



N. Tryon St. Office

11403 N Tryon St
Charlotte NC 28262

THE SPACE

Location	11403 N Tryon St, Charlotte, NC, 28262
COUNTY	Mecklenburg
PIN	02905215
Traffic Count	+/-30,000 VPD

HIGHLIGHTS

- Rate \$19-22 PSF NNN
- Delivery early 2020
- Perfect for 1-4 tenants
- Ideal uses include, real estate offices, accounting firms, law firms, marketing firms, medical and more.
- +/- 2,000-9,900 SF Available



POPULATION

1 MILE	3 MILE	5 MILE
6,562	52,804	158,134



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$76,276	\$73,080	\$88,015



NUMBER OF HOUSEHOLDS

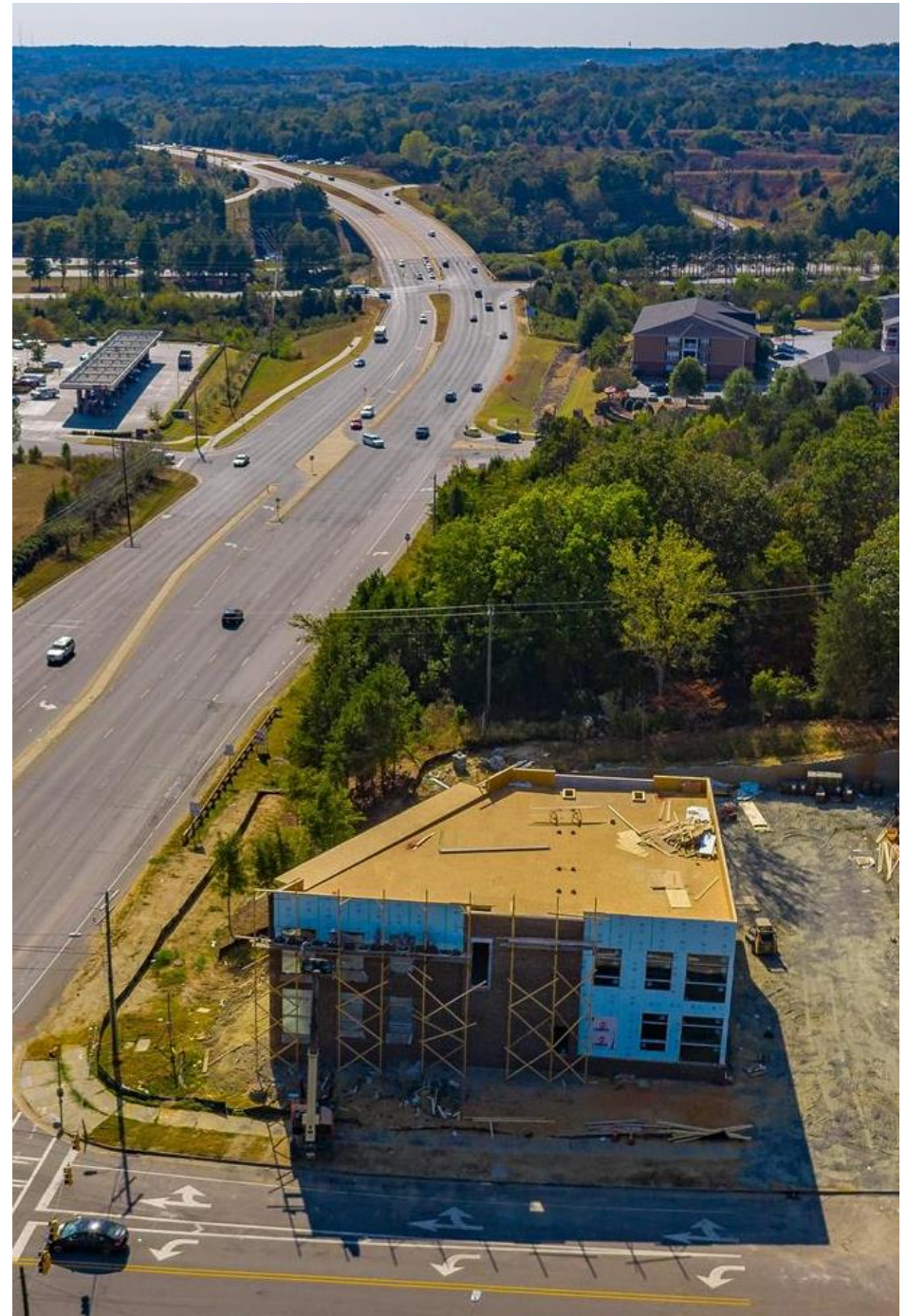
1 MILE	3 MILE	5 MILE
2,443	19,973	59,496

