

PATIO

±8,376 SF

# THE GREEN

435 S TRYON STREET, CHARLOTTE, NC 28202






±8,376 SF RESTAURANT, RETAIL, OR OFFICE SPACE AVAILABLE FOR LEASE



# THE GREEN

Located in the heart of Uptown Charlotte’s bustling Art District, The Green is a beautiful pocket park to enjoy a nice lunch, a leisurely stroll, or a fun family picnic. Nestled between skyscrapers, The Green offers a reprieve from the day-to-day office grind. Walking through The Green, which connects Charlotte’s Convention Center to S. Tryon Street, one might see literary references, hear music and rare animal sounds from hidden speakers, and see kids (and even big kids) dipping their feet in the fish fountain. Many restaurants frame The Green so grab a coffee or juice, a salad or sandwich, and enjoy a shady or sunny spot in this little gem of Uptown Charlotte.

## PROPERTY HIGHLIGHTS

-  The park connects Charlotte’s Convention Center to S Tryon Street
-  Home to Bernardin’s Fine Dining Restaurant
-  Shops at The Green are part of the Overstreet Mall
-  Street parking and parking garage access directly off S Tryon Street
-  Adjacent to historic St. Peter’s Catholic Church, built in 1851



## AVAILABLE SIGNAGE FOR THE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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WHY CHARLOTTE?

...WHY NOT?



North Carolina grew by 165,000+ people from July 2023 to 2024 making it the **fourth largest** population gain in the nation.



The Charlotte region had the third largest population gain in 2022-2023, adding more than **15,000 residents** in the span of a year.













*Charlotte Regional Business Alliance, May 2024*



Close to **3 million people** call the Charlotte region home with more than **117 people moving here every day**. The city's growing population is also getting more diverse and increasing our community's international connectivity with **+32%** being foreign-born, now calling Charlotte home.

*Axios, October 2024*

CITY CENTER DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 27,603 ESTIMATED POPULATION 2024	 137,028 ESTIMATED POPULATION 2024	 271,267 ESTIMATED POPULATION 2024
 30.2 AVERAGE AGE	 32.9 AVERAGE AGE	 33.9 AVERAGE AGE
 \$534,718 MEDIAN HOME VALUE	 \$628,627 MEDIAN HOME VALUE	 \$558,120 MEDIAN HOME VALUE
 \$147,631 AVG HOUSEHOLD INCOME	 \$151,884 AVG HOUSEHOLD INCOME	 \$137,815 AVG HOUSEHOLD INCOME

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# WORKFORCE IN UPTOWN CHARLOTTE

Uptown has the Charlotte metro’s largest office space inventory with a wide variety of major employers and large share of its Fortune 500 headquarters. With a balance between availability and affordability, Class A office space in Uptown offers a striking comparison to other peer central business districts.

 **CHARLOTTE**

**130,000+**  
people are estimated to work in  
Center City each day

**#4**  
U.S. city working professionals  
most want to live in

**#2**  
in CNBC’s 2024 Top States for  
Business rankings

**117**  
people move to the CLT region daily

## THE CHARLOTTE REGION’S FORTUNE 500 COMPANIES



Honeywell



BANK OF AMERICA

NUCOR®

ALBEMARLE

TRUIST 

2020 Census, Alliance, March 2022

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THE HEART OF THE  
ARTS DISTRICT

- ENTERTAINMENT
- MUSEUMS & PERFORMING ARTS
- TRANSPORTATION
- PARKS



**3**   
Weekends of internationally  
recognized art, music, food,  
and ideas at Charlotte SHOUT!

**310+**   
Locally owned shops  
and restaurants

**27**   
Light rail and  
streetcar stops

**99**   
Arts and cultural attractions including  
museums, event venues, galleries,  
theaters, and dance

**320+**   
Days and nights of live  
sporting events in 2024

**7TH**   
Busiest airport  
in the world



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# ENTERTAINMENT & TOURISM

Uptown is poised to attract even more visitors with recent hotel deliveries and **two hotel projects** under construction that will deliver more than **465 rooms** in the next couple of years.

