



CHARLOTTE, NC 28213

4701-4709 N TRYON ST

2,700 - 4,000 SF AVAILABLE FOR LEASE



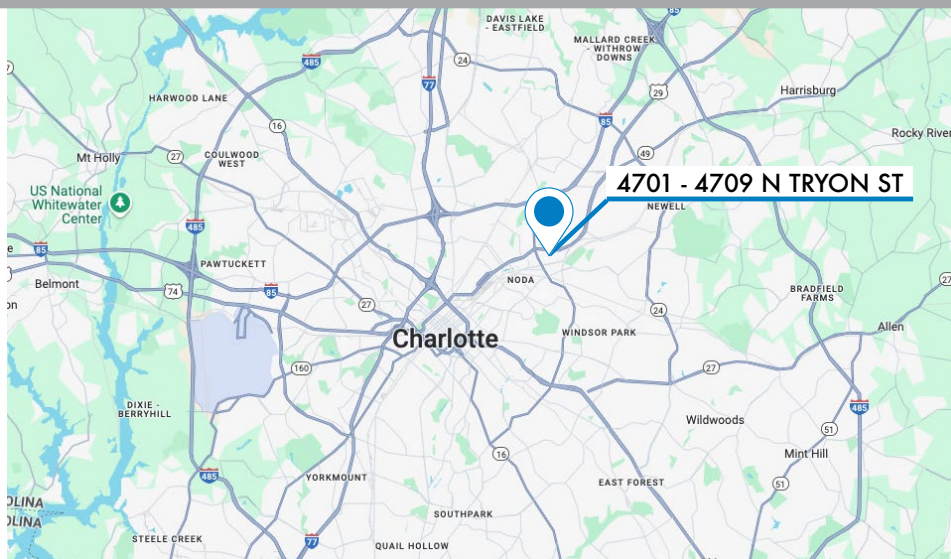
2,700 - 4,000 SF FOR LEASE

4701 - 4709 N TRYON ST

CHARLOTTE, NC

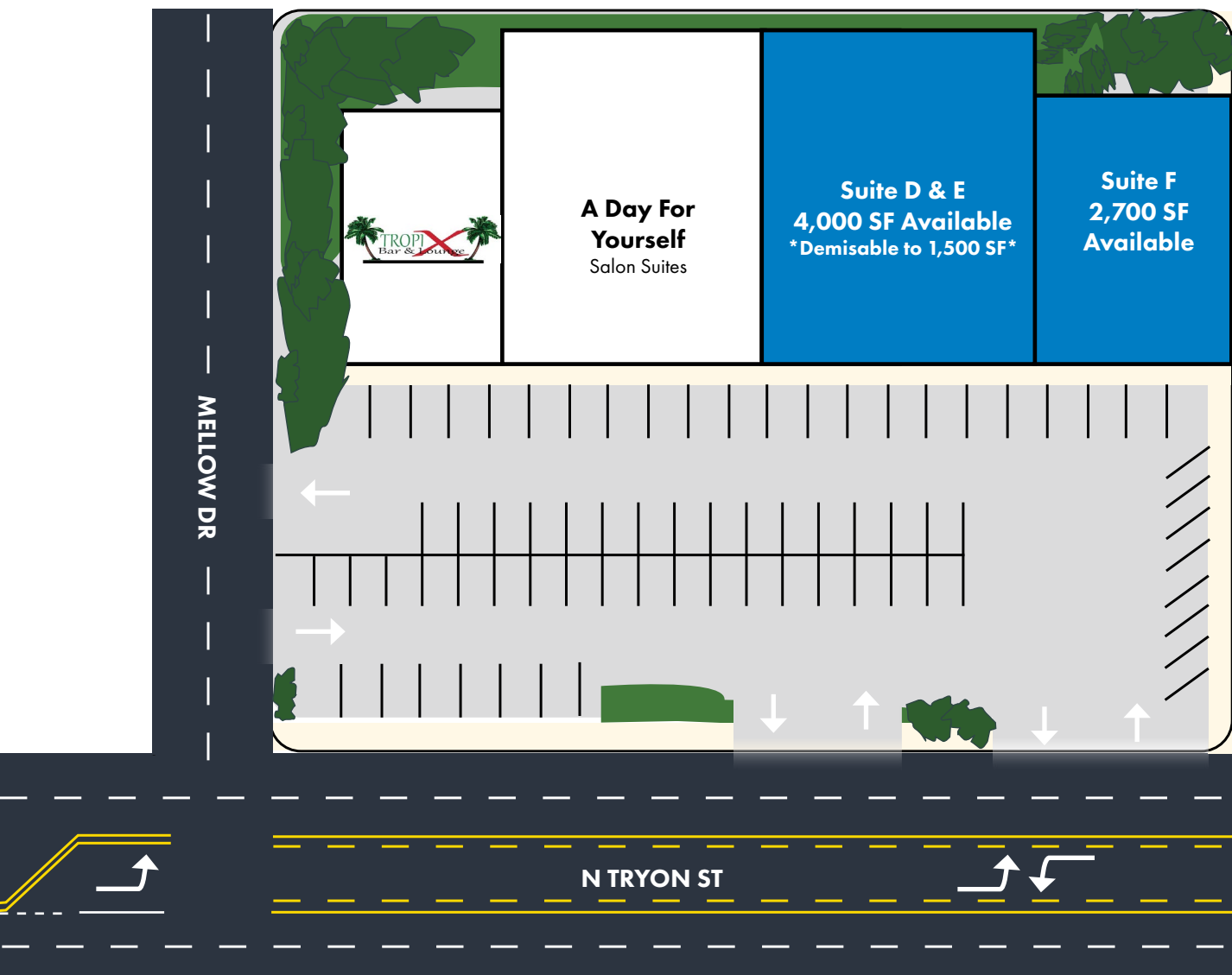
PROPERTY INFORMATION

- 4701 - 4709 N Tryon St is a 2,700 - 4,000 SF shopping center in close proximity to thousands of recently delivered, under construction and proposed multi family projects and mixed use developments.
- Located at the intersection of heavily trafficked N Tryon street (26,000 AADT) and Mellow Street
- Excellent visibility with drive up surface parking and full movement access
- Within minutes to major thruways including W Sugar Creek Rd, Eastway Dr, and I-85
- Convenient access to Sugar Creek Lightrail Station
- Lease Rate: \$22.00 NNN



