

LAND FOR GROUND LEASE



North Tryon Street, Charlotte, NC 28213



PRICE:	N/A
LOT SIZE:	A: +/- 0.92 Acres B: +/- 0.72 Acres
APN #:	A: 089-20-124 B: 089-20-123
ZONING:	B-2

PROPERTY OVERVIEW

These two outparcels ("A" & "B") are a great opportunity for a national tenant or local business looking to expand and be part of a larger redevelopment project on a heavily traveled thoroughfare. The owner prefers a ground lease, but would consider a sale at above-market rate.

PROPERTY FEATURES

- Property is steps away from the Old Concord Road Park & Ride Station on the LYNX BlueLine
- Traffic counts of 42,000 vehicles per day
- Part of the Transit Oriented Mixed-Use District Overlay (TOD-M)
- Zoning allows for Quick Service Drive-thru, restaurants and a variety of retail and business uses
- Plans allow for a four-way signalized intersection at the entrance in 2018

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

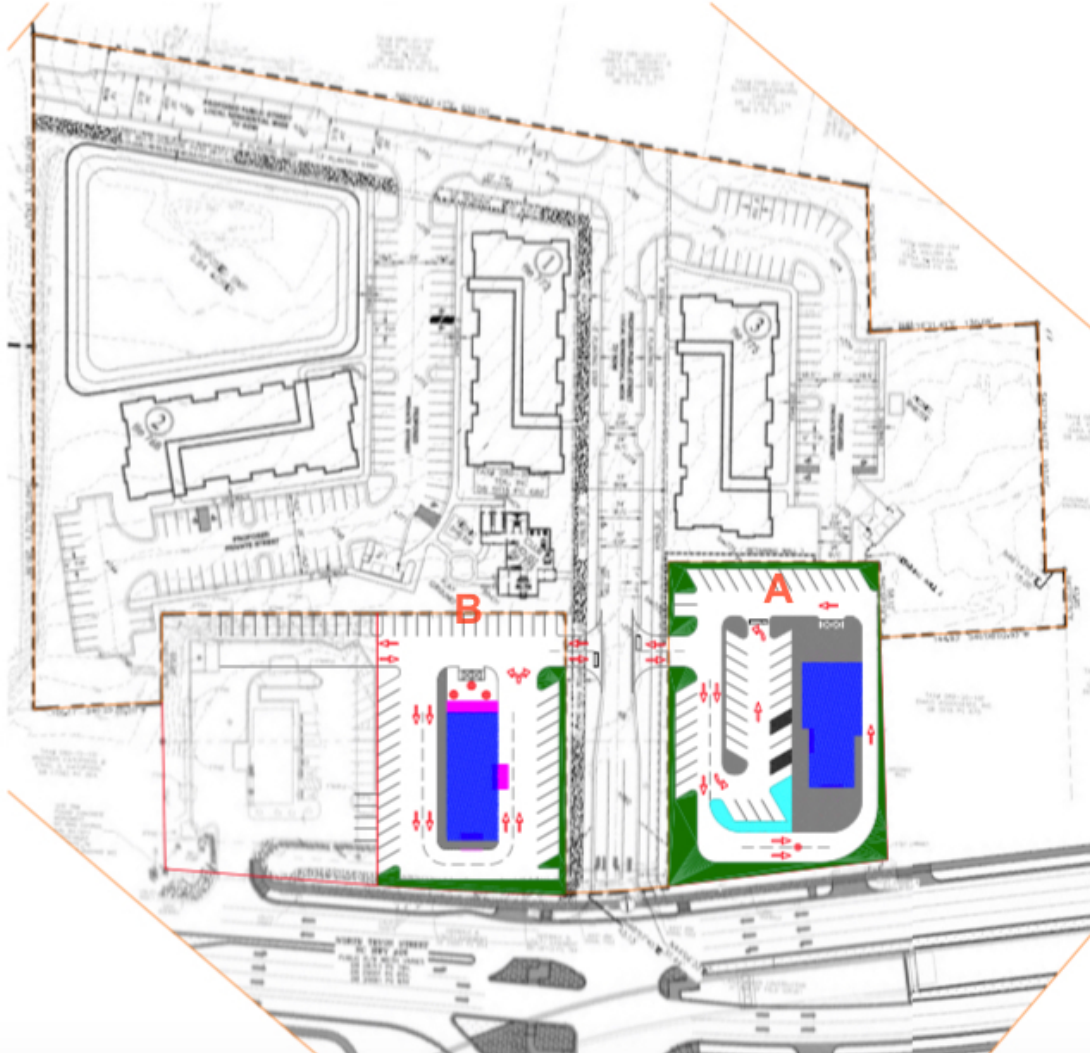
MATTHEW HAGLER
Broker
O 704.409.4732
C 704.408.8867
mhagler@kwcommercial.com
NC #206869 - SC #12321

