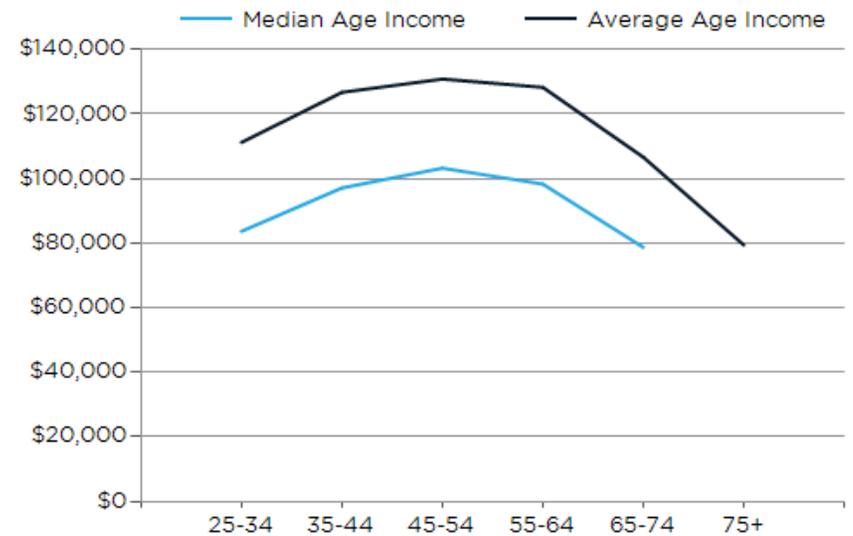
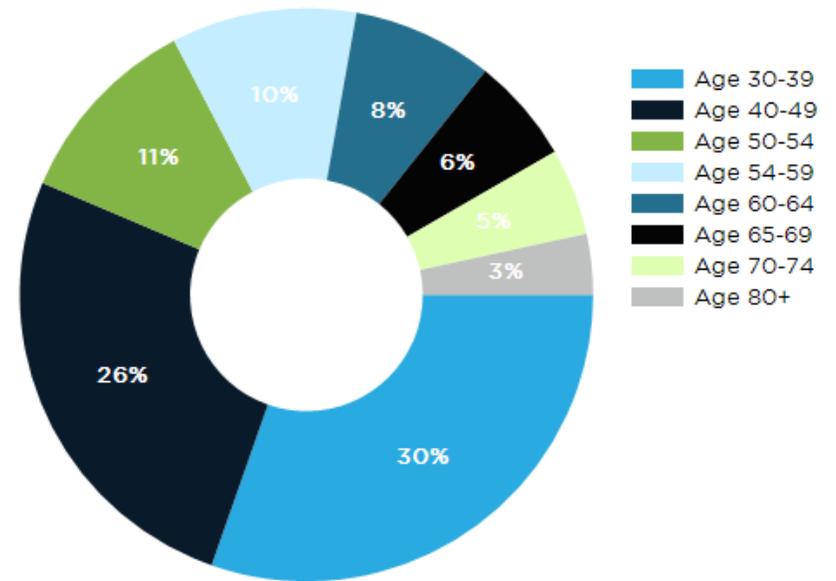


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	646	4,211	8,885
2026 Population Age 35-39	588	4,606	9,816
2026 Population Age 40-44	544	4,796	10,574
2026 Population Age 45-49	513	4,390	9,793
2026 Population Age 50-54	446	4,259	9,801
2026 Population Age 55-59	424	3,814	8,552
2026 Population Age 60-64	322	3,376	7,519
2026 Population Age 65-69	242	2,673	6,249
2026 Population Age 70-74	199	2,091	4,945
2026 Population Age 75-79	139	1,555	3,890
2026 Population Age 80-84	59	811	2,137
2026 Population Age 85+	37	427	1,252
2026 Population Age 18+	5,365	45,508	103,131
2026 Median Age	35	38	39
2031 Median Age	36	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,668	\$106,578	\$105,967
Average Household Income 25-34	\$111,222	\$131,834	\$133,478
Median Household Income 35-44	\$97,108	\$133,925	\$134,334
Average Household Income 35-44	\$126,743	\$162,074	\$163,781
Median Household Income 45-54	\$103,247	\$137,343	\$142,010
Average Household Income 45-54	\$130,848	\$166,078	\$171,504
Median Household Income 55-64	\$98,304	\$127,543	\$128,352
Average Household Income 55-64	\$128,289	\$154,696	\$159,301
Median Household Income 65-74	\$78,718	\$100,745	\$95,676
Average Household Income 65-74	\$106,644	\$129,040	\$125,118
Average Household Income 75+	\$79,435	\$95,111	\$90,838

Population By Age



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*Exclusively Marketed by:*

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