PROPERTY FEATURES

BUILDING SF	9,900
GLA (SF)	9,900
LAND ACRES	0.562
YEAR BUILT	2019
DELIVERY	Q1 2020
AVAILABLE SF	2,000-9,900
ZONING TYPE	NS
BUILDING CLASS	A
NUMBER OF STORIES	2

TENANT INFORMATION

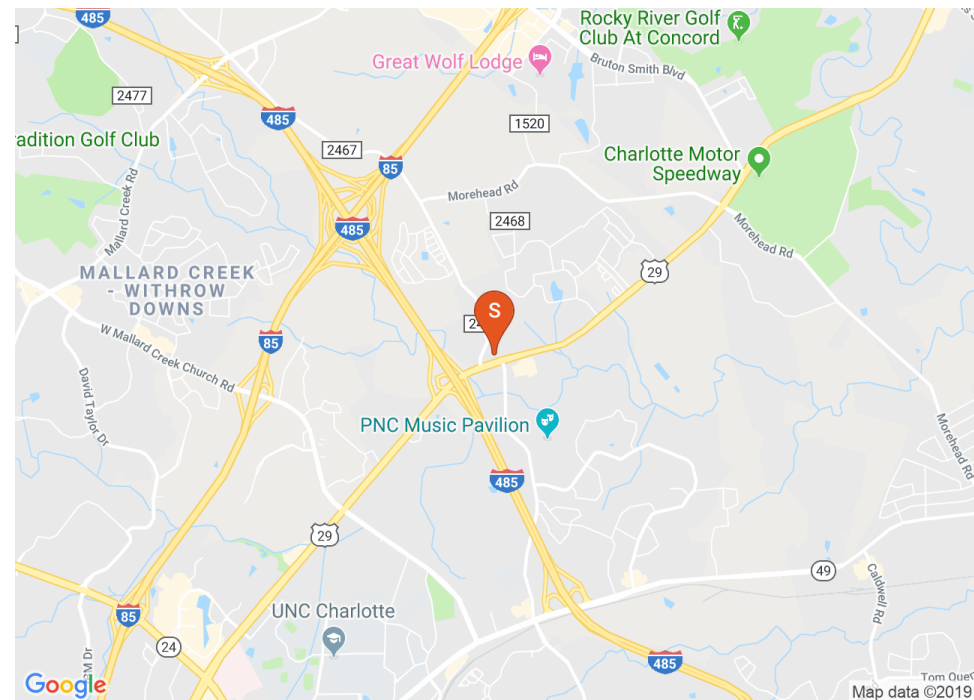
LEASE TYPE	NNN
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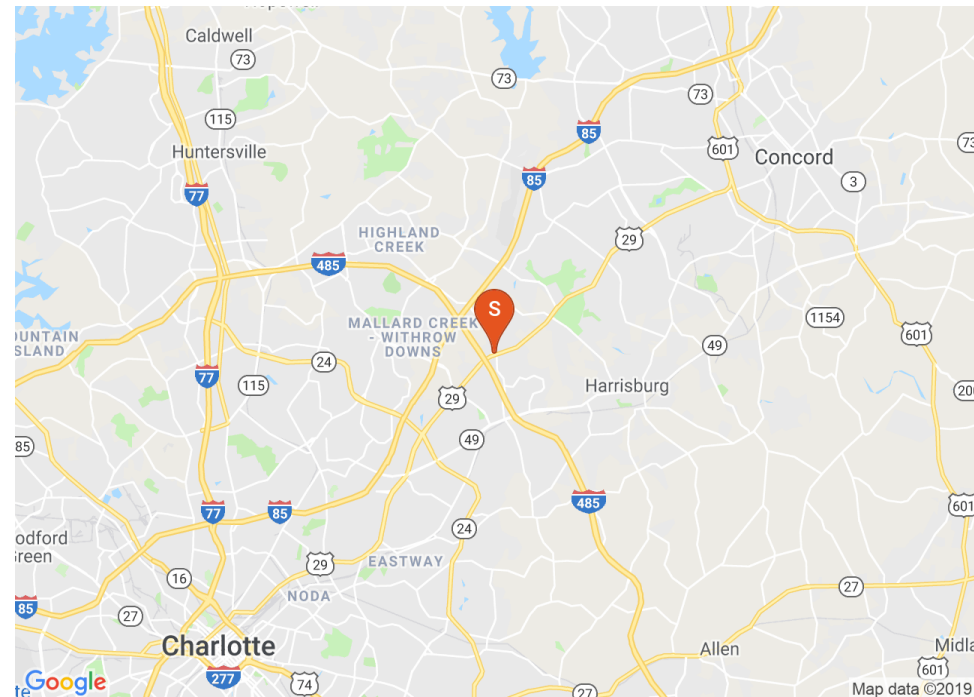
The property is conveniently located in a rapidly growing area of Charlotte's University City area. University City is within the city limits of Charlotte, NC surrounding the University of North Carolina at Charlotte campus. The property is positioned in northeastern Mecklenburg County on N Tryon St/NC 29, a main thoroughfare linking Uptown Charlotte with the University area. It is located less than a mile from I-485, providing convenient access to I-85 and I-77.

