

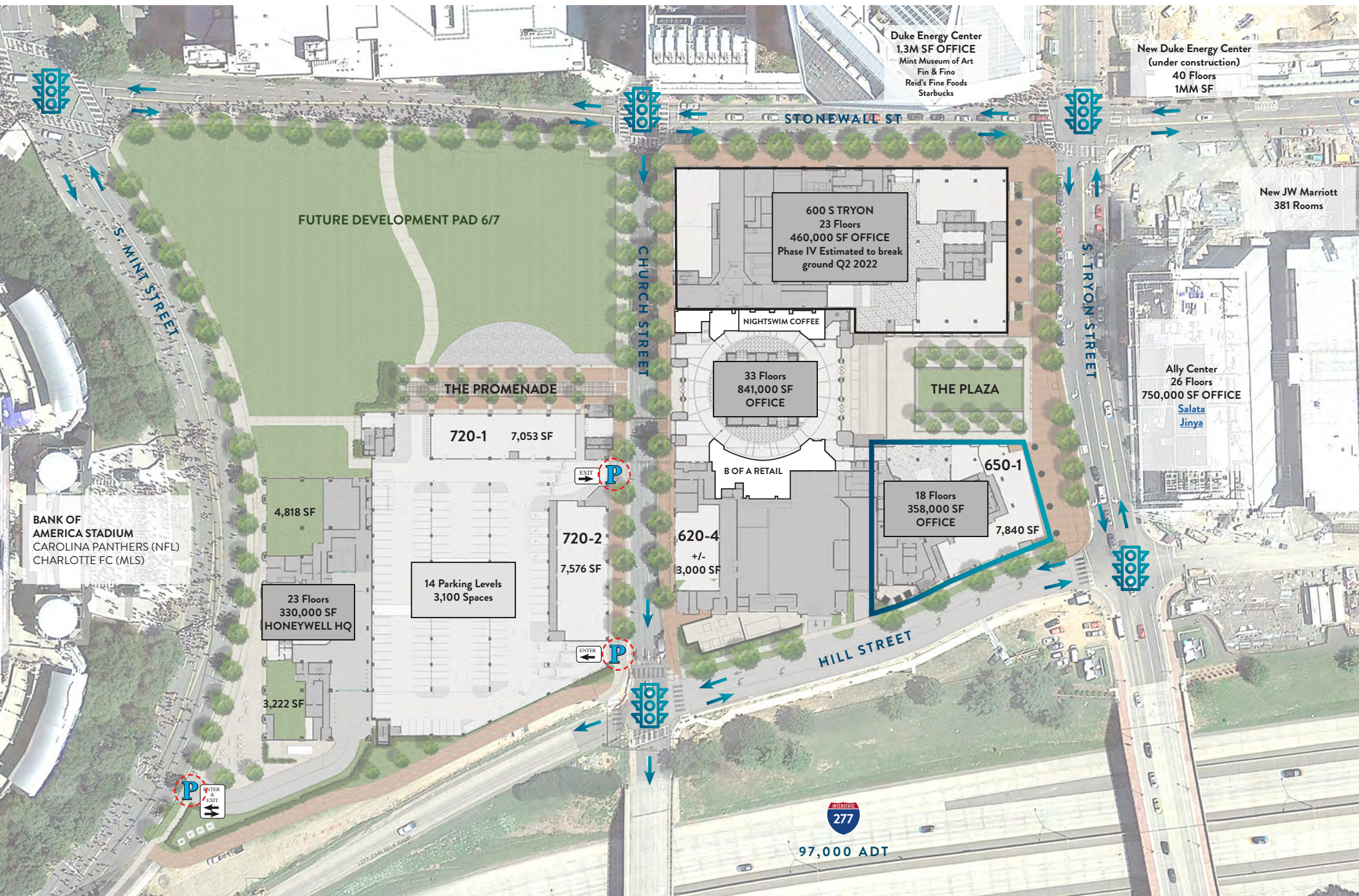
SIX50 RETAIL



650 S. TRYON ST
CHARLOTTE, NC



RETAIL SITE PLAN



IDEAL FOR A SIGNATURE
RESTAURANT, THIS RETAIL SHELL
IS 7,840 SF WITH AN ADDITIONAL
2,500 SF OF PATIO DIRECTLY ON
UPTOWN CHARLOTTE'S MAIN
THOROUGHFARE - SOUTH TRYON.



