

Restaurant Building Opportunity



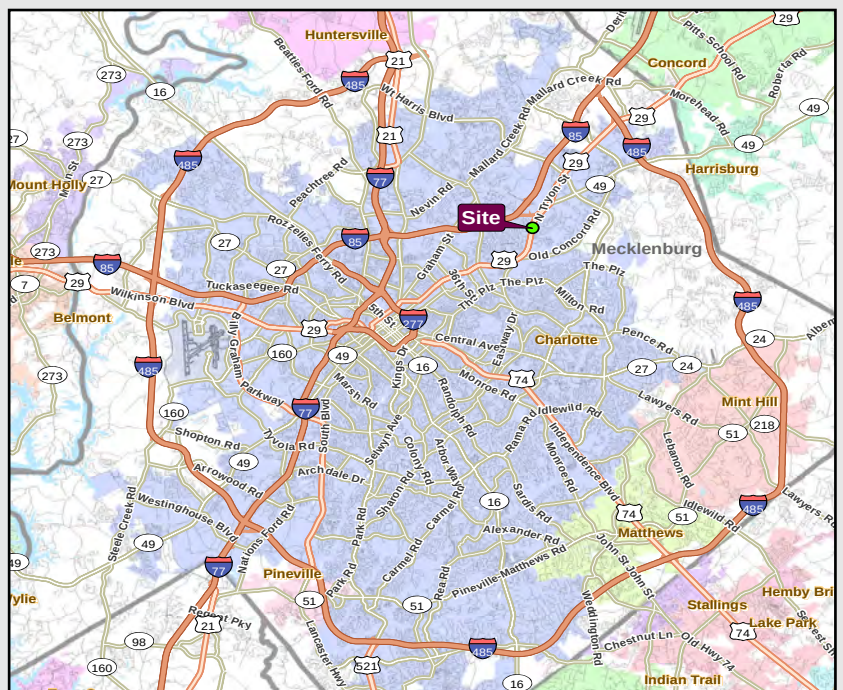
Former Old Hickory House Barbecue Restaurant Site Available for Sale or Lease

6538 N Tryon Street
Charlotte, NC 28213

Sales Price: \$1,300,000
Lease Rate: \$14k per month

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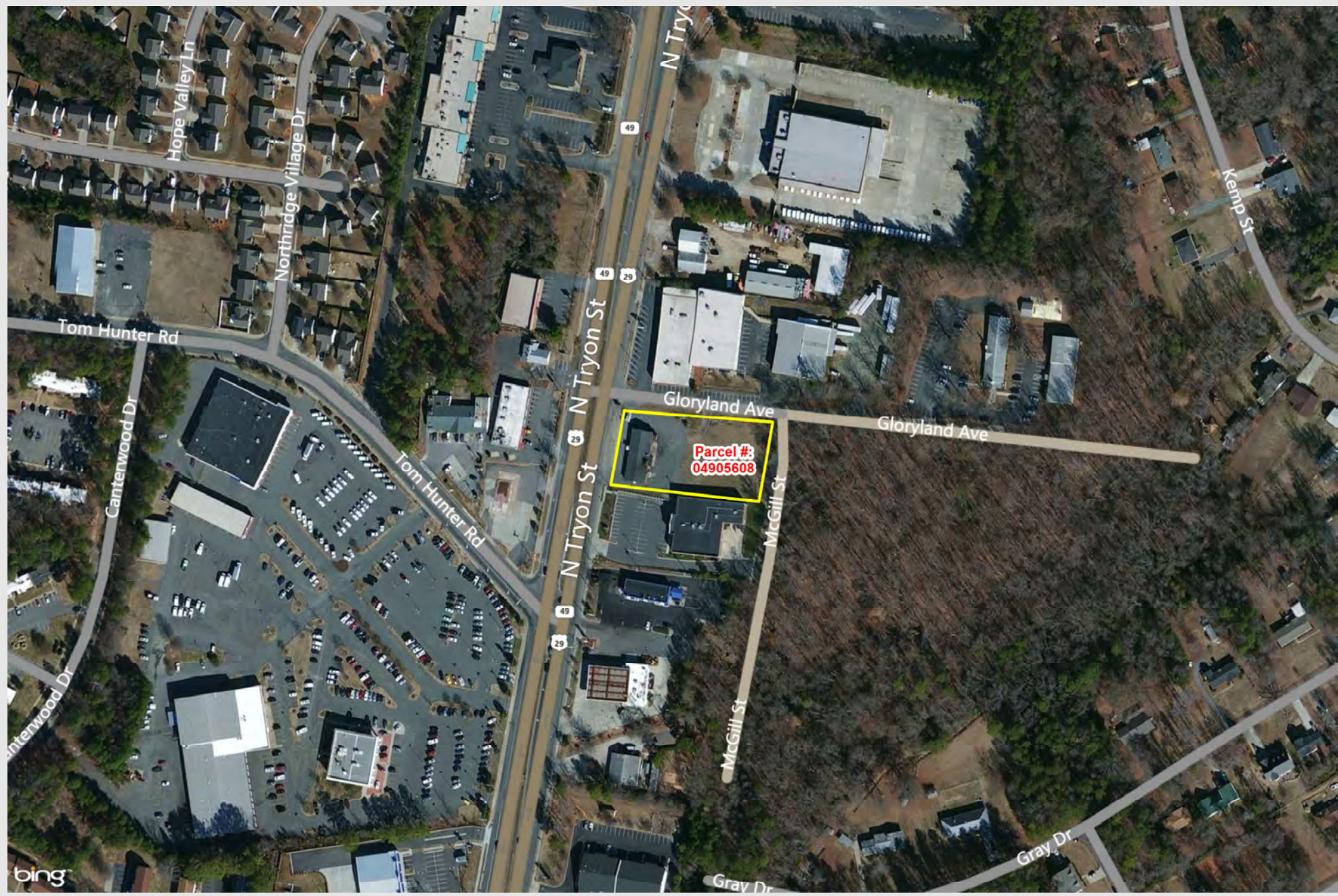
Former Barbecue Restaurant Site for Sale or Lease

