



4405 N Tryon Street, *Charlotte*



Overview



4405 N Tryon Street presents a rare prime infill redevelopment opportunity in Charlotte's rapidly evolving Sugar Creek submarket. Situated on approximately 2.2 acres within a designated Opportunity Zone, the property offers investors both strong in-place income and significant long-term upside. The site includes a 13,000+/- square foot retail center, tire shop, and auto dealership currently generating \$368,000 in annual NOI.

Surrounded by ongoing and planned multifamily development, the property is well positioned to benefit from the area's continued residential growth and urban densification. Located less than one mile walking distance to the Sugar Creek Blue Line Light Rail Station, the site's close proximity to transit potentially opens the door to the possibilities of Transit Oriented Development- Neighborhood Center.

This offering combines stable cash flow with compelling redevelopment optionality in a high-demand transit-oriented location.

Overview

Property Overview

Location 4409 N Tryon Street, Charlotte, NC 28213

Submarket Sugar Creek

PID 08901415

Annual Net Income \$368,867

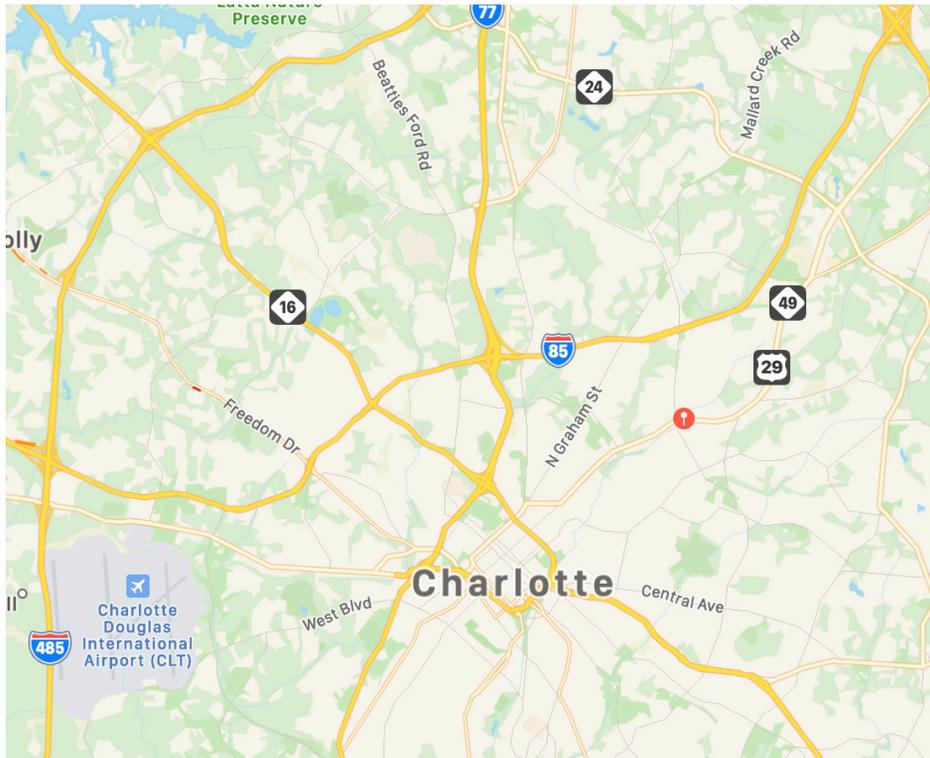
Availability 2.271 Acres
13,000+/- Square Feet
3 Buildings
11 Units

Current Zoning Current Zoning- CG

Pricing Call For Pricing



Demographics & Location



Demographics

	3 Mile	5 Mile
Population	96,918	274,797
Total Households	39,543	119,437
Average Household Income	\$73,960	\$84,631
Growth Rate 2024 - 2029	7.26%	6.49%
Growth Rate 2020 - 2024	11.92%	7.04%