SCOTT STEVENS
Broker
O 704.887.6600
C 704.400.5040
scottstevens@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR GROUND LEASE

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POTENTIAL RENDERING OF QSR SITE

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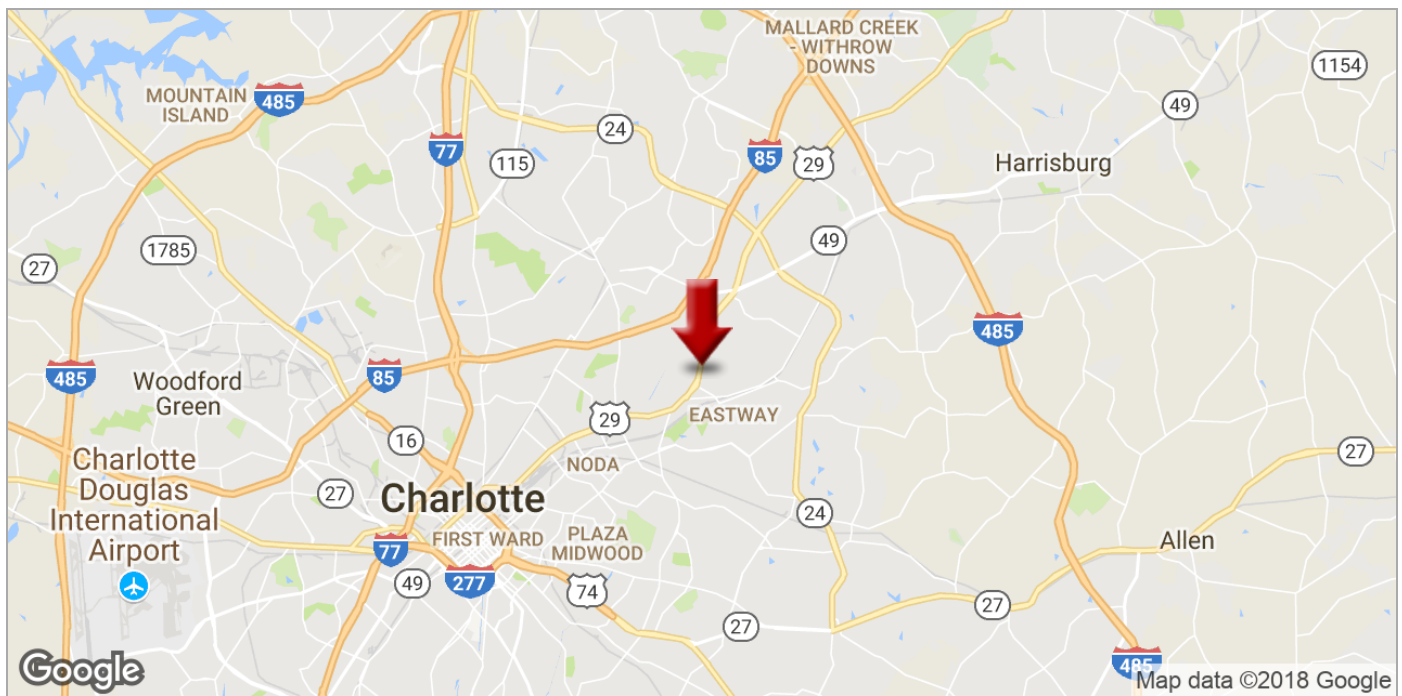
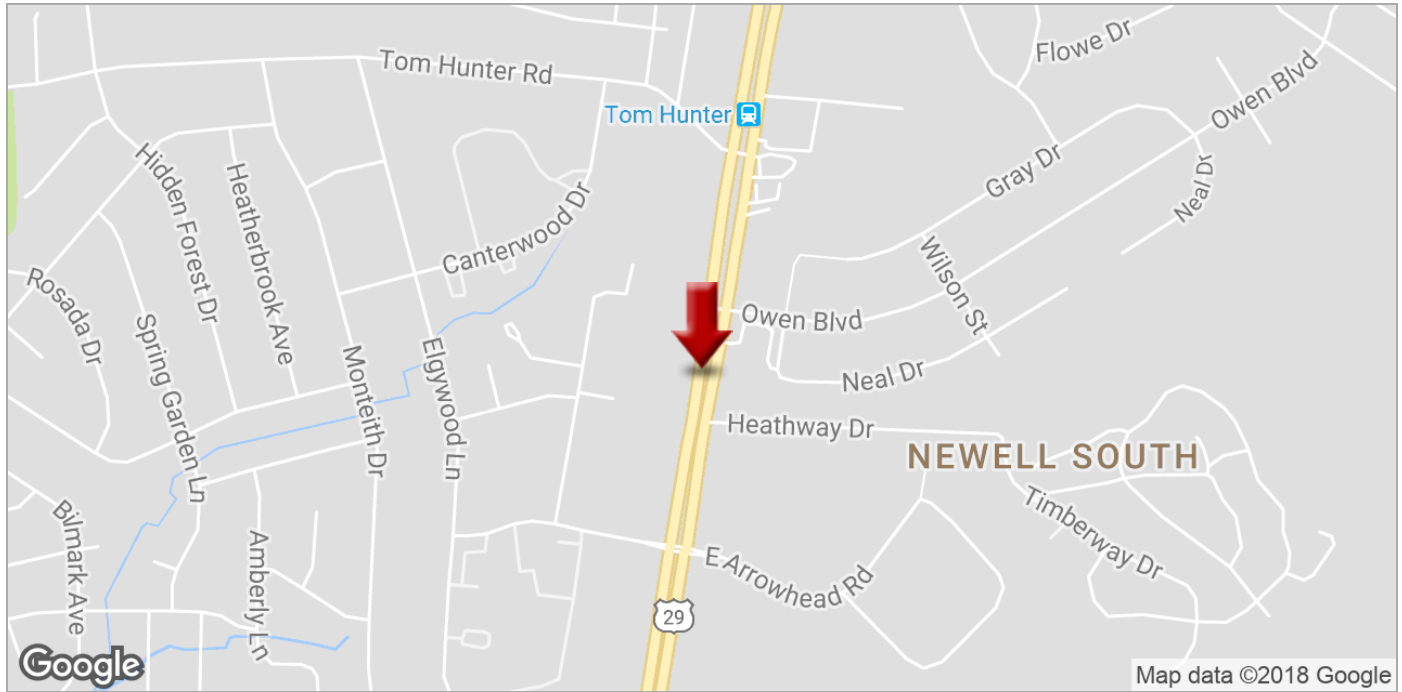
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www.kwcommercial.com

LAND FOR SALE



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North Tryon Demographics Summary Report

