

SITE

8943 S TRYON ST | CHARLOTTE, NC

THE VILLAGE AT WHITEHALL

1,500 SF AVAILABLE FOR LEASE



AVAILABLE SPACE

1,500 SF

TRAFFIC COUNTS

38,000 ADT on S Tryon St

PROPERTY HIGHLIGHTS

- Less than two miles from the property are the corporate offices and regional headquarters of several major corporations including Microsoft (1,000+ employees), Spectrum (2,109 employees), CPI Security (840 employees), Xerox (900 employees), and more
- The Steele Creek/Southwest Charlotte area is one of the most desirable commercial and residential submarkets in the state and nation. In 2017, area code 28273 was named Top 30 'Hottest Zip Codes' in the U.S. by employment node in the state of North Carolina

LEASE RATE

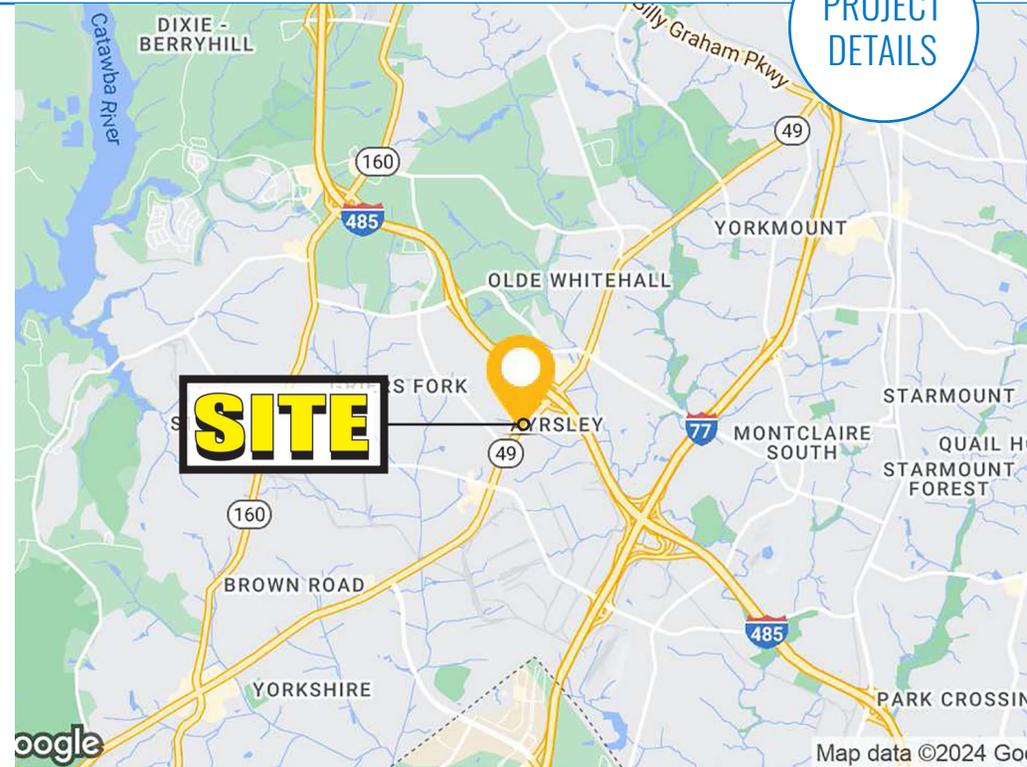
Call to discuss

COUNTY

Mecklenburg

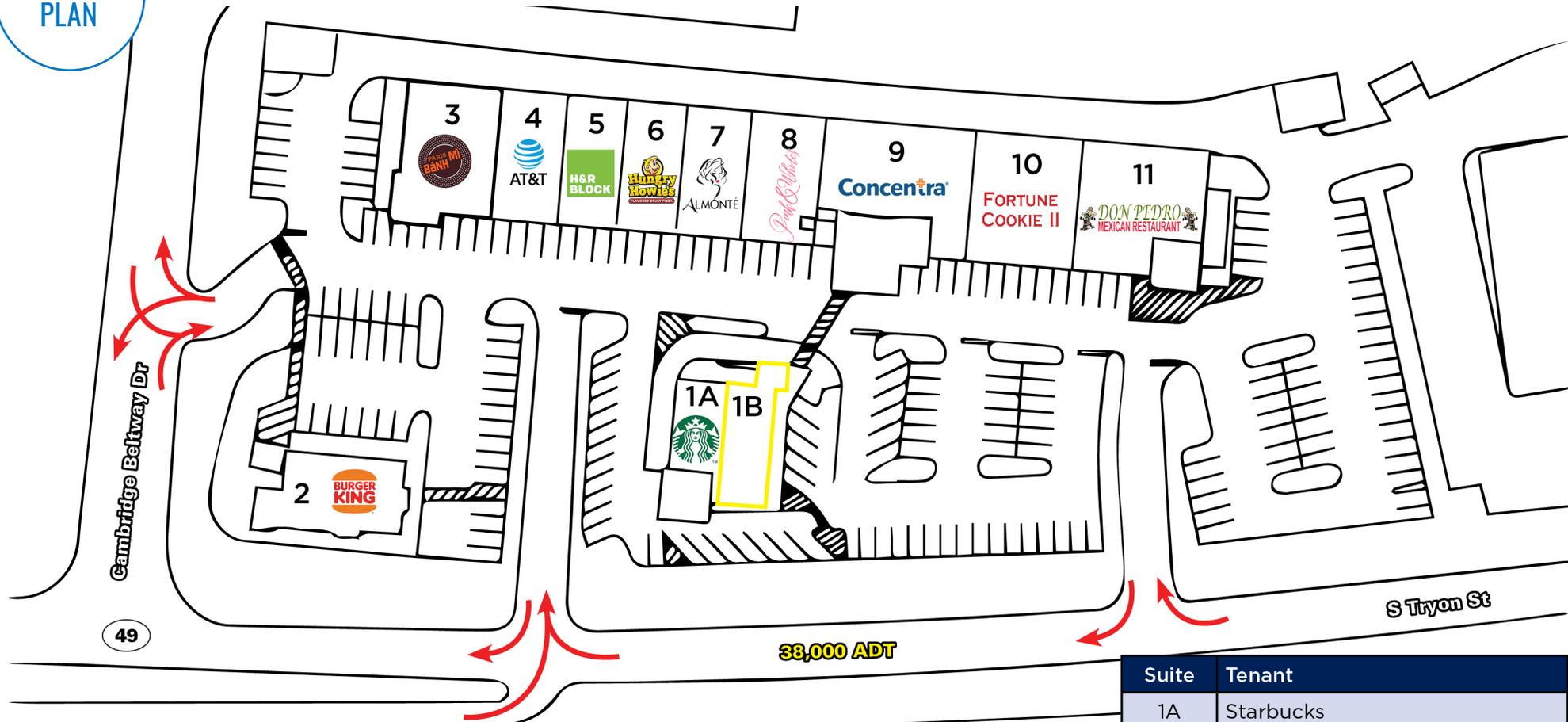
ZONING

I-1



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 TOTAL HOUSEHOLDS	3,361	22,530	57,808
 TOTAL POPULATION	6,982	56,177	142,568
 AVERAGE HH INCOME	\$83,253	\$98,100	\$105,067

SITE PLAN



Suite	Tenant
1A	Starbucks
1B	Available - 1,500 SF
2	Burger King
3	Paris Banh Mi
4	AT&T
5	H&R Block
6	Hungry Howie's
7	Almonte Salon & Spa
8	Pink & Whites Nail and Spa
9	Concentra Urgent Care
10	Fortunte Cookie II

AERIAL





NORTH CAROLINA

CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair. Charlotte is among the largest and fastest-growing cities in the U.S. The City of Charlotte aims to support residents' and businesses' efforts to expand and prosper. We have resources that can help you start or expand your business, submit bid proposals, look up projects happening across the city and plan for the future.

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 REALTY
RESOURCES