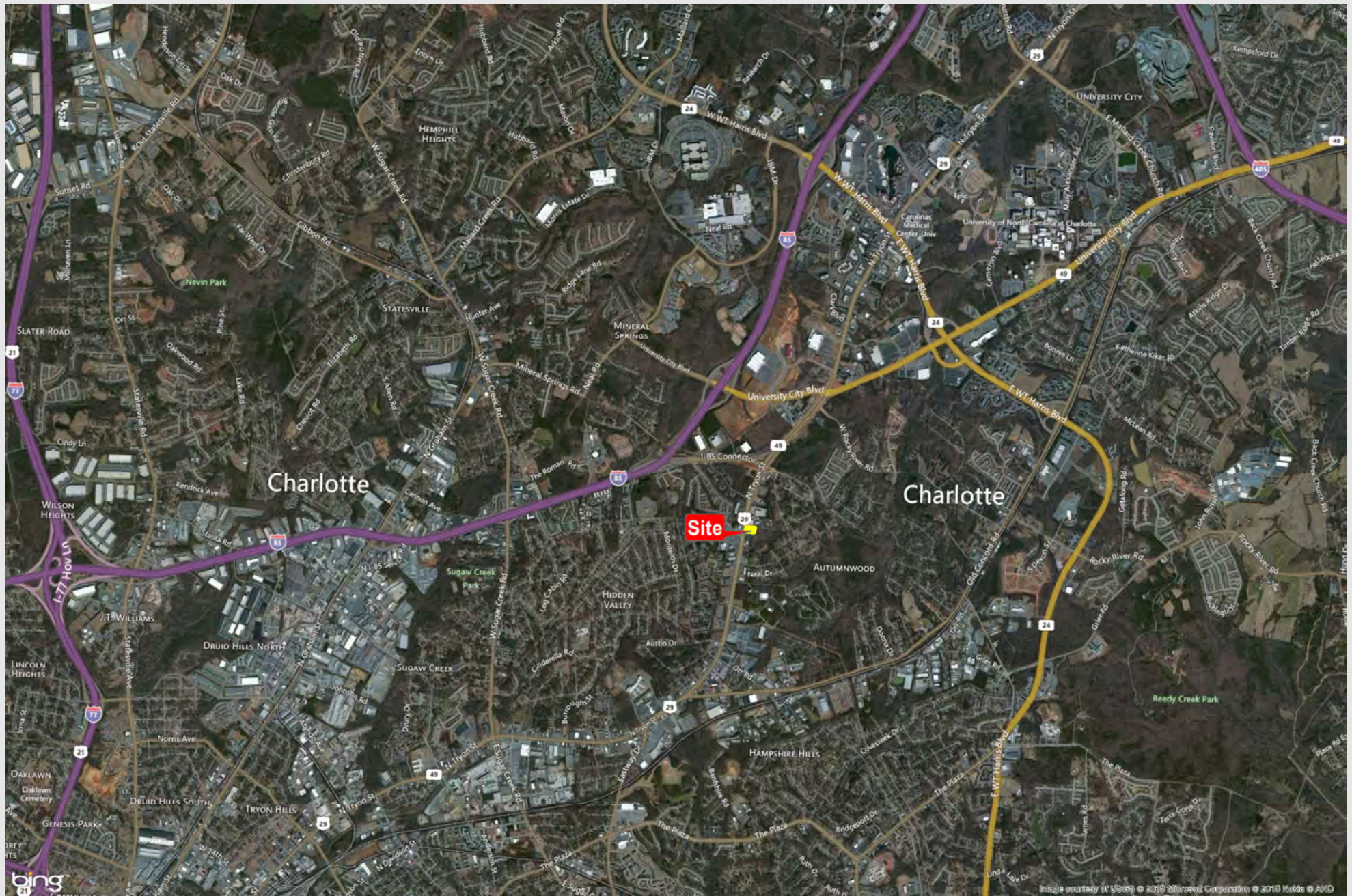
- 4,096 ± SF Available.
- Former Old Hickory House Restaurant.
- Equipped for barbecue restaurant but can be modified for other uses.
- Site is directly on N Tryon Street, with the future Light Rail Line passing in front of the building, between the N. Tryon Street in and outbound lanes.
- 1.03 Acres
- Zoned: B2
- Parcel #: 04905608