SITE PLAN

4701 - 4709 N TRYON ST
2,700 - 4,000 SF AVAILABLE FOR LEASE

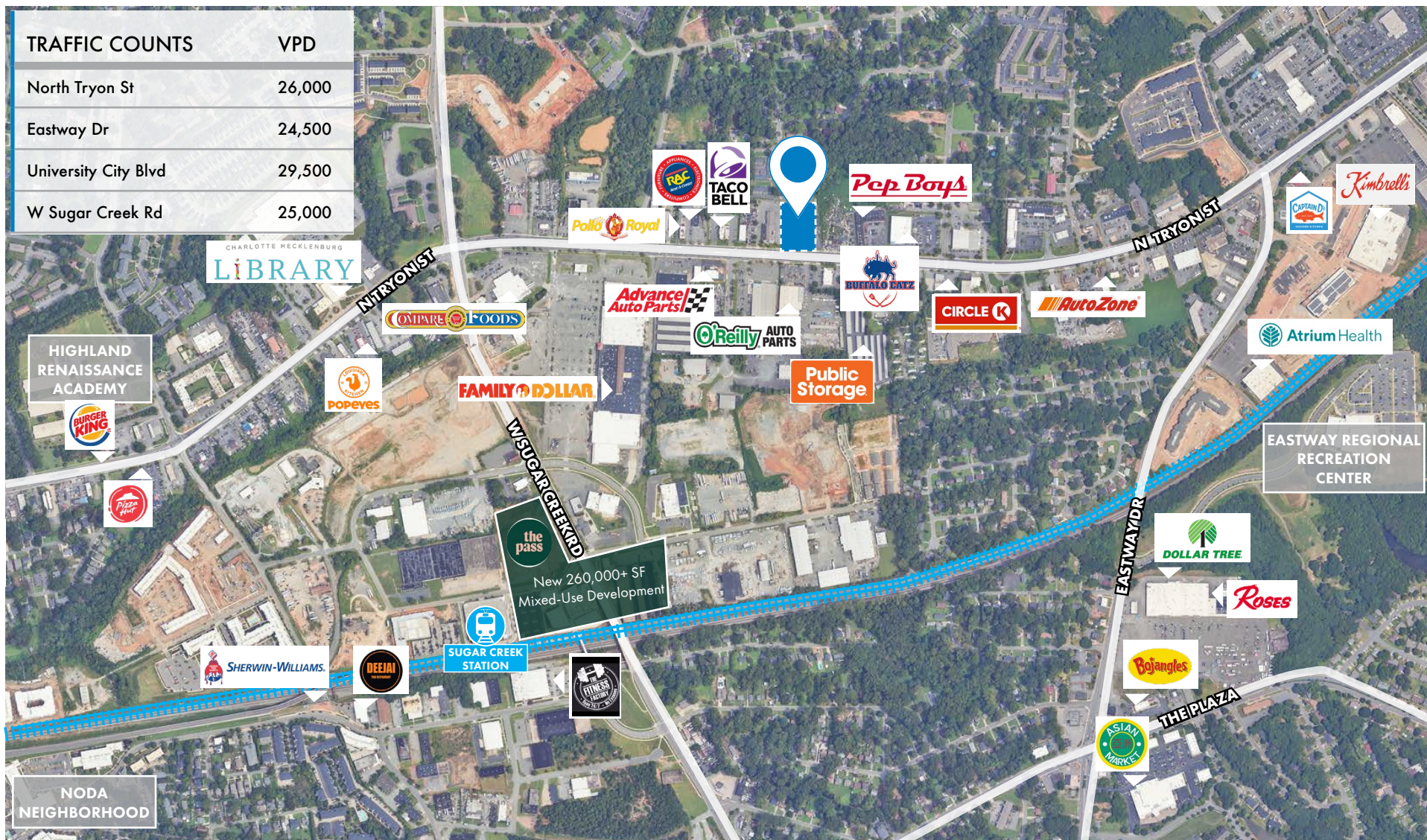


SUITE	SF	
A	4,000 SF	Tropix Bar & Lounge
B & C	4,000 SF	A Day for Yourself
D & E	4,000 SF *Demisable to 1,500 SF*	AVAILABLE
F	2,700 SF	AVAILABLE



RETAIL MAP

4701 - 4709 N TRYON ST
2,700 - 4,000 SF AVAILABLE FOR LEASE



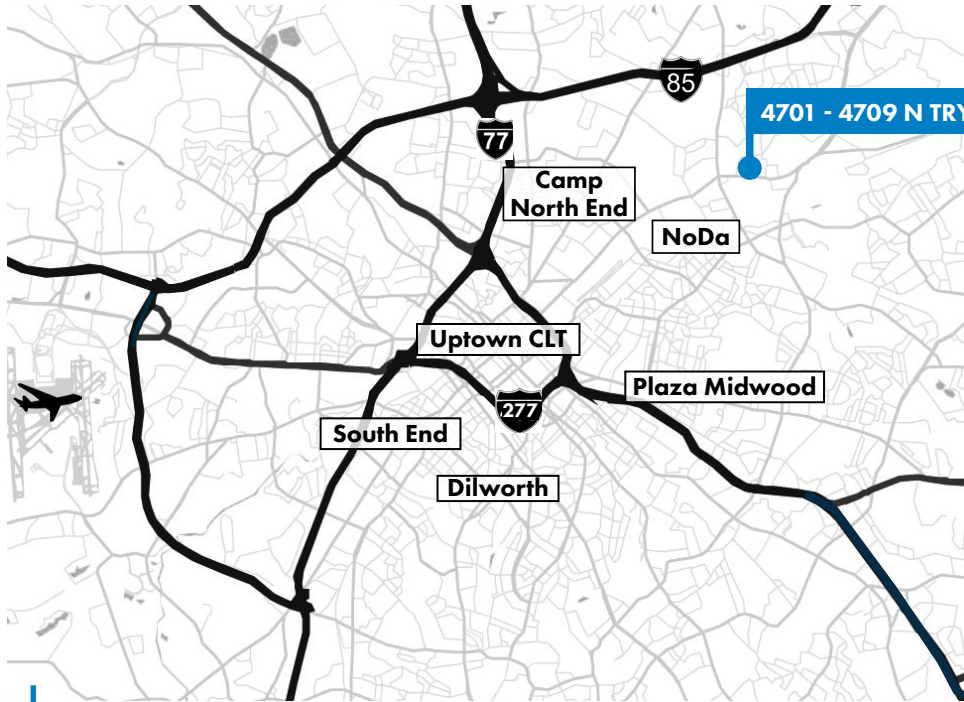


Proposed Development

Under Construction

AREA DEMOGRAPHICS

4701 - 4709 N TRYON ST
2,700 - 4,000 SF AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,458	97,722	274,458
Projected Population (2029)	12,379	104,763	292,212
Median Age	35.2	34.8	34.1
Household Income	\$58,479	\$73,578	\$83,888
Median Home Value	\$178,362	\$261,198	\$275,630
Employees	3,894	31,258	202,513