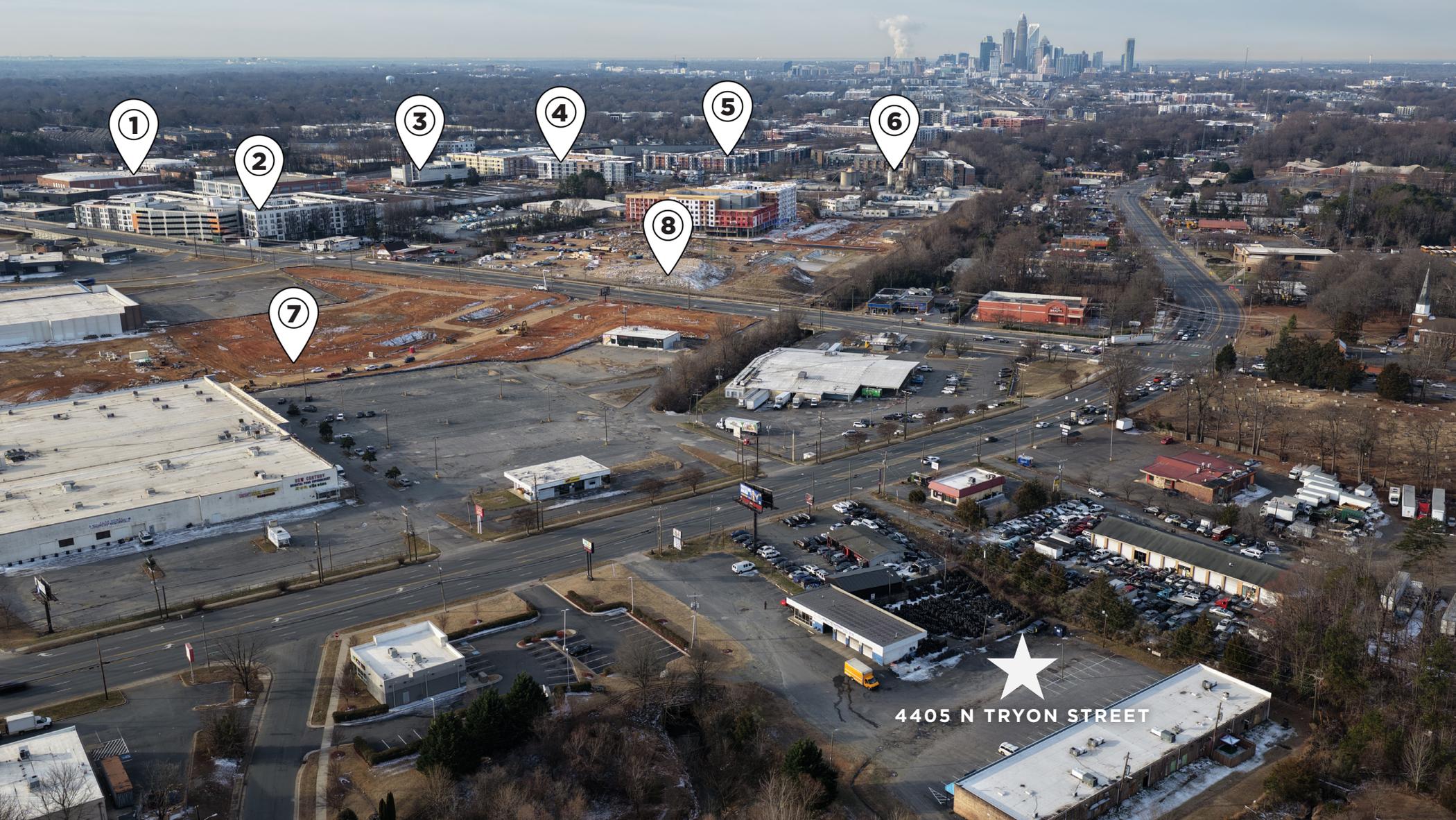
Traffic

	Average Daily Volume
N Tryon Street & Wellingford Street	31,406
W Sugar Creek Road & N Tryon Street	29,699

About Charlotte

Charlotte is one of the fastest-growing metropolitan areas in the Southeast and the largest city in North Carolina, recognized as a leading U.S. financial center and a dynamic hub for business, innovation, and culture. Home to the headquarters of major institutions like Bank of America and Truist Financial, the city boasts a diverse economy spanning finance, technology, healthcare, and advanced manufacturing. With a vibrant Uptown skyline, expanding light rail system, and a strong in-migration of talent, Charlotte offers a compelling blend of economic strength, livability, and long-term growth opportunity.





- 1 - Sugar Creek Light Rail Station
- 2 - The Pass: 335 MF units, 253k SF retail & office
- 3 - Indigo CLT: 54k SF retail & office, future MF
- 4 - Abernathy Lofts: 392 MF units
- 5 - Amaze NoDa: 298 MF units
- 6 - Trailside NoDa: 120 Townhomes, 335 MF units
- 7- Sugar Yards: 186 Townhomes
- 8 - Metromont site: 350 MF units



- 1 - Reve NoDa Junction: 68 Townhomes
- 2 - Arris NoDa: 276 MF units
- 3 - Sablewood: 109 Townhomes
- 4 - The Mill, 281 MF units
- 5 - Sugar Yards: 186 Townhomes



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