



# ADAPTIVE REUSE / DEVELOPMENT OPPORTUNITY ZONE

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1514 North Tryon Street, Charlotte, NC 28206

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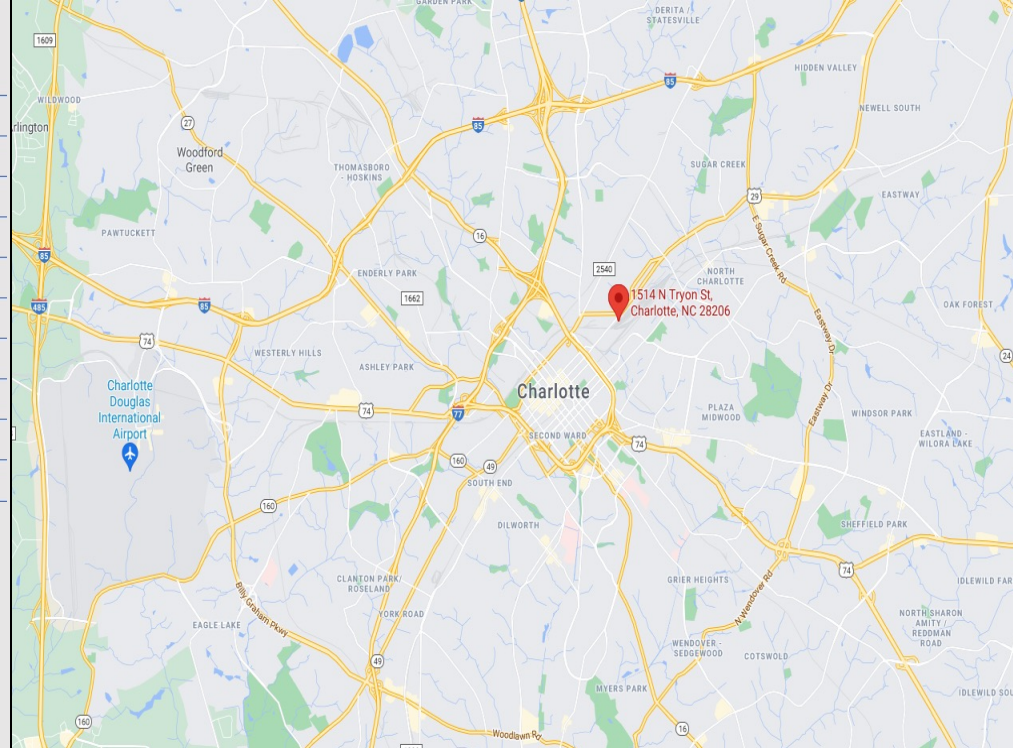




## Investment Highlights

Address	1514 North Tryon Street, Charlotte, NC 28206
Year Built	1950
GLA	24,280 sq. ft.
Land Area	1.302 acres
Zoning	I-2 (General Industrial)
Traffic Counts	21,000 VPD (North Tryon Street)
Sprinkler	Existing
Ceiling Heights	19'
Column Spacing	24' x 15.5'
Dock High Doors	4
Opportunity Zone	The property is located in an Opportunity Zone

**Offering Price**  
**\$2,495,000**



## Demographic Summary - 1514 North Tryon Street

Population	1 Mile	3 Mile	5 Mile
2021 Population	17,507	126,263	293,205
2026 Population Projection	19,096	137,753	315,250
Median Age	34.5	35.2	34.8
Households			
2021 Estimated Households	7,435	57,394	122,247
2026 Household Projection	8,138	62,918	131,745
Income			
Average Household Income	\$82,374.00	\$97,613.00	\$85,473.00
Daytime Employment			
Employees	7,383	137,437	209,829
Businesses	752	13,980	21,232



# LOCATION OVERVIEW



- 21,000 VPD on North Tryon Street
- Located on a major thoroughfare
- 13,980 businesses in a 3-mile area
- 137,437 employees in a 3-mile area
- Flexible I-2 zoning
- Great visibility & access



