



CHARLOTTE, NC 28206

# 1723 - 1725 N TRYON ST

BUILDING & LAND AVAILABLE FOR SALE



## PROPERTY INFORMATION

- 1723 - 1725 N Tryon St features two buildings, 2,500 SF and 6,500 SF, on 1.44 acres available for sale
- Located next to Foundation Supply a unique, mixed-use commercial campus in the heart of Charlotte, with tenants including The Picklr, Inner Peaks and The Casey
- Offers prominent frontage on N Tryon St with high visibility (19,282 VPD).
- Ideally suited for dense urban development.
- Situated within one of Charlotte's most dynamic multifamily corridors, with over 3,000 units delivered in the past five years and an additional 2,000 units under construction or proposed within a 1.5-mile radius.
- Conveniently located near popular neighborhoods including NoDa, Uptown, Optimist Park and Plaza Midwood
- Zoning: ML2
- Outstanding covered land opportunity with fenced IOS opportunity
- Located in an Opportunity Zone




## CONNECTIVITY


### UPTOWN CLT


4 mins - 1.3 miles


### CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

16 mins - 8.8 miles

 3 mins - 1 mile

 4 mins - 2 miles

 8 mins - 4.4 miles

 15 mins - 12.7 miles



## BUILDING INFORMATION

### 1723 N TRYON

Finished Area	2,294 SF
Year Built	1940
Story	2.0 Story
Foundation	Slab Commercial
External Wall	Face Brick
Total SF	4,073

### 1725 N TRYON

Finished Area	6,490 SF
Year Built	1940
Story	1 Story
Foundation	Crawl Space
External Wall	Concrete Block
Total SF	7,220 SF

**MATTERPORT - 1723 N Tryon**  
<https://my.matterport.com/show/?m=Hb1Pb6conEy&brand=0>



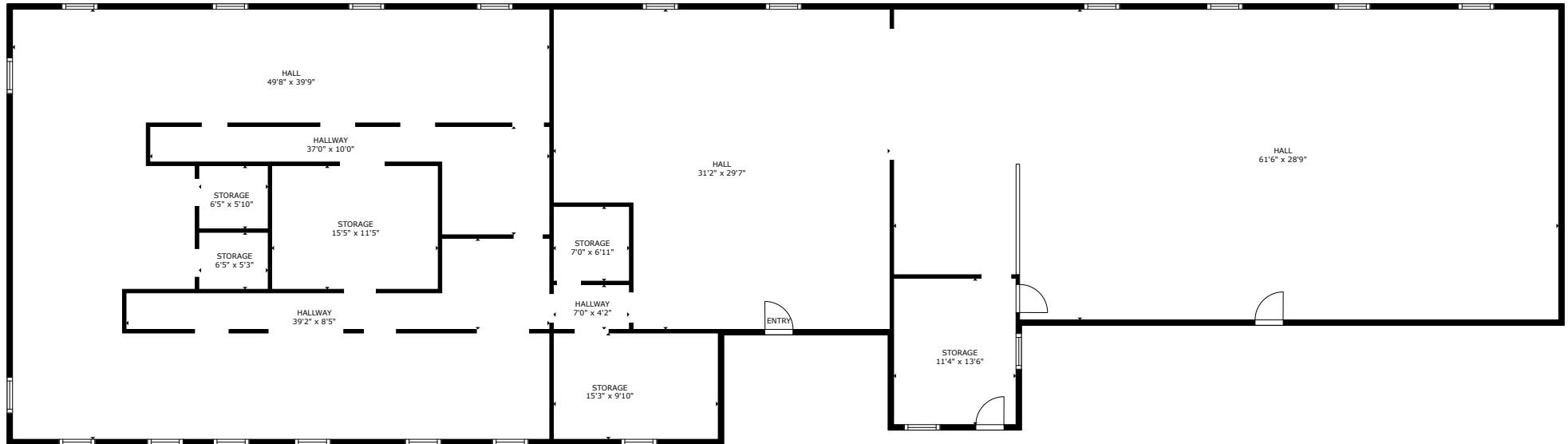
1723 -1725 N TRYON ST  
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## 1725 N TRYON SITE PLAN