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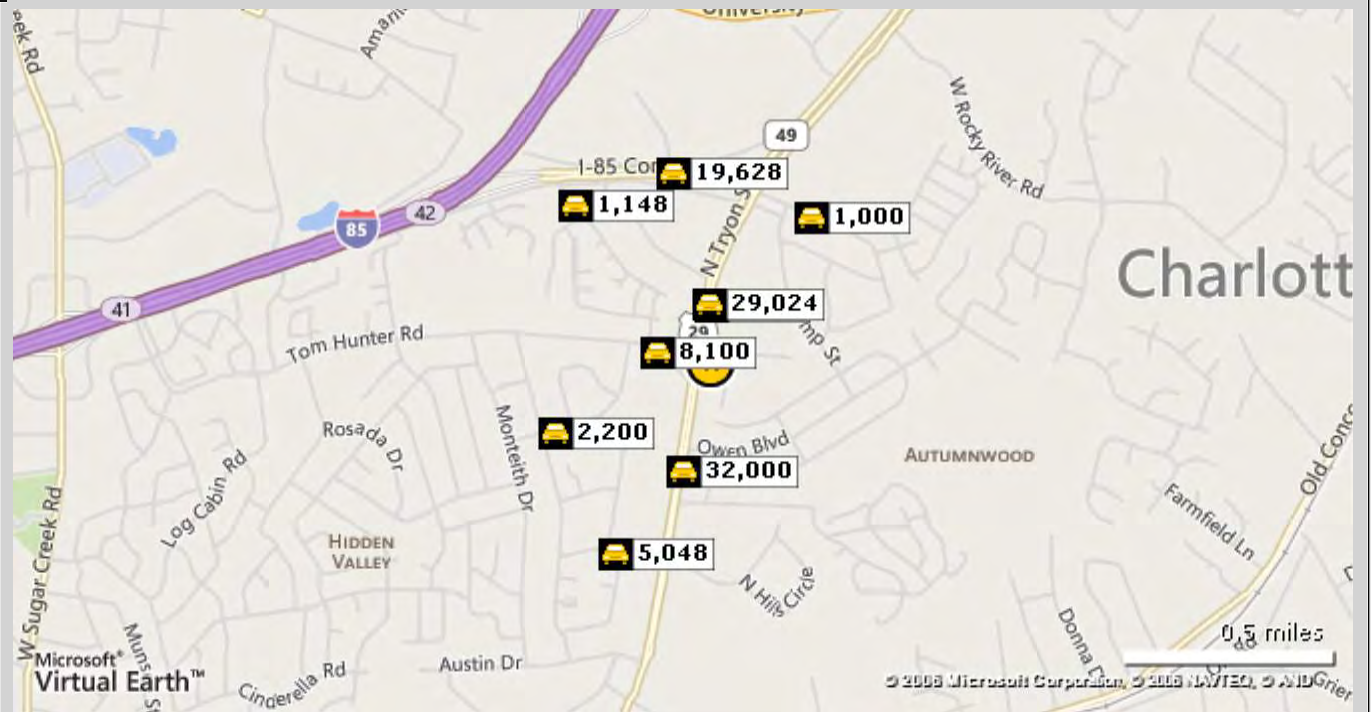