- ➔ 9-story, 173-room Element by Marriott **delivered 2024**
- ➔ 13-story, 208-room Moxy Hotel by Marriot **delivering Q1 2025**
- ➔ 257-room hotel by InterContinental **delivering 2027**



**6,800+**  
rooms in Center City

**160+**  
events planned by Charlotte Center City Partners each year

**8,600+**  
room by 2025

**350**  
spots for wine, brews, cocktails and bites

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# THE NEIGHBORHOOD

The Green stands in the center of Charlotte’s Uptown Art District. History, culture and art dominate this corridor of S. Tryon Street. Fine dining establishments and hotels, like the JW Marriott, have recently joined Uptown’s skyline in this unique quadrant of the city.



1

MINT MUSEUM

2

BECHTLER MUSEUM OF MODERN ART

3

BERNARDIN'S RESTAURANT AT RADCLIFFE

4

HARVEY B GANTT CENTER

5

FIN & FINO

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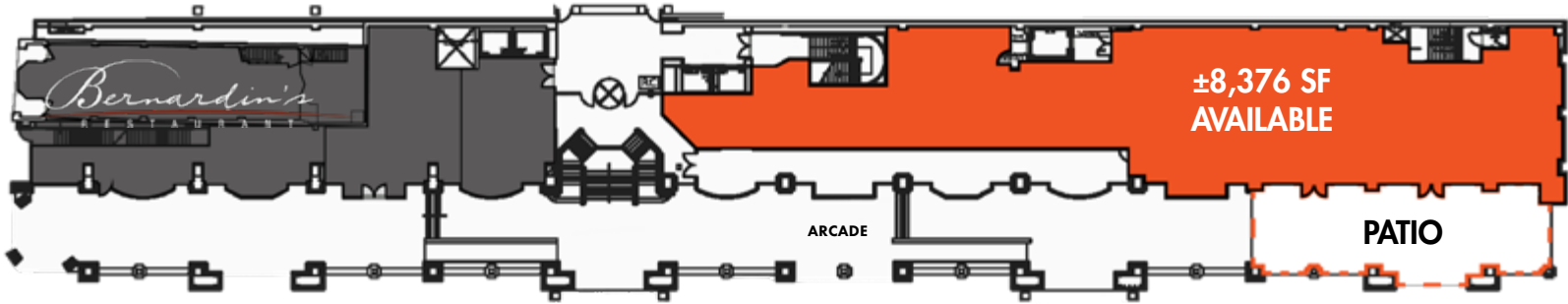


THE OPPORTUNITY

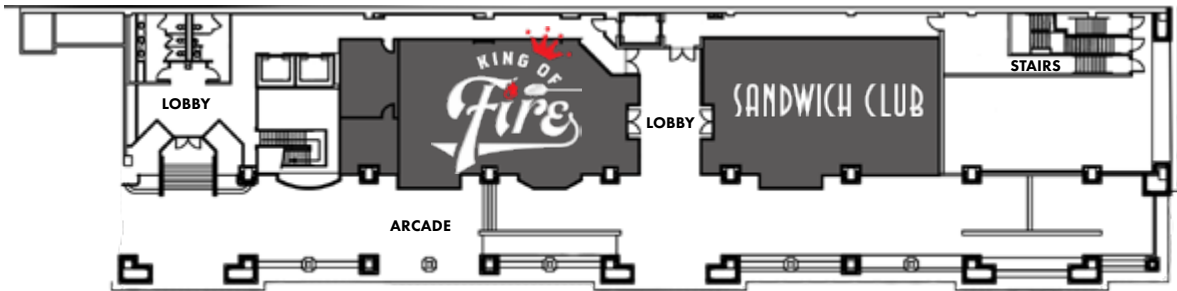
- ➔ ±8,376 SF available for lease with patio on second level (retail, service, office)
- ➔ Space overlooks The Green, a great gathering place for lunch or walk in the park
- ➔ Connected to the Overstreet Mall network
- ➔ Space ready for immediate occupancy



SECOND LEVEL



GROUND LEVEL



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