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FLOOR PLAN



**MATTERPORT - 1725 N Tryon**  
<https://my.matterport.com/show/?m=1Ya3tN51xn8&brand=0>

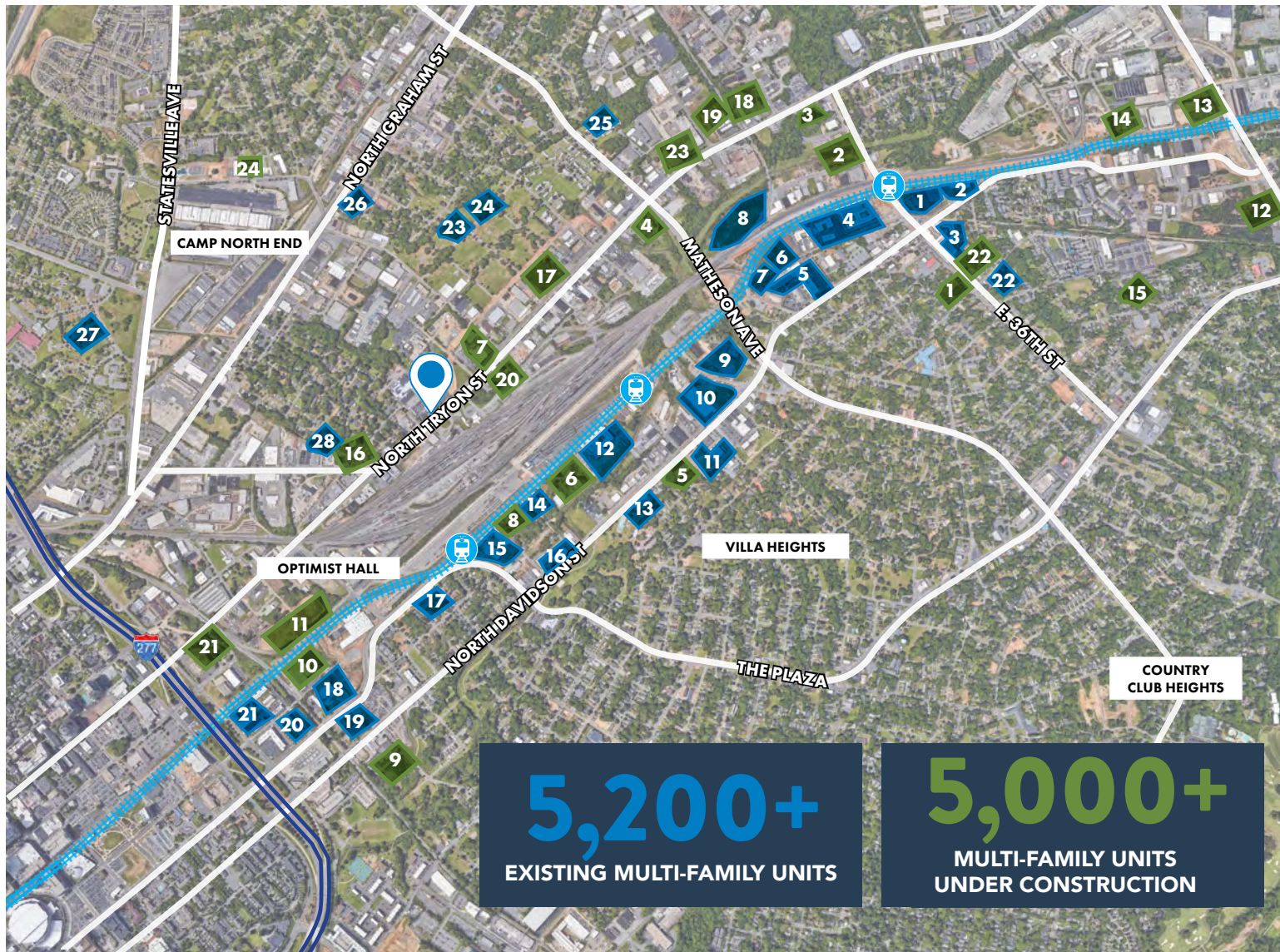
**MATTERPORT - Garage**  
<https://my.matterport.com/show/?m=SQTpXxGoGKZ&brand=0>