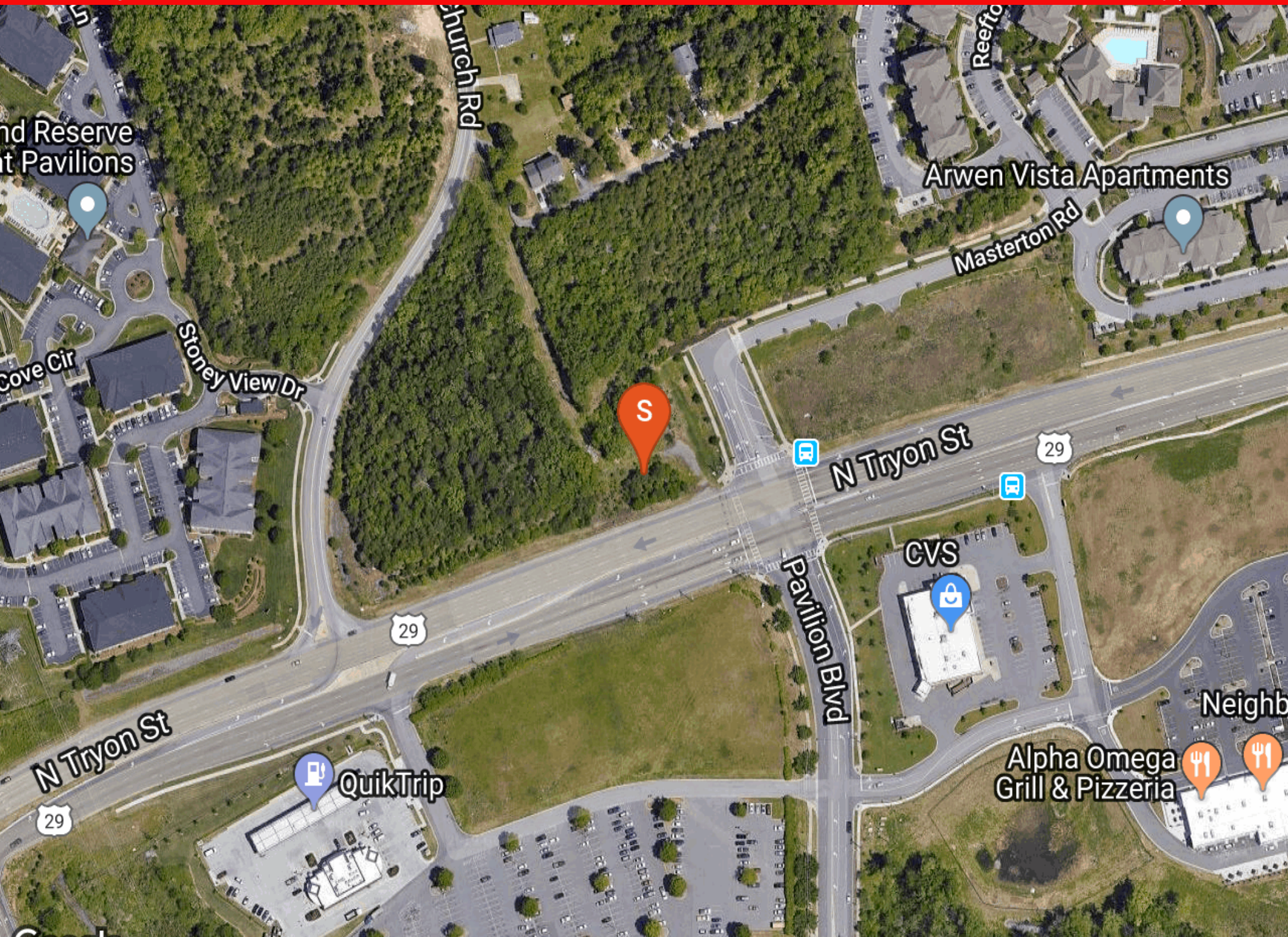
In 2019, the LYNX Blue Line was extended from Uptown Charlotte to University City. It is neighbored by the town of Harrisburg to the east and the city of Concord to the northeast. Attractions along University City's outskirts include Charlotte Motor Speedway and Concord Mills Mall. University City is home to the University Research Park (located on the other side of I-85), one of the largest research parks in the state, and the PNC Music Pavilion.