LOCATION, LOCATION, LOCATION



1. Whole Foods - 400 E Stonewall St.
2. Starbucks (Stonewall) - 610 S. Caldwell St.
3. Kimpton Tryon Park Hotel - 303 S. Church St.
4. JW Marriott (May 2021 Delivery) - 600 S. College St.
5. Hustle House Fitness - 550 E. Stonewall St. Suite 200
6. Marriott Center City - 100 W Trade St.
7. D9 Brewing - 650 E. Stonewall St.
8. Harris Teeter - 325 W. 6th St.
9. Publix (proposed) - 10 Tryon building
10. Fin & Fino - 135 Levine Avenue of the Arts #100
11. Rhino Market - 400 S. Tryon St. Ste. R3
12. Starbucks - 135 Levine Avenue of the Arts #140
13. Mellow Mushroom - 255 W. Martin Luther King Jr Blvd.
14. Famous Toastery - 330 S. Tryon St.
15. Fuel Pizza - 500 S. College St.
16. Ink & Ivey - 222 S. Church St.
17. Haymaker - South Poplar St.
18. Angeline's - 303 S Church St.
19. Chipotle - 316 S. Tryon St.
20. Morton's Steakhouse - 227 W. Trade St Suite 150
21. Graham St Pub - 400 S. Graham St.
22. District 5 Interiors - 628 W. Morehead St.
23. Westin - 601 S. College St.
24. Unknown Brewing - 1327 S. Mint St.
25. Bank of America - 620 S. Tryon St.
26. US Bank - 201 S. Tryon St.
27. Regions Bank - 615 S College Street
28. Fifth Third Bank - 201 North Tryon Street
29. Potbelly Sandwich Shop - 320 S Tryon Street
30. South End
 - 1.6MM SF existing Retail
 - 494,000 SF retail planned/under construction
 - 500 hotel rooms planned/under construction
31. Salata - Ally Building
32. Jinya - Ally Building
33. Golden Cow Creamery - Ally Building
34. Dean's Italian Steakhouse - 301 E. Stonewall St
35. Caroline's Oyster Bar - 120 E. Stonewall St

WITHIN WALKING (OR SCOOTING) DISTANCE

OVER 4.5M SF OF PRIMARILY NEW OFFICE

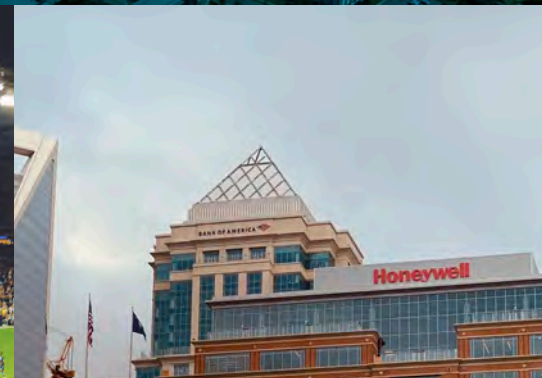
- DUKE ENERGY
- HONEYWELL CORPORATE HQ
- BANK OF AMERICA
- DELOITTE
- ALLY CENTER

CONVENTION CENTER (EXPANDING) AND NEW JW MARRIOTT HOTEL

STADIUMS

- HOME TO NFL CAROLINA PANTHERS, NEW MLS CHARLOTTE FC, AND CHARLOTTE KNIGHTS (TRIPLE A BASEBALL)

LEGACY UNION PARKING DECK IS THE LARGEST INSIDE THE 277 LOOP WITH OVER 3,000 PARKING SPACES



DEMOGRAPHICS

METRO RENTER SEGMENT

- HIGHLY MOBILE AND EDUCATED
- URBAN LIFESTYLE INCREDIBLY POPULAR
- MAJORITY OF INCOME SPENT ON RENT, CLOTHES AND TECH
- ENJOY WINE AT BARS AND RESTAURANTS
- PREFER TRADER JOE'S AND WHOLE FOODS; PARTIAL TO ORGANIC

2021	1 MI	3MI	5MI
POPULATION	25,664	123,815	251,836
DAYTIME EMPLOYMENT	53,433	137,603	231,811
AVERAGE HH INCOME	\$128,416	\$107,391	\$98,113
TOTAL HOUSEHOLDS	14,627	57,624	109,907
2026 PROJECTED HOUSEHOLDS	17,416	66,056	122,601





LINCOLN
HARRIS

RETAIL LEASING

ANDY BURGER
VP, Retail Brokerage
andy.burger@lincolnharris.com
704.714.7689

BUILDING BETTER
together