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## MULTIFAMILY OVERVIEW



BUILT

### UNDER CONSTRUCTION

- 1 720 E 36th St 65 units
- 2 300 E 36th St 294 units proposed
- 3 3100 N Tryon St 383 units
- 4 Prose NoDa 302 units proposed
- 5 2226 N Davidson St 273 units
- 6 Broadstone Optimist Park 323 units
- 7 2309 N Tryon St 334 units proposed
- 8 The Joinery II 360 units
- 9 Broadstone Craft 297 units
- 10 Alexan Mill District 290 units
- 11 Jefferson Apartments 350 units
- 12 Residences at The Pass 355 units
- 13 The Pass 330 units
- 14 Indigo CLT Apartments 157 units
- 15 Anderson Square Townhomes units TBD
- 16 100 Dalton Ave 275 units proposed
- 17 Integra NoDa 334 units proposed
- 18 Embrey NoDa 403 units proposed
- 19 3035 N Tryon 403 units proposed
- 20 2300 N Tryon 307 units proposed
- 21 900 N Tryon St proposed
- 22 Centro NoDa 209 units
- 23 AHC Townhomes
- 24 The Foundry at Camp North End

### EXISTING MULTI-FAMILY

- 1 NoDa Wandry 235 units
- 2 The Lofts at Noda Mills 48 units
- 3 Mercury NoDa 241 units
- 4 30Six NoDa 344 units
- 5 Highland Mill Lofts 166 units
- 6 Yards at NoDa 182 units
- 7 The Cosmo at NoDa 40 units
- 8 Kaleido NoDa 251 units
- 9 Camden NoDa 387 units
- 10 BainBridge NoDa 273 units
- 11 The Collective 250 units
- 12 Abberly NoDa Vista 261 units
- 13 McCreesh Place 90 units
- 14 The Joinery 83 units
- 15 Courtland NoDa 309 units
- 16 Alta Filament 352 units
- 17 300 Optimist Park 48 units
- 18 Alton Optimist Park 238 units
- 19 Alta Purl 341 units
- 20 940 Brevard Apartments 100 units
- 21 Alpha Mill 267 units
- 22 Alloy NoDa Townhomes 16 units
- 23 Pine25 295 units
- 24 The Henry 325 units
- 25 Gaston Phase One 144 units
- 26 North End Terraces 69 units
- 27 Empire Equinox 75 units
- 28 Dunloe Charlotte

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## RETAILER OVERVIEW

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TRAFFIC COUNTS	VPD
N Tryon St	19,282
Dalton Ave	8,072
N Graham	8,510

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,850	120,989	288,860
Population Growth (2029)	17,394	459,877	308,239
Household Income	\$84,394	\$102,166	\$93,377
Median Home Value	\$355,815	\$402,562	\$342,357

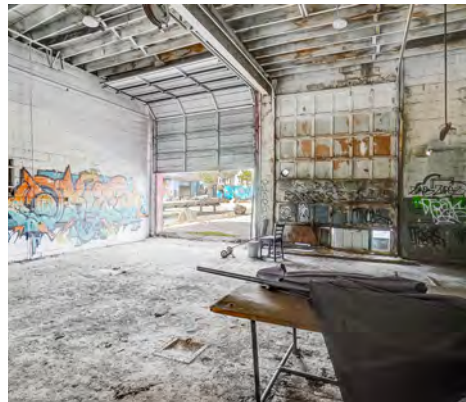
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1723 N TRYON PROPERTY PHOTOS

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