Locator Map



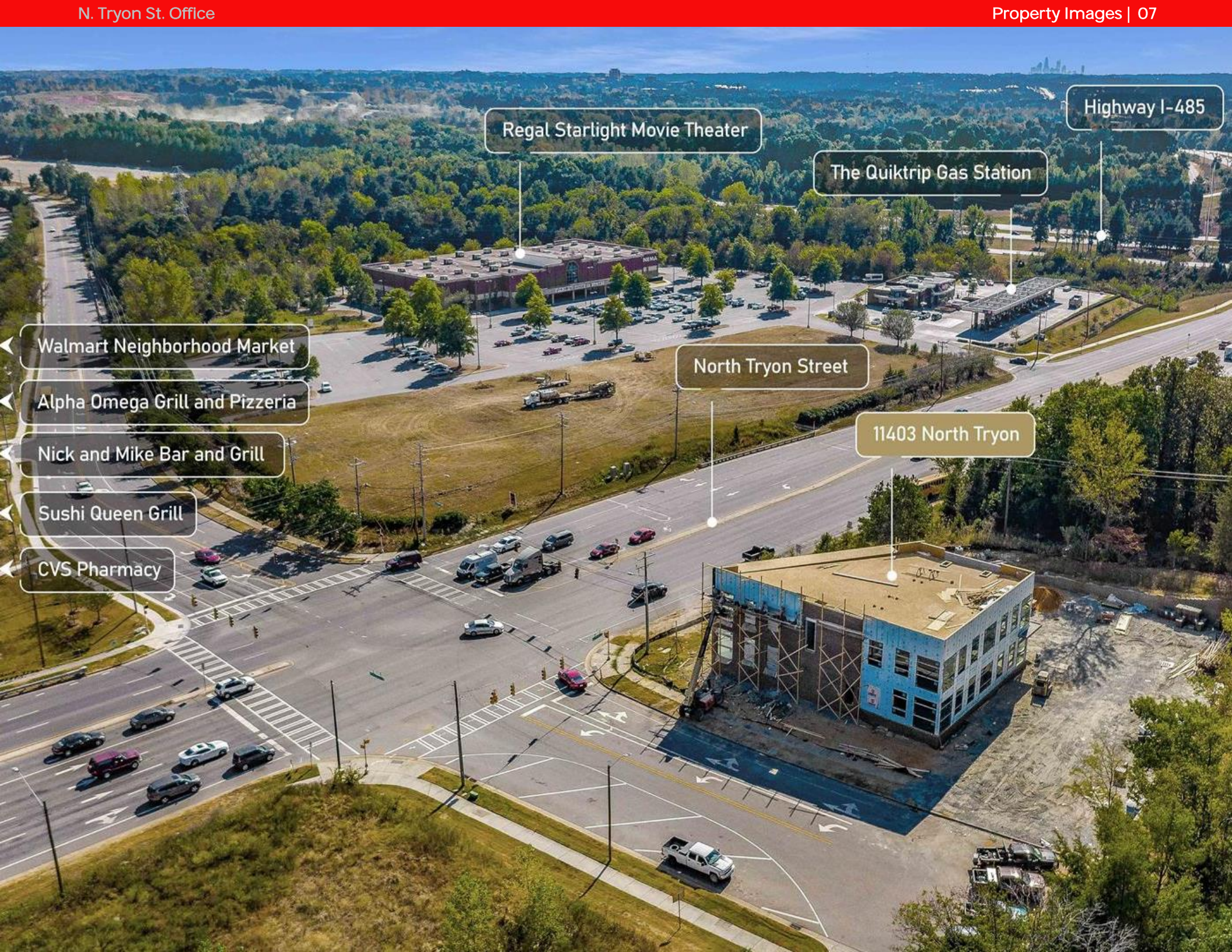
Regional Map







N. TRYON ST. OFFICE | FIRST FLOOR



Regal Starlight Movie Theater

Highway I-485

The Quiktrip Gas Station

North Tryon Street

11403 North Tryon

Walmart Neighborhood Market

Alpha Omega Grill and Pizzeria

Nick and Mike Bar and Grill

Sushi Queen Grill

CVS Pharmacy

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,030	23,440	73,624
2010 Population	4,230	42,234	128,656
2019 Population	6,562	52,804	158,134
2024 Population	7,590	58,511	175,483
2019 African American	2,946	20,894	56,440
2019 American Indian	39	212	634
2019 Asian	648	6,670	15,026
2019 Hispanic	749	5,670	17,600
2019 White	2,302	20,349	72,259
2019 Other Race	387	2,742	8,256
2019 Multiracial	239	1,918	5,437
2019-2024: Population: Growth Rate	14.75 %	10.35 %	10.50 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	178	1,905	3,887
\$15,000-\$24,999	154	1,673	3,839
\$25,000-\$34,999	216	2,190	5,137
\$35,000-\$49,999	378	2,841	7,784
\$50,000-\$74,999	491	3,822	11,325
\$75,000-\$99,999	466	2,923	8,818
\$100,000-\$149,999	378	2,875	10,693
\$150,000-\$199,999	109	1,166	4,625
\$200,000 or greater	74	577	3,386
Median HH Income	\$62,621	\$56,813	\$68,445
Average HH Income	\$76,276	\$73,080	\$88,015

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	704	8,595	28,765
2010 Total Households	1,576	15,661	48,477
2019 Total Households	2,443	19,973	59,496
2024 Total Households	2,819	22,263	65,987
2019 Average Household Size	2.68	2.48	2.60
2000 Owner Occupied Housing	378	4,283	18,385
2000 Renter Occupied Housing	283	3,512	8,445
2019 Owner Occupied Housing	1,277	8,610	34,054
2019 Renter Occupied Housing	1,166	11,363	25,442
2019 Vacant Housing	100	1,101	2,878
2019 Total Housing	2,543	21,074	62,374
2024 Owner Occupied Housing	1,367	9,384	37,530
2024 Renter Occupied Housing	1,452	12,879	28,457
2024 Vacant Housing	99	1,156	3,016
2024 Total Housing	2,918	23,419	69,003
2019-2024: Households: Growth Rate	14.50 %	10.95 %	10.45 %

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