

# The Former Famous Mart

6600 N Tryon St, Charlotte, NC 28213



Presented By:  
Lease Evaluations



# The Former Famous Mart

6600 N Tryon St, Charlotte, NC 28213

## Property Details

Attractive Rental Market Rate. The former Famous Mart, a landmark and Charlotte Fixture for many, many years. Located on North Tryon Street one of Charlotte's busiest corridors across from the light rail station going to UNC- Charlotte. Tremendous amount of retail and hundreds of apartments within a 1 mile radius. 20,000 SF on the main level with another 12,299 SF on the lower level with easy access. 4 bath rooms Ample Parking, 2 separate entrances on both levels, security cameras, 1 dock door. Available for immediate occupancy. Not Subdividable

**Price: \$14.00 /SF/YR**

- High Traffic & High Visibility
- Across from a Light Rail Station
- Attractive Market Rate
- Huge Number of New Appartments Near

View the full listing here: <https://www.loopnet.com/Listing/6600-N-Tryon-St-Charlotte-NC/31948454/>

Rental Rate:	\$14.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	32,299 SF
Year Built:	1969
Walk Score ®:	52 (Somewhat Walkable)
Transit Score ®:	49 (Some Transit)
Taxes:	\$0.07 USD/SF/MO
Operating Expenses:	\$0.10 USD/SF/MO
Rental Rate Mo:	\$1.17 /SF/MO

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## Listing spaces

### 1st Floor

Space Available:	19,935 SF
Rental Rate:	\$14.00 /SF/YR
Contiguous Area:	32,299 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

One story with lower level fully built-out Main level just under 20,000 SF and lower level 12365 SF with its own separate entrance. Four bathrooms three executive offices Just across from Light rail station

### 2nd Floor

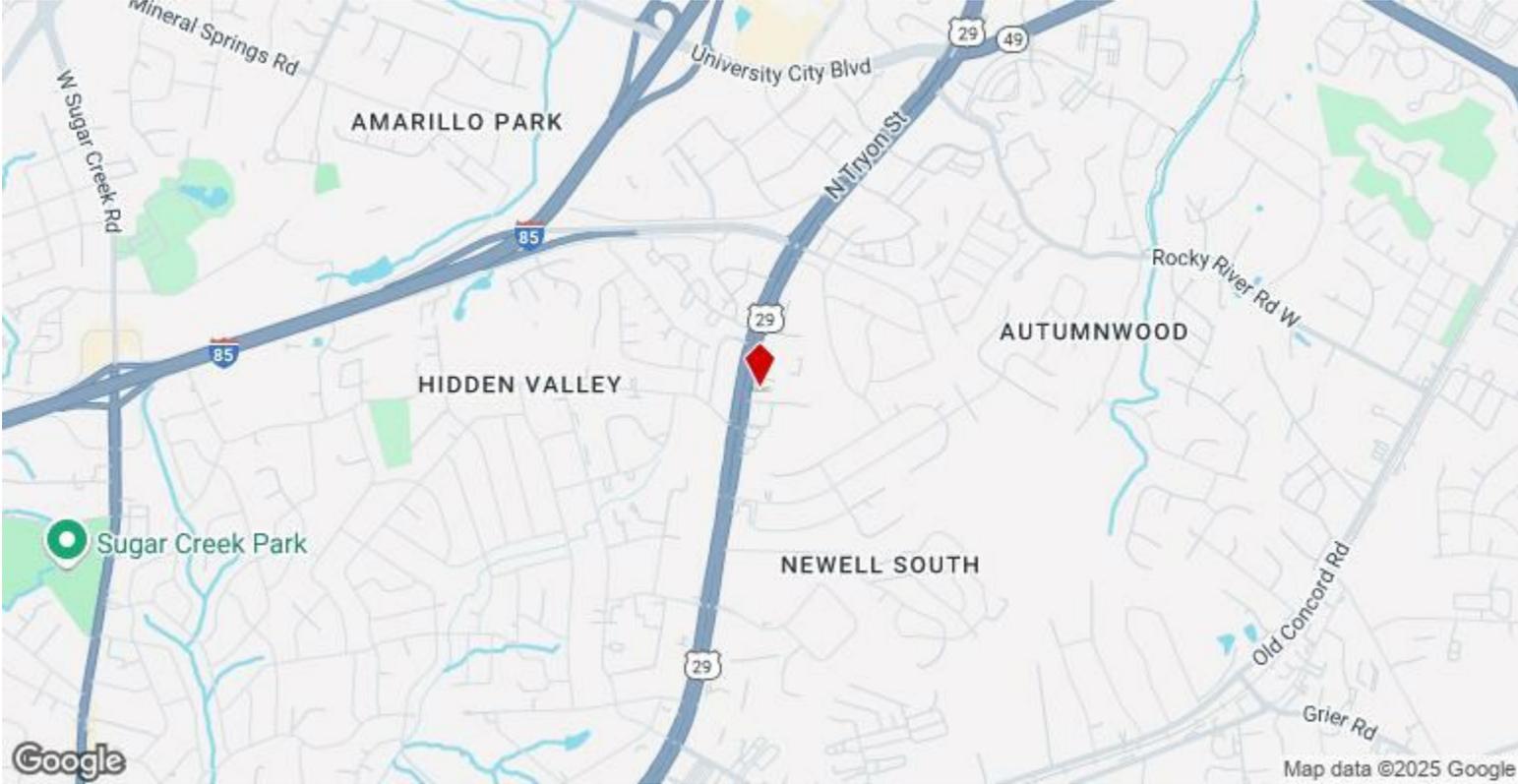
Space Available:	12,364 SF
Rental Rate:	\$14.00 /SF/YR
Contiguous Area:	32,299 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

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## Location



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## Property Photos



Front Elevation



Lower Level

# The Former Famous Mart

6600 N Tryon St, Charlotte, NC 28213

## Property Photos



Lower Level



Lower Level

# The Former Famous Mart

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## Property Photos



Lower Level



IMG\_0019Upper Level

# The Former Famous Mart

6600 N Tryon St, Charlotte, NC 28213

## Property Photos



Upper Level



Upper Level

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## Property Photos



Upper Level



Upper Level

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## Property Photos



Upper Level



Three Offices

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## Property Photos



Upper Level



Upper Level

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## Property Photos



Back Elevation



Front Elevation

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## Property Photos



Parking are & Front Elevation



Side Elevation

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**Lease Evaluations**

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