Parcel B 5621 N Tryon St, Charlotte, NC 28213

Building Type: **Land** Total Available: **31,363 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	12,622	95,387	274,702
2017 Estimate	11,514	86,717	249,416
2010 Census	10,245	75,308	213,368
Growth 2017 - 2022	9.62%	10.00%	10.14%
Growth 2010 - 2017	12.39%	15.15%	16.89%
2017 Population by Hispanic Origin	4,160	20,552	46,016
2017 Population	11,514	86,717	249,416
White	4,503 39.11%	33,236 38.33%	102,484 41.09%
Black	6,288 54.61%	46,181 53.25%	122,549 49.13%
Am. Indian & Alaskan	260 2.26%	1,249 1.44%	3,006 1.21%
Asian	190 1.65%	3,760 4.34%	14,821 5.94%
Hawaiian & Pacific Island	31 0.27%	169 0.19%	447 0.18%
Other	243 2.11%	2,122 2.45%	6,109 2.45%
U.S. Armed Forces	8	92	194
Households			
2022 Projection	4,317	35,638	108,509
2017 Estimate	3,947	32,404	98,340
2010 Census	3,571	28,250	83,748
Growth 2017 - 2022	9.37%	9.98%	10.34%
Growth 2010 - 2017	10.53%	14.70%	17.42%
Owner Occupied	1,638 41.50%	14,515 44.79%	42,449 43.17%
Renter Occupied	2,309 58.50%	17,889 55.21%	55,891 56.83%
2017 Households by HH Income	3,946	32,404	98,342
Income: <\$25,000	1,450 36.75%	10,256 31.65%	28,110 28.58%
Income: \$25,000 - \$50,000	1,375 34.85%	11,034 34.05%	30,837 31.36%
Income: \$50,000 - \$75,000	576 14.60%	5,348 16.50%	16,177 16.45%
Income: \$75,000 - \$100,000	256 6.49%	2,636 8.13%	8,973 9.12%
Income: \$100,000 - \$125,000	96 2.43%	1,382 4.26%	5,494 5.59%
Income: \$125,000 - \$150,000	74 1.88%	571 1.76%	2,916 2.97%
Income: \$150,000 - \$200,000	31 0.79%	508 1.57%	2,947 3.00%
Income: \$200,000+	88 2.23%	669 2.06%	2,888 2.94%
2017 Avg Household Income	\$45,487	\$50,341	\$58,317
2017 Med Household Income	\$31,838	\$35,799	\$40,406



Consumer Spending Report

Parcel B

5621 N Tryon St, Charlotte, NC 28213

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **31,363 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$71,514	\$613,703	\$1,969,238
Total Apparel	\$5,580	\$43,762	\$132,934
Women's Apparel	2,001	16,185	50,476
Men's Apparel	1,131	8,836	27,156
Girl's Apparel	508	3,803	11,031
Boy's Apparel	337	2,588	7,591
Infant Apparel	296	2,325	7,204
Footwear	1,306	10,025	29,477
Total Entertainment & Hobbies	\$5,341	\$47,616	\$155,546
Entertainment	841	7,458	24,374
Audio & Visual Equipment/Service	3,143	27,214	86,381
Reading Materials	120	1,255	4,997
Pets, Toys, & Hobbies	1,236	11,689	39,795
Personal Items	5,322	45,961	147,279
Total Food and Alcohol	\$21,327	\$176,448	\$553,498
Food At Home	13,142	104,387	311,786
Food Away From Home	7,129	62,692	208,847
Alcoholic Beverages	1,056	9,370	32,865
Total Household	\$8,915	\$81,113	\$271,480
House Maintenance & Repair	1,606	14,676	44,603
Household Equip & Furnishings	3,922	35,103	116,807
Household Operations	2,747	24,753	84,461
Housing Costs	639	6,581	25,608



Consumer Spending Report

Parcel B

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2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$18,174	\$157,449	\$502,639
Vehicle Purchases	7,221	63,159	200,992
Gasoline	7,364	61,684	189,663
Vehicle Expenses	365	3,309	12,402
Transportation	966	9,500	35,785
Automotive Repair & Maintenance	2,258	19,797	63,798
Total Health Care	\$3,197	\$27,658	\$86,398
Medical Services	1,591	14,047	45,445
Prescription Drugs	1,261	10,643	31,560
Medical Supplies	345	2,969	9,394
Total Education/Day Care	\$3,659	\$33,694	\$119,464
Education	2,742	24,316	83,339
Fees & Admissions	917	9,378	36,125