6538 N Tryon St, Charlotte, NC 28213



Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	12,619		88,306		244,935	
2014 Estimate	11,104		78,659		219,262	
2010 Census	9,466		70,457		199,312	
Growth 2014 - 2019	13.64%		12.26%		11.71%	
Growth 2010 - 2014	17.30%		11.64%		10.01%	
2014 Population by Hispanic Origin	4,690		16,714		38,087	
2014 Population By Race	11,104		78,659		219,262	
White	5,355	48.23%	28,607	36.37%	89,600	40.86%
Black	5,007	45.09%	42,494	54.02%	108,256	49.37%
Am. Indian & Alaskan	263	2.37%	1,038	1.32%	2,476	1.13%
Asian	209	1.88%	4,441	5.65%	13,203	6.02%
Hawaiian & Pacific Island	27	0.24%	135	0.17%	423	0.19%
Other	243	2.19%	1,945	2.47%	5,305	2.42%
Households						
2019 Projection	4,147		33,384		93,366	
2014 Estimate	3,655		29,755		83,474	
2010 Census	3,143		26,803		76,103	
Growth 2014 - 2019	13.46%		12.20%		11.85%	
Growth 2010 - 2014	-2.42%		1.56%		1.62%	
Owner Occupied	1,348	36.88%	12,857	43.21%	39,393	47.19%
Renter Occupied	2,307	63.12%	16,898	56.79%	44,081	52.81%
2014 Households by HH Income	3,653		29,755		83,474	
Income: <\$25,000	1,243	34.03%	9,842	33.08%	25,022	29.98%
Income: \$25,000 - \$50,000	1,311	35.89%	9,237	31.04%	24,255	29.06%
Income: \$50,000 - \$75,000	644	17.63%	5,663	19.03%	15,432	18.49%
Income: \$75,000 - \$100,000	302	8.27%	2,648	8.90%	8,494	10.18%
Income: \$100,000 - \$125,000	113	3.09%	1,140	3.83%	4,436	5.31%
Income: \$125,000 - \$150,000	0	0.00%	441	1.48%	2,316	2.77%
Income: \$150,000 - \$200,000	0	0.00%	442	1.49%	1,942	2.33%
Income: \$200,000+	40	1.09%	342	1.15%	1,577	1.89%
2014 Avg Household Income	\$42,849		\$48,018		\$54,819	
2014 Med Household Income	\$33,103		\$36,728		\$40,561	

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Tom Hunter Rd	Northridge Village Dr	0.02 NW	2012	8,100	AADT	.13
2	N Tryon St	Orchard Trace Ln	0.05 N	2012	3,000	AADT	.14
3	N Tryon St	Orchard Trace Ln	0.05 N	2010	29,024	MPSI	.14
4	N Tryon St	Owen Blvd	0.05 N	2012	32,000	AADT	.27
5	Canterwood Dr	Elgywood Ln	0.03 W	2013	2,200	AAWDT	.41
6	Sandy Ave	N Tryon St	0.13 NW	2012	1,000	AAWDT	.43
7	Macfarlane Blvd	N I - 85 Svc Rd	0.02 N	2012	19,628	MPSI	.47
8	Graham Meadow Dr	Blue Hampton Ln	0.04 SE	2012	1,148	MPSI	.50
9	Arrowhead Dr	Countryside Dr	0.01 W	2010	5,721	MPSI	.51
10	Arrowhead Dr	Countryside Dr	0.01 W	2012	5,048	MPSI	.51