## Building Details

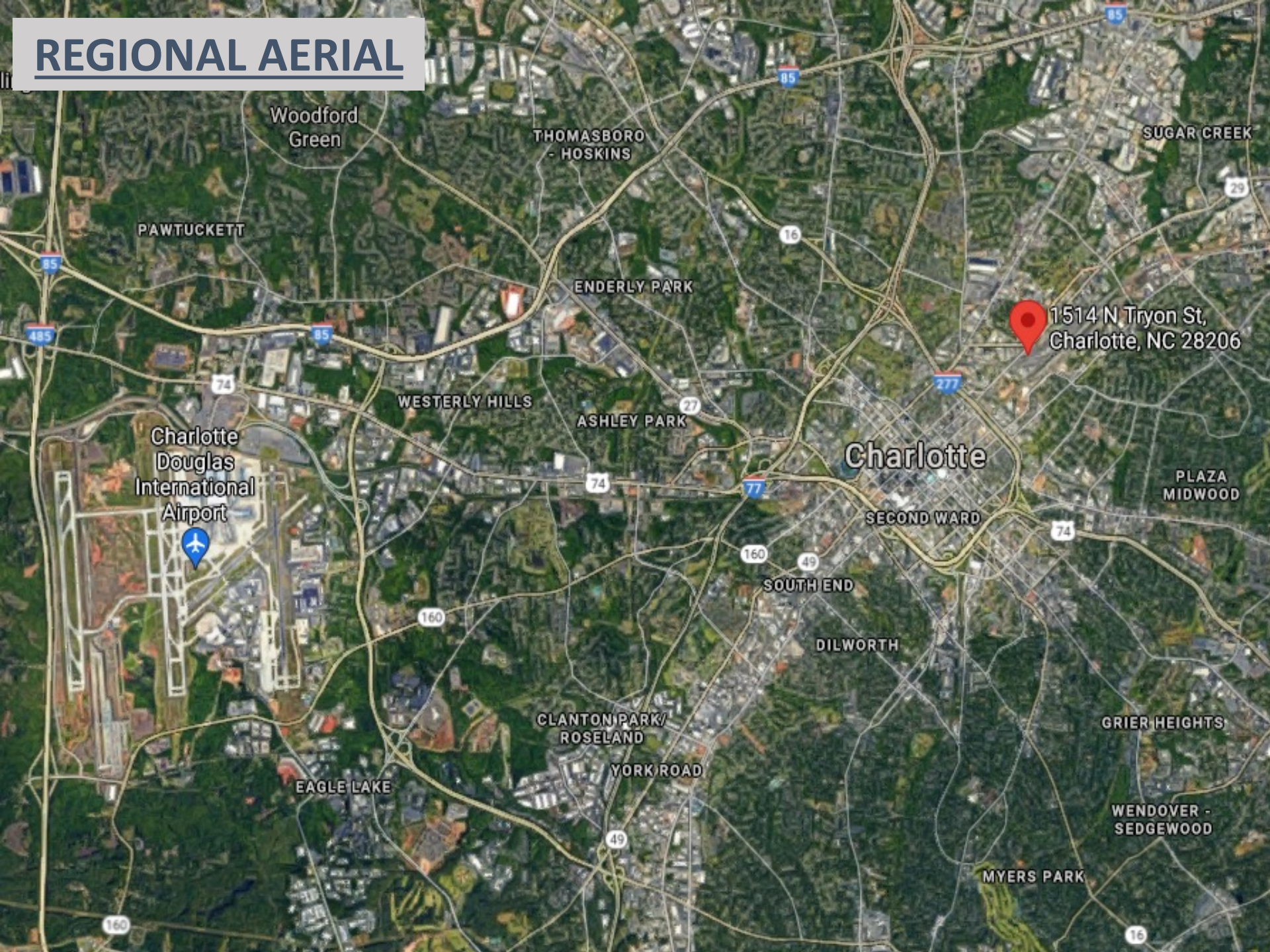
Located in the path of progress on North Tryon Street, this 24,280 sq. ft. warehouse possesses the fundamentals for a successful redevelopment project. 19' tall ceilings with wooden deck lends character to the otherwise open floor plate and load bearing columns provide natural break points for future subdivision of the large warehouse area, or clear sightlines for an open workspace.

The location of this building provides excellent access to Uptown Charlotte as well as the surrounding neighborhoods of NoDa, Plaza Midwood, and the rapidly transforming North End district.





# REGIONAL AERIAL



1514 N Tryon St,  
Charlotte, NC 28206